

MINUTES
ALBANY PARKING AUTHORITY MEETING
June 29, 2006

Chairman Kevin O'Connor called the meeting of the Board of Directors in the Authority office at 655 Broadway to order at 8:47 am. Other Board Members in attendance were Christine Sisto-Mertes, and Christine Miles. Also present was Executive Director Michael Klein, Jim Marcello of the Albany Police Department, and James Linnan, APA Council. Additionally, a visitor, Barry Davis attended.

Approved minutes of the May 25, 2006 meeting: motion by Chris Miles, second Chris Sisto Mertes; passed 3-0.

Financial statements for May were reviewed. Mr. Klein reported satisfactory budget performance at 41.67 percent through the year with revenue of \$2,512,702 or 41.94 percent of budget, and expense of \$1,776,753 or 31.34 percent of budget. Expenses included payments to debt service of \$707,234 or 38.75 percent of budget. There were no extraordinary expenses incurred during May.

The Executive Director provided a written report to identify the current status of the APA – summary follows:

Finances; revenue on track, monthly garage customers rebounding, exploring several systems for “best practices” reporting automation, meter collection stable – CashKey revenue over \$50K to date: Staff; all positions full, modifying staffing hours at Columbia and Green Hudson, planning NYWired training program for all APA staff, professional development plan for E.D. (CAPP and Ph.D.): Facilities; renovation proposal received and within budget - \$735K plus contingency, garage light readings complete – analysis in process; Intervid digital camera system proposal received – expensive at \$36K for 12 cameras, Albany Public Library renovation and garage – Collins & Scoville, WAMC & CDTA joint venture progress, DOT Central Avenue lot permit progress: Meters; Cale, Parkeon, Digital/Luke, and Reino analysis in process, Duncan/Reino more limited, Montreal model with Cale and 8D system integration of particular interest, meter additions and modifications analyzed and planned at Sheridan, Elk, Swan, and State (Smith Building demand): Computerization; website content management feature completed, meetings with two companies to investigate system support – DAT and Sage: Marketing; PAL title sponsor - \$1,250, DEC program at Q lot, WAMC – in kind service, Amy Lucey – graphic designer, letterhead modification, PAL T-shirt design: Utilities; Public Service Commission supported APA position versus National Grid - \$ 6,313 savings, costs remain high: Legal; Public Authority Reform training, representation, and action items consuming time, WAMC, DOT, and DEC contracts reviewed with counsel: Interagency Coordination ACCVB – minimal; APD – moderate; ALDC – minimal; BIDs – high; CDTA – high; City Hall – minimal; Common Council – minimal; DOT – high; OGS – high; Palace Theatre – minimal; Special Events – moderate

Chairman O'Connor recommended that we strengthen relationships with Commercial Industrial Real Estate Brokers as well as investigating financial opportunities to improve investment returns. There was also discussion of potential individuals that would be suitable board members. Implications of the Public Authority Reform Act were discussed in context with the meeting with David Kidera, and Michael Klein to follow up with draft charters for the audit and governance committees.

Three resolutions were passed:

Award the garage renovation to the low bidder, Patterson-Stevens; contract amount not to exceed \$808,308. Motion by Chris Miles, second Chris Sisto Mertes; passed 3-0.

Approve modifications to meter rates and installs as per detailed spreadsheet to address the impact of the Smith building and Sheridan Hollow garage. Motion by Chris Sisto Mertes, second Chris Miles; passed 3-0.

Award the WAMC design bid to Boswell Engineering subject to approval of counsel as to form and substance of the agreement. Further, that this agreement be modified to include a not-to-exceed figure as well as a clause that clarifies that payment by the APA is contingent upon an acceptable joint venture agreement being executed between WAMC, CDTA and the APA. Motion by Chris Sisto Mertes, second Chris Miles; passed 3-0.

The meeting adjourned at 9:48 am on a motion by Chris Miles, second Chris Sisto Mertes; passed 3-0.