

Brockton Parking Authority

Minutes – Regular Meeting

January 30, 2023 – 6:30 pm

1). Call to Order – The Brockton Parking Authority held its meeting on January 30, 2023. Meeting called to order at 6:31 p.m. by Chairman Manny Centeio.

2). Roll Call – Commissioners in attendance were Manny Centeio, Bernie Hassan, Ilias Potsis and Dennis Eaniri. Also, in attendance was Executive Director, Eric Akesson and Secretary to the board, Paula Tsitsopoulos.

3). Reading and Acceptance of Minutes – Motion to approve by Ilias Potsis, seconded by Bernie Hassan. Motion approved unanimously.

4). Guests – Scott Rubin from 26 School Street, came before the board to increase the number of spots to 44 for the letter of intent. They are adding another floor to the building. Initial spots were secured in Lot B and he would like the additional spots there too. Bernie Hassan made a motion to give a letter of intent for 44 spaces to 26 School St., LLC at prevailing rates. At the time of the lease, 26 School Street, LLC will also provide indemnification to the City of Brockton as well as a Certificate of Insurance. Seconded by Ilias Potsis, all in favor.

Rob May, Executive Director of Planning and Development – Potential new garage on Frederick Douglas Avenue. He came before the board to discuss this potential project. He stated what they are looking for is to put out a BID for a developer to build said garage and residential units and lease the garage to the Parking Authority. In the lease the Parking Authority would have first BID on purchasing said garage. He will come back before the board to discuss details as they become available. The board thanked him for the information and look forward to hearing more about this potential project.

5). Financial Reports.

- A) Revenue Report 12/31/2022 – brief report
- B) Account Balances as of 1/1/23 – brief report
- C) Reserve Account – 1/1/23 – brief report

A motion was made by Ilias Potsis and seconded by Bernie Hassan to accept the financial reports as submitted. Motion approved unanimously.

6). Meter and Vandalism Reports.

- A.) Meter Maintenance Report December – brief report

7). Correspondence and Informational Items. –

- A) Abatements have been completed and given to the Assessors office.
- B) Budget process started and we are looking at a 10% increase in our budget.
- C) Executive Director Akesson stated that he will reach out to Rob May to schedule the walk through.

8). Old Business.

- A) Space Inventory – An updated space inventory spreadsheet was distributed to the board.
- B) Adams Garage – Lighting – An RFQ will be posted on 2/1/23 for this item.
- C) Replace Meters on Legion Parkway – Explained under Vandalism report
- D) Madison Security- Director Akesson stated that we are using the state contract and it is in process.

9). New Business.

- A) Staffing Update – Director Akesson no new employees at this time. Is considering making some part time positions into full time.
- B) Health Center Job Fair – BNHC has asked if they could use some metered parking spots on 2/23 for their job fair. They will cone off and monitor the same. Motion made by Bernie Hassan to allow BNHC to use the metered spots for the job fair as long as they are monitoring the same. And this will be considered Goodwill parking. Second by Dennis Eaniri. All in favor.
- C) Cable Lot – Director Akesson stated that he met the BCA board and they are willing to enter an agreement to lease the lower lot. The agreement will be the same as in the past.
- D) Desman – Director Akesson stated that he met with Desman and procurement today. The proposal will be adjusted to be in 3 sections. PARCS system, Electrical and Masonry.

10). Next Meeting. – February 22, 2023

11). Adjournment – With no further business a motion was made by Bernie Hassan and seconded by Ilias Potsis to adjourn. Motion was approved unanimously, meeting adjourned at 8:02 p.m.