

**DRAFT**

**City of Middletown, CT**

**Economic Development Committee**

**Parking Study Parking Authority Sub Committee**

**Draft Minutes from the February 28, 2008 meeting**

**Members Present: J. Alexander, V. Amato, H. Kasper, L. Baldoni, S. Aresco**

**Absent: D. Bauer**

**Also Present: G. Russo, R. Kearney, C. Duncan**

**A Call to Order:** The meeting was called to order at 10:03 AM.

**B Public Session:** none

**C Minutes:** none

**D Communications:** none

**E Old Business:** Discussion of City Attorney's interpretation of State of Connecticut statute on establishing a Parking Authority. Alexander reviewed the structure of West Hartford parking management which is run like a business with 4 meter attendants and part time employees at \$8.50/hr. The parking division is part of the Public Works Dept. Discussion of City of Middletown Water & Sewer department structure. Amato noted Manchester Special Services district manages Manchester parking. Russo noted Middletown Water budget includes project revenue, expenditures, revenue balance. Kasper noted current parking employees are union members-in effect a closed shop.

Russo described the Water & Sewer department organization. The Water Pollution Control Authority WPCA acts as a body for both water & sewer with 2 separate responsibilities per state statute. Water (the old Water Board) is advisory to the Common Council. Sewer is sent to the Common Council as advisory. WPCA sets rates. Both are special revenue funds. There is no city subsidy. The tax collector receives the revenues. Russo noted the department reimburses the city for services.

Alexander noted the needs to separate revenue for parking uses. West Hartford does not have the power of eminent domain. Russo noted parking management needs the funds to be insular. Amato state the Melilli Plaza lot was paid for ½ by the city and ½ by the merchants. The payments were small over a 20 year period. Baldoni questioned if there was a special tax. Amato said the property owners voted for the expenditure in a referendum. Baldoni noted the idea of a special taxing district of 3 miles to fund a special revenue line item for future development. Amato noted the referendum was voted on 4 times. Alexander noted an approval must be both a majority of property owners and individual owners. Alexander noted West Hartford has \$3M in revenues. Russo noted the authority sets rates which are reviewed by the Common Council.

## PARKING STUDY

### Parking Authority Sub Committee

February 28, 2008

Alexander noted the 4 options: 1.) Independent Parking Authority by State of Connecticut Statute; 2) Creation by Ordinance in the Charter; 3.) Self funding department managed in a city dept. with special revenue account; 4.) or just leave it alone.

Kearney distributed a summary of other city's parking authorities compiled by CCM.

Alexander noted the forward thinking of the West Hartford parking management ticketing policy which gives out and educates people on the protest form and a business card along with the option of a warning ticket. Baldoni noted the difference between a parking manager with priorities and management experience v/s a politically appointed person. Baldoni noted the need for a special revenue lien along with a plan and vision along with the ability to revise. Alexander questioned whether an advisory board would be part of the recommendation. Amato noted the Parking Authority in the 80's was independent. Amato noted the importance of improving property values. Baldoni noted professional input from the business community would be good and the city does not have enough parking spaces. Alexander noted the need for professional management. Baldoni noted the need to find solutions. Duncan stated the need for shuttle parking. Amato said it was tried 20 years ago.

Russo noted the Long Hill Estate Authority as another example of an independent agency. Although a separate authority, employees of the WPCA are city employees with city benefits and are union members.

Alexander suggested creating a draft of options be given to the City Attorney for review. Kearney will email a list of members so the draft can be discussed via email.

Discussion of how a parking authority would have access to the NCIC database, enforcement and collection.

Alexander suggested a draft of recommendations be reviewed by email in preparation for the full committee meeting on 3/10/08

**F New Business**

**G Other**

**H Adjournment:** The meeting adjourned at 11:00 AM.