

Brockton Parking Authority

Minutes – Regular Meeting

October 26, 2022 – 6:30 pm

- 1). Call to Order – The Brockton Parking Authority held its meeting on October 26, 2022. Meeting called to order at 6:35 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) Joao Andrade, 340-346 Warren Ave – came before the board requesting use of an extension of his letter of intent to lease 15 spots in the Warren Ave lot. Motion was made by Bernie Hassan to extend the letter of intent to lease 15 spots for 1 year from today. Seconded by Dennis Eaniri. All in favor.
 - B) Jeff Thompson – Adams Garage. Councilor Thompson would like the parking authority to get a quote to upgrade the garage PARKS system. Rob May also stated that more activity is happening on the southern side and he is investigating a 3rd garage. Chairman Manny Centeio stated that we are already working with Desman to write an RFP to upgrade both garages. It would be costly to have this garage open 24/7. The space inventory is 452 spaces and we are already over committed by 25 spaces. The Chair also asked the parking authority to look into upgrading the lighting system as it is very dark in there. Motion was made by Bernie Hassan to continue working on getting a quote on an upgraded PARKS system, cameras and lighting. Seconded by Dennis Eaniri. All in favor.
 - C) Rob May, John Faye and Councilor Thompson – Sycamore Grove. Mayor Sullivan authorized \$2 million of ARPA funds to upgrade the area. The planning department is working with public and property owners on this project. They would like to reconfigure the area to leave about 22 parking spaces in the lot. When there is an event, they would like to use the garage. Councilor Thompson stated that a public green space has been wanted for years and ARPA made this possible. He would like to see 15 minute parking spots for takeout. He understands that other businesses will ask for the same thing but he thinks this situation is different because the City is taking the spaces. Chairman Manny Centeio stated that the 15 minutes spots will be very difficult to enforce and once the door opens, everyone will ask for the same.

Joe Angelo spoke against this proposal. He stated that they want to move spaces, get rid of spaces all year long for a few weekends a year. We will go bankrupt. Green space? You are talking artificial turf which is against our City ordinances. You didn't let the gas station on Pearl Street use this why are you able to? Rob May stated that it was changed to grass. Joe asked if he was planning this to bankrupt the current restaurants. Do you think people will park in the garage and walk to Rodrigues's place? No, they won't. Bring your wife down here and walk to the garage at 1:00 am. It is not something that will happen. They will go elsewhere.

Councilor Thompson stated that people would like to walk through the park at night. The apartments that will be market rate and that will be bring in higher quality people. They will want to go out and get a bite to eat or drink. Not gangbangers fighting.

Commissioner Bernie Hassan stated that he spoke with the business owners and they are reluctant to lose their parking spots. We have to look into getting new businesses downtown without harming the current ones we have.

Chris from Tamboo stated that he was in favor of the concept but not if they take the parking away. Why not have the event and have people sit in the current business owners' decks. Councilor Thompson stated that this won't work. Chris stated that instead of including the current business owners there is a separation of the current businesses and the new plan.

Chairman Manny Centeio stated that 35 of the spaces they are looking to remove are committed spaces. There is no where to move them. Chris stated that distance will be a factor. People will no walk from the garage to his place.

Chairman Manny Centeio asked if the Planning department considered Finnigan's Park for this project. It is close to the area and will not displace anyone. There was on answer.

Commissioner Dennis Eaniri asked why he hasn't been taken to the location and physically shown the plan that is being talked about. Director Rob May stated that we can have a walk through.

Motion to postpone this matter by Bernie Hassan and seconded by Dennis Eaniri. All in favor.

5). Financial Reports.

- A) Revenue Report 9/30/22 – brief report
- B) Account Balances as of 10/1/22 – brief report

C) Reserve Account – 10/1/22 – 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 September – continuing to some problems. Still need about 20 doors from IPS. We received evidence bags from BPD with a coin can and coins. There are no new arrests. Executive Director Akesson stated that we collect weekly.

7). Correspondence and Informational Items. –

- A) Working with Desman and hope to get an update on the RFP by the end of the week.
- B) Madison Security contract is up and will work with procurement to get a new security contract in place.

8). Old Business.

- A) Space Inventory – Chairman Centeio would like an updated space inventory when we have a guest looking for a letter of intent. On the inventory, a note next to the lots that we will be losing.
- B) Camera BC Garage – Executive Director Akesson stated that this has been installed and up and running.
- C) Staffing update – We had 1 new employee start, 1 who quit 10 minutes before his first shift and 1 who resigned.
- D) Kiosk – The new kiosk on Crescent Street is installed and operational.

9). New Business.

- A) Meters on Legion – 8 meters were damaged beyond repair on Legion Parkway. The meters were hit with a sledge hammer type object and shattered. Bernie Hassan made a motion to purchase meters up to \$10,000 to replace the meters. 2nd by Dennis Eaniri. All in favor.
- B) Holiday Parade – There will be a kickoff meeting on the 28th to do a walk through of the parade and go over details. The Adams garage will remain open for the event.
- C) Plaque BC Garage – Executive Director Eric Akesson stated that the Mayor would like to unveil a bronze plaque on 11/3/22 at 4:00 at the Mayor Bill Carpenter garage.
- D) Snow plow contract meeting – Executive Director Eric Akesson stated that we met with McNeil to go over this year's snow plan.
- E) RFP for ticketing – The RFP closed and we received 2 responses. We are reviewing the same with procurement.

F) Lighting in Adams garage – Chairman Manny Centeio asked to discuss the lighting of the Adams garage. He asked if we could get a quote to fix the same as the garage is very dark when he drives by at night. Executive Director Akesson stated that we would look into this.

10). Next Meeting.

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 8:36 p.m.