

Brockton Parking Authority

Minutes – Regular Meeting

June 22 2022 – 6:30 pm

- 1). Call to Order – The Brockton Parking Authority held its meeting on June 22, 2022. Meeting called to order at 6:34 p.m. by Manny Centeio.
- 2). Roll Call – Commissioners in attendance were Manny Centeio, Bernie Hassan, and Dennis Eaniri. Also, in attendance were Executive Director, Eric Akesson and Secretary to the Board, Paula Tsitsopoulos.
- 3). Reading and Acceptance of Minutes – Motion to approve by Bernie Hassan, seconded by Dennis Eaniri. Motion approved unanimously.
- 4). Guests
 - A) Rob May – Sycamore Grove – The planning office is looking to make this area be open for an 18-hour day, as a place where one works, shops and eats. It will take about 9 months to make this into green space. An RFQ will be put out to have someone looking for a promotor for the area. The promotor will also be responsible for area upkeep. When events are in the area, it will be closed off. Commissioner Hassan asked if the local businesses will keep their parking spots? Executive Director May stated that is up to the Parking Authority and however he recommends them changing from dedicated spaces to meters. Commissioner Hassan then stated that the establishments will lose out on customer spaces. Mr. May stated that the plans will have to be redone. Chairman Centeio asked who would take care of facilities that will be located on the premise. Executive Director May stated that the company who gets the RFP will be responsible for opening/cleaning/locking bathrooms before during and after the event. Chairman Centeio asked will businesses still have access to their parking spots during events. Mr. May stated that the majority of the lot will be closed during events. However other than events, the spots will all be available. Chairman Centeio stated: Are you saying there will still be 50 spots there? Mr. May said he is unsure but the School and Verizon Lot will be available. The executive director of the BPA, Eric Akesson, asked if this will infringe on the School Lot or White Ave lot? Mr. May stated it would not. Mr. Akesson further stated that there were 32 spots leased to businesses in that area and would like to have them keep them. Mr. May stated that Councilor Thompson wants to keep the Adams Garage open late Thursday, Friday and Saturday evenings.

Mr. May stated that he recently made a presentation to the City Finance Committee for a third parking garage that would consist of 350 spaces. Those spaces are already accounted for.

Business owner, Joe Angelo, asked why only keep the garage open late for 3 days instead of all week? Further he stated who is going to make sure that everyone goes to their cars and leaves? Who is going to clean up the mess that is left behind in the garage? Mr. May stated that he is not sure and that they will work it out. Mr. Angelo stated that he wants to make sure his customers are safe when they leave. When this garage was left open over 10 years ago, there were many problems and that is why it was closed. Mr. May stated that right now the DBA may hire security guards and Mr. May will talk to BPD to see if they can send cruisers there if it stays open later. Mr. Angelo asked when the new plans will be drawn up? Mr. May stated after July 1st. Mr. Angelo asked about a time frame. Mr. May responded with it will take 2-3 months to get bid sets together, probably September or October before it goes out to BID. Probably looking for construction to start in the spring time. Mr. Angelo would like to see the new plans to make sure parking is ok. He also asked who is going to clean up needles and homeless from this new green space? Mr. May is not sure. Chris Charlot, owner of Bamboo asked why are we taking parking spaces to make green spaces. Commissioner Hassan then followed up with, will we be losing parking spaces? Mr. May stated that he needs to redo the plan and identify what spaces will be lost. Commissioner Hassan asked if there was a way to not disturb the parking spaces that the businesses use unless there is an event? He then stated let's not hurt current businesses. Mr. May responded with increased traffic will be a win win. Commissioner Hassan asked what time events close at night? Mr. May 10 – 11pm. Mr. Charlot, our customers will not be able to park and we will lose them.

Chairman Centeio stated that there are restaurants with kitchens on site, why would you add another food vendor? Mr. May stated that this would work like PROVA, to give exposure, this doesn't mean that restaurants would lose business as we are hoping to bring outdoor seating to their restaurants. Chairman Centeio stated that he doesn't see that on the plan. Mr. May said they will work with them to help finance those types of improvements. Chairman Centeio asked how the lot would accommodate current monthly passholders if the lot is to be shut down between 4 – 10 on the day of events? Mr. May said that is why he doesn't want assigned spaces. Mr. Angelo asked if the vendors would have to go before license commission for every event, Mr. May stated that they would. Manny DaSilva of Preto's asked why they can't work on the outdoor patios for the restaurants now but they can do them after the new space opens? There was no clear answer to this. Tony Rodrigues of the old Sweeney's building stated that closing down the lot between 4-9 or 4-10 current businesses will suffer a loss during the dinner hours. No one will park far away to pick up take out or come in. Mr. May stated that Councilor Thompson wanted to make some spots on Main Street 15-minute parking. Director Akesson asked how and who would enforce this as well as will this be across downtown? Mr. May said we will need to figure it out. Commissioner Eaniri asked where Mr. Rodrigues's tenants will park? Mr. Rodrigues said he does not know, neither did Mr. May. Mr. Rodrigues asked where will business owners drop off and pick up stuff? Mr. May stated that he

does not have an answer for that. Mr. Rodrigues stated that is why the business owners should have been informed of this from the very beginning. Mr. Charlot stated that the focus should be building decks and patios for the existing businesses and then fit this in. Commissioner Eaniri: Mr. May this should have been done earlier. The business owners along with the Parking Authority should have been brought in earlier. Please include everyone when developing the next plan. Everyone needs to be on board. Also, when was the garage open late; was it under Mayor Carpenter? Mr. Angelo stated, no it was under Mayor Harrington and it was not safe which is why the hours changed back. Mr. May stated that we all will meet again once the plan has been revised. Chairman Centeio asked if there were any motions? Commissioner Hassan motioned to postpone until new plan is ready, seconded Commissioner Eaniri, all in favor.

5). Financial Reports.

- A) Revenue Report May 31, 2022 – Brief Report
- B) Account Balances –As of June 1, 2022 – Brief Report
- C) Reserve Account Balances – As of June 1, 2022 – Brief Report

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

6). Meter and Vandalism Reports.

- A) Meter Maintenance Report May – Director Akesson stated that 140 new doors came in yesterday and we started installing the same.

7). Correspondence and Informational Items. - None

8). Old Business.

- A) Lease – 60 School Street: Executive Director, Eric Akesson stated that we will be moving into the basement level of City Hall. We will be moving in shortly. There was supposed to be a build out of office space, however that will not happen because of the placement of the heating and air conditioning unit.
- B) Budget Hearing – Executive Director Akesson stated that it went smoother this year. There were a few questions but nothing major. We had not cuts from the council.
- C) New Hire – Executive Director Akesson stated that we have just hired a new part time employee effective 6/21. So far so good. A second potential part time employee is in the process.

9). New Business.

- A) New Doors– Discussed above under Meter Maintenance.

10). Next Meeting.

7/27/2022

11). Adjournment – With no further business a motion was made by Bernie Hassan and seconded by Dennis Eaniri to adjourn. Motion was approved unanimously, meeting adjourned at 7:48 p.m.