

**MINUTES**  
**ALBANY PARKING AUTHORITY MEETING**  
**July 26, 2007**

Chairman Kevin O'Connor called the meeting of the Board of Directors to order at 8:58 am in the Authority office at 655 Broadway. Other Board Members in attendance were Christine Sisto-Mertes, Christine Miles, and William Pettit III. Also present was Executive Director Michael Klein, Jim Linnan, APA Counsel, and Aaron Flanger, Albany Police Department.

Approved minutes of the June 28, 2007 meeting: motion Chris Miles, second Chris Sisto Mertes; passed 4-0.

At June's close, 50.0% through the year, revenue totaled \$3,220,677 and this was 53.0 percent of budget. Expense was \$2,129,192 or 33.38 percent of budget; this included a debt service principle and interest payment of \$1,251,518 and this was 28.86 percent of budget. There were no extraordinary expenses.

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

Finances: On target; Q3 and Q4 anticipated payments will bring us close to our expense budget

Staff: NYWired training pending Internet access

Economic Development: Continuing to flesh our parking incentive plans; Seeking to expand parking resources, especially in the CBD

Facilities: Lighting bid package complete and pre-bid meeting well attended; Garage renovations proceeding well; WAMC project in process; Reduced rate [\$3] concept for night garage remains under consideration

Meters: Phase 2 meter install proximate to Albany Medical underway; Coordinating Central Avenue, Quackenbush and other multi-space meter and permit plans

Marketing: Signage package to route cars to Quackenbush received and under review; Partnerships with venues that create parking demand being pursued; Garage advertising progress with Marquis Media – roll out planned for August

Legal: Public Authority Act continues to demand time

Interagency Coordination: ACCA – high; ACCVB – moderate; APD – moderate; ALDC – high; BIDs – moderate; CDTA – moderate; City Hall – moderate; Common Council – moderate; DOT – minimal; OGS – minimal; Palace Theatre – minimal; Special Events – moderate

Discussion included efforts to improve cleanliness and preservation of the garages through annual wash downs plus regular use of the sweeper/scrubber that was acquired this year. Investigation of leasing arrangements for similar equipment is also of interest. Progress on the introduction of multispace meters was identified and plans for marketing, communication, and coordination with elected officials and community leaders was discussed.

The Governance and Nominating Committee had met to review and discuss the performance of the Executive Director (minutes maintained separately) and provided a unanimous recommendation to renew the Executive Director's employment contract for a four year term.

The following resolutions were approved:

Garage Lighting Project Resolution – 2007-07-01: motion by Chris Sisto Mertes, second Chris Miles; passed 4-0

Executive Director's Employment Contract – 2007-7-1: motion by Bill Pettit, second Chris Miles; passed 4-0

Prior to awarding the lighting contract that all references would be checked as well as investigation via Traffic Engineering and local officials to verify that Tech Electric, the lowest qualified bidder, has a satisfactory track record.

The meeting adjourned at 9:55 am.