

**PARKING AUTHORITY OF THE CITY OF LANCASTER
MINUTES**

For the Regular Board Meeting held

April 11, 2006

The Parking Authority of the City of Lancaster held its regularly scheduled meeting on Tuesday, April 11, 2006 in the Authority Office at 111 North Prince Street, Lancaster, PA.

Members present were: Mark Vergenes, Chairman; Chip Kirchner, Vice-Chair; Benjamin Gorman, Secretary; Deno Mandrose, Treasurer.

Also present were: Thomas Matthews, Executive Director; Grant Hummer, ELA Group, Inc.; John Kenneff, Goodman & Kenneff; Mary Dougherty, Financial Manager.

The Lancaster Parking Authority Board Meeting was called to order at 4:32 P.M. by Mr. Vergenes, Chairman.

The minutes from March 14, 2006 were approved without objection. Motion by Mr. Mandrose and seconded by Mr. Kirchner.

Public Comments

- There were no public comments.

Reports of Committees

Personnel, Wage & Salary Committee

- The Committee had no report.

Reports of Committees Con't

Finance Committee

- Mr. Vergenes reported to the Board that Mr. Matthews and Ms. Dougherty are still actively looking at other banks and other money managers. We want a bank that will do the banking part of it and actively manage our money.

Marketing Committee

- The committee had no report.

Facilities & Security Committee

- Mr. Hummer, our engineer reported that as part of the repair package for this year they will be doing the needed repairs so that Surtreat can come in and apply their product for preventive maintenance of our concrete and rebar. This is a hardener to fill the voids in the concrete.
- Mr. Hummer, also reported that he has made contact with Otis Elevator to come in and do an in-depth study of all our elevators on April 19, 2006. Mr. Matthews developed an Elevator Assessment Criteria for the existing maintenance contract and a separate Assessment for Major Replacement Items. They will be provided to Otis to direct their assessment.

Other Business Items

Executive Director's Report

- Mr. Matthews, reported that he had to reschedule the meeting with the Susquehanna Bank. This will be the last bank before we do a RFP.

Executive Director's Report Con't

- Mr. Matthews, reported that he will be meeting with Mr. Rothenberger from City Crossing Parking Lot. He is inquiring how they can manage it better, how can it possibly be structured to generate additional revenue. This could also support Mr. Drogaris, who is developing buildings North of Lemon Street and provide overflow parking for the Ball Park and the Brick Yard.
- Mr. Matthews, reported that he is still looking into the possibility of gating off the Duke Street entrance to the King Street Garage. Looking at Accordion Style gates.

Miscellaneous Business

Mr. Vergenes, reported to the Board that Mr. John Graupera from City Council will be the liaison between The City Council and the Parking Authority Board. He will not attend the Executive Sessions only the Public Board meetings.

Also Mr. Matthews and I made a presentation to the Hour Glass Foundation First Friday Lunch Forum. This is a non-profit organization that tries to bring business leaders and other players in the community together to be introduced and learn of each other and needs they made have. They asked us question about the parking; do we need more, if so where do you want to build, other means of parking, open lots, meters, park and ride; current structure of our facilities; what is our current finances; how can we help developers. Mr. Matthews gave you a hand-out that has the information plus much more than we gave them. Mr. Matthews, Mr. Kirchner and I will be developing a strategic plan from need to park, cost to park, where to park, an overall long term plan. We will bring this to the May Board meeting and if approved we will then take it to the Mayor.

A motion to adjourn the Public Board meeting at 5:13 P.M. to go into Executive Session to discuss Real Estate matters.

At 5:50 P.M. the Board returned to Public session. A motion to adjourn was made by Mr. Mandros and seconded by Mr. Gorman. Motion carried unanimously.

Respectfully submitted,

Benjamin F. Gorman
Benjamin F. Gorman, Secretary