

April 22, 2022

NOTICE OF MEETING

A Meeting of the Operations Committee for Union Station Transportation Center will be held on Monday, April 25, 2022 at 3:00 PM via Zoom teleconference.

The Agenda for this meeting is attached.

**AGENDA
NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE
MEETING
APRIL 25, 2022
3:00 PM
ZOOM WEBINAR**

Dear Operations Committee Members:

You are invited to a Zoom webinar.

Topic: OPERATIONS COMMITTEE MEETING

Time: April 25, 2022 3:00 PM Eastern Time (US and Canada)

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMIMxUT09>

Meeting ID: 943 1262 1748

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I. Call to Order

II. Public Comment

Please notify Fortunata Houde (fhoude@nhparking.com) in advance if you have a desire to speak during the Public Comment section or on a specific agenda item.

Please Note: This will be a remote meeting. Any member of the public may request, in writing, a physical location and any electronic equipment necessary to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the same opportunities to provide comment or otherwise participate in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment, the committee is not required to adjourn or postpone the meeting. Access can be from anywhere by an electronic device that has Zoom program at the address provided above in the Agenda Notice or by phone at the number set forth above in the Agenda Notice.

III. Motions

- Approval of Minutes from March 28, 2022 Meeting
- Approval of FY2023 Operations and Capital Budgets for New Haven Union Station and State Street Station

IV. Items for Discussion

- A. Revenue Initiatives
- B. Uniforms/Rebrand
- C. Draft Condition Surveys for Union Station Building and Garage prepared by Desman Associates

V. Old Business

- A. Review/discuss City/NHPA Agreement for Services
- B. Review/discuss Brokerage Services Scope of Work
- C. Review/discuss Possible Addition of Dedicated Maintenance Supervisor to supervise overnight maintenance operations at the State Street and Union Station Transportation Center

VI. New Business

- A. Periodic Inspection of Campus Facilities

VII. Executive Session

- A. Not Anticipated to be Utilized

VIII. Adjournment

**Minutes of the
New Haven Union Station Partnership
Operations Committee Meeting of March 28, 2022**

Representing CT DOT:

Attorney Helen Bartek, Eric Bergeron, Craig Bordiere, Marlene Cordero, Mark Hayes, Richard Jankovich

Representing City of New Haven:

Sandeep Aysola, Carlos Eyzaguirre, Michael Piscitelli

Representing New Haven Parking Authority:

Douglas Hausladen, Sammy Parry, Brian Seholm, James Staniewicz, Attorney Cliff Merin, Attorney Joseph Rini

I. CALL TO ORDER

Mr. Hausladen was the Moderator and called the meeting to order at 3:04 PM.

II. PUBLIC COMMENT

Mr. Hausladen said no requests to speak from the public have been received.

III. APPROVAL OF THE MINUTES

Mr. Hausladen asked for all to review the Minutes from the February 28, 2022 meeting for any exceptions or further discussion. Hearing none, Mr. Bergeron moved to approve the Minutes as written, and Mr. Aysola seconded the Motion. Mr. Hausladen called for a vote:

Mr. Aysola	Approved
Mr. Bergeron	Approved
Mr. Bordiere	Approved
Mr. Eyzaguirre	Approved

IV. ITEMS

A. UNION STATION TRANSPORTATION CENTER OPERATIONS COMMITTEE 2022 SCHEDULE

Mr. Hausladen called attention to the proposed 2022 schedule that was attached to the agenda. At this time the Committee will be approving the dates for the May, 2022 through January 2023 meetings.

Mr. Eyzaguirre moved to approve the 2022 Schedule, and Mr. Bordiere seconded. Mr. Hausladen called for a vote.

- Mr. Aysola Approved
- Mr. Bergeron Approved
- Mr. Bordiere Approved
- Mr. Eyzaguirre Approved

B. PRESENTATION BY NHPA STAFF OF FY2023 OPERATING AND CAPITAL BUDGETS FOR NEW HAVEN UNION STATION AND STATE STREET STATION FOR REVIEW AND DISCUSSION.

Brian Seholm, Chief Financial Officer for the New Haven Parking Authority, presented a detailed overview of Draft V1 (pro-forma version) of the Operating Budget and Capital Plan FY2023 for discussion that was sent to the Operations Committee. He said he will be available for any questions or to provide back-up information. Mr. Hausladen said no action is needed on the Budget at this time.

All assumptions were based on NHPA to continue to operate the Station and all short-falls could be covered. Discussion ensued on the following highlights.

Consolidated Budget: There were large unknowns that impacted many areas of budget. The two main items being CPIU and Return of Users/Parkers.

- Payroll: A blended increase across all categories was used.
- Health Insurance: A 4.5% increase provided by the insurance company was used that was lower than anticipated.
- Insurance – Property and Liability: H.D. Segur, our advisor provided an 8.5% increase on estimated rates and there were some valuation increases.
- CPIU indicated a 7.9%. A 10% increase was used to be conservative for expenses and rental income.
- Utilities: A slight increase was used over last twelve months with a 28% increase in generation for electricity.
- Administrative expenses: Is a calculated allocation used across all facilities with labor and operating expenses being the key drivers.

Union Station Garage:

- No rate changes are proposed for 2023 – the garage has not been at capacity since the start of COVID.
- Monthly parking revenue: Some monthly parkers are returning and are expected to increase slightly. Currently there is no wait list. NHPA will work with the Operations Committee to determine limits on the number of monthlies that can be put in.
- Transient revenue: Is anticipated to be slightly lower than current year. He presented three options that were used for the return of transient revenue based on different possibilities with return of parkers related to COVID outcomes. He will send another version for Option 3 that includes numbers. Option 1 is currently included in the budget that assumes a significant and continued COVID impact.
- It was assumed that the East Lot will remain open for parkers.

Questions:

-Mr. Hausladen and Mr. Seholm asked if CT DOT had any data on the return of transient ridership. Mr. Bergeron said he received information that Metro-North ridership is back up significantly as of yesterday and will look into this.

Union Station Building:

- No proposed increase in tenant rates above CPIU.
- Rail user fee, if replaced by common area maintenance charge, is pending the approval of a use plan for the building.

State Street Station:

- This facility shows no history with new costs of \$154,000.
- Assumed NHPA will have the managerial, maintenance and security functions. Utilities or service agreements were not included; however, could respond quickly if we pick these up.
- Assuming shortfall will be covered through other resources.
- Proposing to add an overnight working supervisor. A 32 hour a week position that would be dedicated to the Union Station Building and the State Street Station with time split between the two stations.

Questions:

-Mr. Bordiere asked if the Parking Authority has a proforma for Union Station without State Street Station. Mr. Hausladen said not at this time. The Consolidated level includes all three: Building, Garage and State Street Station.

-In response to Mr. Bordiere's question, the State Street Station has no depreciation included.

-Mr. Bordiere asked for the forecasted staffing levels for 2023 with the inclusion of the State Street Station. Mr. Seholm will forward a list of active positions and the estimated hours per position.

-Mr. Bordiere asked if there is any expectation that current staff will spend time roving. Mr. Seholm said the hours at State Street are additional hours. Mr. Bordiere asked in the NHPA workforce are there roving employees that could be assigned to the State Street Station. Mr. Seholm said yes for example the Security Rover is allocated to multiple facilities.

Overall:

- Depreciation/Amortization was a non-cash item that is required due to the amortization of the capital program NHPA put in place and reports on.
- Total expenses are up by \$1.5 million, and a significant amount depends on estimated snow removal and depreciation amount.
- The Increase in forecasted loss for Union Station as a whole was \$575,291 for this fiscal year that has been covered by the State and this is shown as a capital contribution.

Capital Budget: Mr. Seholm said the numbers provided by Desman Associates in their annual Condition Survey were used to prepare the budget. If the Committee would like, Desman could be invited to an Operations Committee meeting to make a full presentation.

Capital needs for 2023 in the budget:

- Total of \$2.139 million in capital needs for the building,
- Total of \$3.8 million in capital needs for the garage.
- Total capital needs, based on the Desman Report, are \$5.882 million.

Mr. Bordiere asked how much is unencumbered on the lease agreement and capital improvement funds. Mr. Seholm said \$2.148 million is unencumbered. As of February 1, 2022, and there is just short of \$8 million held in in CT STIFF. There are projects/contracts totaling \$2.3 million that have been approved by the NHPA Board and JAC that are a claim against the STIFF. There are four prior projects on hold.

Mr. Seholm said there will be a short fall of funds available compared to what is needed. Every project will come before the Operations Committee for final approval before it is contracted.

ITEMS C. PRESENTATION OF REDEVELOPMENT PLAN – RFI AND REDEVELOPMENT SCOPE UPDATES.

ITEM D. PRESENTATION OF STATION RENOVATION PLAN – SHORT AND LONG-TERM PLAN UPDATES.

Mr. Hausladen said both Items C & D are still in draft form and have not changed much since the last update. For clarification, redevelopment involves projects outside the building and renovations are projects inside the building.

Questions:

Mr. Bordiere asked for a brief status on the redevelopment work that is being done on the East/West Lots. Mr. Hausladen said the project is in the Request for Information (RFI) stage and has eight stakeholder groups. The next steps are to send out a Request for Information and schedule a public meeting. Other issues are the rezoning effort that is being worked on and Mr. Eyzaguirre provided information on a PDD. A meeting will be scheduled in the next several months to have the group present the final draft of their work for items C & D.

ITEM E. REVIEW DISCUSS CITY/NHPA AGREEMENT FOR SERVICES – TABLED AT MEETING #1.

Mr. Hausladen said the City has received the comments that the State provided on the agreement. They are working through them and will provide a response back to the State.

ITEM F. REVIEW /DISCUSS BROKERAGE SERVICES SCOPE OF WORK

Mr. Hausladen said the City (through NHPA) is charged with developing a brokerage and tenancy plan for the redevelopment of the Union Station campus. NHPA is presently managing the entire leasing process for the Station. It is hoped to get professional support services from a qualified vendor that will be paid on a fee-for-service model versus a brokerage model that is percentage based. The intent is to have a full-time brokerage manager to support NHPA in the handling of new leases etc. similar to how construction management services are handled.

Questions:

Mr. Bordiere asked if NHPA anticipates this type of need for their city-wide portfolio. Mr. Hausladen said NHPA does have a desire to grow their real estate management; however, it is mainly needed at Union Station right now.

Discussion followed on Mr. Bordiere's question of timing for this to happen, posting, getting bids out, etc. Mr. Staniewicz said about three weeks to one month to issue the proposals, about the same length of time to give proposers time to respond, plus time to review proposals received and recommend an award. The prior contract NHPA had for brokerage services will be forwarded to Mr. Bordiere.

Mr. Bordiere asked once services are procured, would July 1 be a possible start date. Mr. Hausladen said NHPA's agreement needs to be signed, and we will need to know the renovation plan for the building interior (that we should have by late summer) to determine square footage. In the interim we will keep tenants on a month-to-month basis.

Mr. Bergeron wanted to confirm that the goal is to put this position out to bid, and Mr. Hausladen said that was correct. Mr. Bergeron asked to see a draft of the bid.

ITEM G. REVIEW/DISCUSS POSSIBLE ADDITION OF DEDICATED MAINTENANCE SUPERVISOR TO SUPERVISE OVERNIGHT MAINTENANCE OPERATIONS AT THE STATE STREET AND UNION STATION TRANSPORTATION CENTER.

Mr. Parry, Chief Operating Officer for the Parking Authority, said the intended purpose of this new position is to have a working supervisor to assist in meeting standards of cleanliness, etc. who is dedicated solely to the Union Station Building and the State Street Station.

Questions:

Mr. Bordiere asked 1) if NHPA currently has that role/position in place and 2) what maintenance services are performed overnight at the Station. Mr. Parry said currently there is an overnight supervisor (not solely dedicated to maintenance) in charge of the whole portfolio. The new position is different in that it will be solely dedicated to maintenance for the Union Station Building and State Street Station and will be a working staff member. He noted the services that are done overnight, i.e., deep cleaning, plumbing issues, cleaning restrooms, polishing floors and continuing with the day-to-day care of the Station and State Street Stations.

V. EXECUTIVE SESSION – NOT NEEDED

VI. OLD BUSINESS

Mr. Hausladen asked if there were any questions on the reports that will be due. No questions were raised.

VII. ADJOURNMENT

Mr. Bordiere moved to adjourn the meeting and Mr. Eyzaguirre seconded. The meeting was adjourned at 4:14 PM. Mr. Hausladen called for a vote.

Mr. Aysola	approved
Mr. Bergeron	Approved
Mr. Bordiere	Approved
Mr. Eyzaguirre	Approved

The next meeting is scheduled for April 25, 2022 at 3:00 PM.



**UNION STATION
PARTNERSHIP**
NEW HAVEN



OPERATIONS COMMITTEE
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

July 1, 2022

Recommendation # 2022.07(02)

Subject: Fiscal Year 2023 Budget for the Union Station Transportation Center Campus

Narrative:

As outlined in the Lease, Operating and Funding (L,O&F) agreement between the Connecticut Department of Transportation (Department) and the City of New Haven (City) for the Union Station Transportation Center campus, the City is required to provide a proposed annual budget for review by the Operations Committee (OC).

At the June 27, 2022 dated Operations Committee (OC) meeting, OC members voted unanimously to recommend approval of the Fiscal Year 2023 Budget Version 4 prepared by the New Haven Parking Authority – on behalf of the City – copy attached. Per Article 4.2 (b) in the L,O&F agreement, the Executive Oversight Panel (EOP) is responsible for final approval of the annual budget submitted by the OC.

Operations Committee Endorsements:


Digitally signed by Eric S. Bergeron, EIC
DN: cn=Eric Bergeron@dot.gov, c=US, o=Eric S. Bergeron, EIC,
ou=CO, ou=DOT/US, ou=DOT/US, dc=DOT,
dc=us, dc=GOV
Date: 2022.07.08 15:59:57 -0400


Eric S. Bergeron
Connecticut Department of Transportation


Digitally signed by Sandeep Aysola
DN: cn=Sandeep Aysola, o=City of New Haven, ou=TTAP,
ou=City of New Haven, cn=Sandeep Aysola
Date: 2022.07.07 17:38:51 -0400

Sandeep Aysola
City of New Haven


Digitally signed by Craig M. Bordiere
DN: cn=Craig M. Bordiere@dot.gov, o=CT Dept. of Transportation,
ou=Operations, cn=Craig M. Bordiere
Date: 2022.07.08 16:20:18 -0400

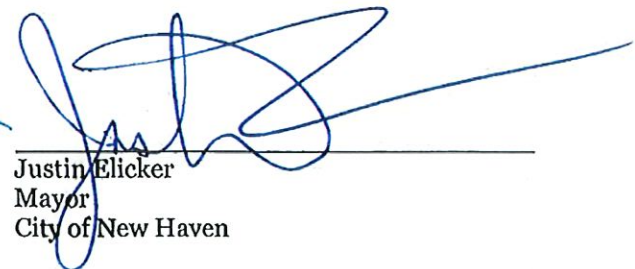
Craig M. Bordiere
Connecticut Department of Transportation


Digitally signed by carlos eyzaguirre
Date: 2022.07.08 16:56:05 -0400

Carlos Eyzaguirre
City of New Haven

Executive Oversight Panel Approvals:


Joseph J. Gialietti
Commissioner
Connecticut Department of Transportation


Justin Elicker
Mayor
City of New Haven

NEW HAVEN PARKING AUTHORITY
DRAFT V4 OPERATING BUDGET ASSUMPTIONS
FISCAL YEAR 2023

CONSOLIDATED

- * Payroll budget is blended increase across categories. Reflects labor agreement increase of CPI-U factor plus step increases. Since last adj, CPI-U only for non-contracted employees.
- * Health Insurance budgeted at Contracted rate through December. Estimate 4.5 % increase on Jan 1.
- * Insurance Increase - overall 8.5% increased allowed in this budget.
- * CPI-U indicated 8.3% increase over the past year - through April 2022. Used 10.0% as conservative increase for expenses & used 10.0% for rental income.
- * Utilities budgeted for slight increase over previous twelve-month actuals for transmission and a 28% increase in generation for electric.
- * All operational items noted herein are authorized for the Executive Directors implementation upon FY2023 Budget approval by the Board of Commissioners. Capital projects continue to be implemented as approved individually by the Board of Commissioners.
- * Union Station Transportation Center will begin reporting as a Management Location effective July 1, 2022. This next fiscal year NHPA will be the Management Operator for the City of New Haven under the Operations Committee.
- * CAPITAL PROGRAMS - Selective promotion of projects based upon urgency of structural and strategic need. This relies heavily upon the Desman Condition surveys.

UNION STATION GARAGE

- * No proposed changes in parking rates in FY2023.
- * Monthly parking revenues are assumed to increase slightly as permits holders have shown a return to the Station.
- * Transient revenues have been adjusted in the Operating Budget, versus the prior Budget Assumptions V3a, to reflect a carry-forward of April and May 2022 Revenues without significant reductions relating to reactions from a COVID-19 spike during FY2023.
- * Revenue Enhancement Initiatives have been added to this Version 4 of the FY2023 Union Station Garage Operating Budget. These revenue initiatives shall be developed by leadership during FY2023.
- * Continued full NHPA operations at USG is assumed throughout the budget.
- * Assumes East Lot will be operational throughout FY2023.
- * The Capital Plan includes no new projects moving forward for FY2023. New Cash Available is available for Leadership to direct toward Capital Programs as it deems appropriate.
- * The Operating Budget assumes a Net Positive Cash Flow from Operations in the Fiscal Year ending June 30, 2023. NOTE: CARES Funding has been received, through the State of Connecticut, in FY2022 to cover monthly Net Operating cash shortfalls with \$237,804 recommended for inclusion in the carryforward into the Capital Reserves for Union Station. Previously interfund advances have been approved by the JAC for support of USTC as needed from December 2020 through October 2021. All amounts advanced from the Capital Fund were returned in full from Operations.

UNION STATION BUILDING

- * No proposed increase in tenant rates beyond contracted CPI-U.
- * Continued full NHPA operations at USB is assumed throughout the budget.

UNION STATION BUILDING - STATE STREET STATION

- * This location is new for the FY2023 Budget and assumes certain managerial, custodial, maintenance and security functions will be necessary for this new site.
- * Insurance, uniforms, supplies and snow removal have been budgeted as well for FY2023. Utilities, service agreements and other items may arise in the future and will be accounted for as information is available.

**NEW HAVEN PARKING AUTHORITY
UNION STATION CONSOLIDATED
FISCAL YEAR 2023 BUDGET**

DRAFT V4

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
Monthly	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	438,558	316,182	422,172
Transient	277,000	280,000	278,000	280,000	278,000	285,000	259,000	247,050	280,000	285,000	295,000	290,000	3,334,050	819,302	2,444,248
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	1,507,800	1,321,824	1,381,063
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	-	-
Other	10	60	10	10	60	10	10	60	10	10	60	10	320	320	1,100
Total Revenue	461,207	464,257	462,207	464,207	462,257	469,207	443,207	431,307	464,207	469,207	479,257	474,207	5,544,728	2,457,628	4,248,582
EXPENSES															
Personnel:															
Administration-ST	17,205	16,990	16,650	17,205	16,958	17,205	17,421	15,540	16,989	16,650	17,205	16,650	202,568	145,252	144,358
Administration-OT	991	980	958	991	970	991	1,001	895	980	958	991	958	11,664	5,813	6,742
Cashiers-ST	14,468	14,254	14,001	14,254	14,001	14,468	14,468	12,874	14,254	13,794	14,468	13,794	169,098	153,885	142,477
Cashiers-OT	868	855	840	855	840	868	868	772	855	828	868	828	10,145	9,231	4,982
Maintenance-ST	34,358	33,032	32,037	32,614	32,021	33,088	33,088	29,459	32,614	32,371	34,358	32,776	391,816	342,504	320,142
Maintenance-OT	3,310	3,262	3,203	3,262	3,150	4,556	4,639	4,276	4,508	3,156	3,310	3,156	44,788	32,309	41,548
Security-ST	41,440	40,834	40,103	40,834	41,071	42,214	41,440	36,862	40,834	39,516	41,440	39,516	486,124	423,432	367,579
Security-OT	4,916	4,844	4,757	4,844	4,873	5,009	4,916	4,375	4,844	4,687	4,916	4,687	57,668	25,408	48,013
Benefits	94,966	88,220	89,848	93,672	96,449	92,607	100,227	87,357	91,113	96,319	95,435	87,264	1,113,477	936,648	905,351
Total Personnel	212,522	203,271	202,397	208,531	211,233	211,006	218,068	192,430	206,991	208,279	212,991	199,629	2,487,348	2,074,482	1,981,192
Operating:															
Outside Security	-	-	-	-	7,379	2,270	568	-	-	-	-	-	10,217	20,023	5,645
Utilities	46,128	48,706	47,752	42,862	44,210	50,063	57,732	59,668	60,327	50,888	40,720	43,047	592,103	498,610	530,891
Service Agreements	10,074	10,074	10,074	10,074	10,074	10,074	10,074	10,153	10,153	10,153	10,153	10,153	121,283	114,932	107,018
Professional Services	3,361	3,361	3,361	3,361	3,661	4,321	3,361	3,361	3,361	3,361	3,661	3,361	41,892	30,048	37,068
Repairs and Maintenance	24,370	40,370	24,370	24,370	24,370	24,370	24,370	24,370	24,370	24,370	24,370	24,370	308,440	268,492	207,896
Insurance	21,001	21,001	21,001	21,001	21,001	21,001	21,001	21,001	21,001	21,001	21,001	21,001	252,012	136,738	145,627
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	1,761	1,761	1,761	1,761	2,607	1,761	1,761	1,761	1,761	1,761	1,761	1,761	21,978	22,900	17,827
Tickets and Tags	213	213	213	213	213	213	213	213	213	213	213	213	2,556	1,848	3,776
Supplies	10,087	11,297	11,297	10,087	11,726	12,254	14,420	14,420	12,518	11,825	11,297	11,297	142,525	123,728	86,533
Bank Fees	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	53,400	103,200	40,105
Contracted Snow Removal	-	-	-	-	37,500	75,000	75,000	75,000	37,500	-	-	-	300,000	360,000	27,184
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	89,053	89,053	89,053	89,053	89,053	89,053	89,053	89,053	89,053	89,053	89,053	89,053	1,068,641	921,207	901,382
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	646,146	955,330
Other	13,387	11,657	11,657	11,657	11,657	11,657	11,657	12,657	12,057	11,657	12,058	11,657	143,415	110,096	118,220
Total Operating	223,885	241,943	224,989	218,889	267,901	306,487	313,660	316,107	276,764	228,732	218,737	220,363	3,058,462	3,357,968	3,184,505
Total Expenses	436,407	445,214	427,386	427,420	479,134	517,493	531,728	508,597	483,755	437,011	431,728	419,992	5,545,810	5,432,450	5,165,696
NET OPERATING INCOME	24,799	19,042	34,820	36,786	(16,878)	(48,287)	(88,522)	(77,231)	(19,549)	32,195	47,528	54,214	(1,082)	(2,974,822)	(917,114)

NEW HAVEN PARKING AUTHORITY
 UNION STATION CONSOLIDATED
 FISCAL YEAR 2023 BUDGET

DRAFT V4

OTHER REVENUE

Interest Income
 Other
 Total Other Revenue

OTHER EXPENSES

Interest Expense
 State of CT Payment
 CNH PILOT Payment
 Other
 Total Other Expense

CHG IN NET ASSETS FROM OPS

ADJUSTMENTS

Add:
 Depreciation/Amortization
 OID Interest Expense
 Less:
 Bond/Lease Principal
 Capital Reserve

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
500	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	7,562
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
500	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	7,562
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25,299	19,542	35,320	37,286	(16,378)	(47,787)	(88,022)	(76,731)	(19,049)	32,695	48,028	54,714	4,918	(2,970,022)	(909,552)	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	646,146	955,330
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25,299	19,542	35,320	37,286	(16,378)	(47,787)	(88,022)	(76,731)	(19,049)	32,695	48,028	54,714	4,918	(2,323,876)	45,778	

NET CASH

DRAFT V4

**NEW HAVEN PARKING AUTHORITY
UNION STATION GARAGE
FISCAL YEAR 2023 BUDGET**

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
REVENUE															
Monthly	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	438,558	316,182	422,172
Transient	277,000	280,000	278,000	280,000	278,000	285,000	289,000	247,050	280,000	285,000	295,000	290,000	3,334,050	819,302	2,444,248
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	284,000	-	-
Other	10	10	10	10	10	10	10	10	10	10	10	10	120	120	100
Total Revenue	335,557	338,557	336,557	338,557	336,557	343,557	317,557	305,607	338,557	343,557	353,557	348,557	4,036,728	1,135,604	2,886,520
EXPENSES															
Personnel:															
Managers-ST	6,693	6,594	6,477	6,693	6,572	6,693	6,792	6,045	6,594	6,477	6,693	6,477	78,800	77,176	76,441
Managers-OT	335	330	324	335	329	335	340	302	330	324	335	324	3,943	3,089	3,487
Cashiers-ST	14,468	14,254	14,001	14,254	14,001	14,468	14,468	12,874	14,254	13,794	14,468	13,794	169,098	153,885	142,477
Cashiers-OT	868	855	840	855	840	868	868	772	855	828	868	828	10,145	9,231	4,982
Maintenance-ST	6,809	5,941	5,451	5,549	5,435	5,616	5,616	5,012	5,549	6,129	6,809	6,509	70,425	61,676	54,149
Maintenance-OT	563	555	545	555	539	563	563	504	563	537	563	537	8,324	5,888	7,746
Security-ST	18,156	17,888	17,571	17,888	17,571	18,156	18,156	16,157	17,888	17,311	18,156	17,311	212,209	183,621	173,214
Security-OT	2,179	2,147	2,108	2,147	2,108	2,179	2,179	1,939	2,147	2,077	2,179	2,077	25,466	11,020	23,236
Benefits	38,215	34,036	34,727	35,892	37,101	35,630	38,761	33,344	35,526	37,521	36,563	33,495	430,911	377,319	355,620
Total Personnel	88,286	82,600	82,044	84,168	84,750	84,756	88,241	77,445	83,947	85,098	86,694	81,352	1,009,321	882,905	841,352
Operating:															
Outside Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	6,696	6,714	7,410	6,806	7,922	9,331	11,434	13,136	13,411	10,556	7,812	7,465	108,693	92,070	98,587
Service Agreements	3,631	3,631	3,631	3,631	3,631	3,631	3,631	3,710	3,710	3,710	3,710	3,710	43,967	42,020	38,390
Professional Services	959	959	959	959	959	1,439	959	959	959	959	959	959	11,988	10,944	10,138
Repairs and Maintenance	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	46,680	47,344	21,059
Insurance	14,323	14,323	14,323	14,323	14,323	14,323	14,323	14,323	14,323	14,323	14,323	14,323	171,871	62,614	66,548
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	756	756	756	756	1,119	756	756	756	756	756	756	756	9,435	9,750	7,516
Tickets and Tags	213	213	213	213	213	213	213	213	213	213	213	213	2,556	1,848	3,776
Supplies	2,262	2,867	2,867	2,262	3,067	3,485	4,707	4,707	3,694	3,285	2,867	2,867	38,937	33,920	27,067
Bank Fees	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	49,800	99,600	37,254
Contracted Snow Removal	-	-	-	-	17,500	35,000	35,000	35,000	17,500	-	-	-	140,000	180,000	13,592
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	35,932	35,932	35,932	35,932	35,932	35,932	35,932	35,932	35,932	35,932	35,932	35,932	431,188	381,421	360,260
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	2,490	760	760	760	760	760	760	760	1,160	760	760	760	11,250	143,844	149,386
Total Operating	75,052	76,945	74,641	73,432	93,216	112,660	115,505	117,286	99,448	78,284	75,122	74,775	1,066,365	1,116,395	838,192
Total Expenses	163,338	159,545	156,685	157,600	177,966	197,416	203,746	194,731	183,395	163,382	161,756	156,127	2,075,686	1,999,300	1,679,544
NET OPERATING INCOME	172,219	179,012	179,872	180,957	158,591	146,141	113,811	110,876	155,162	180,175	191,801	192,430	1,961,042	(863,696)	1,186,975

DRAFT V4

OTHER REVENUE

Interest Income
Other
Total Other Revenue

OTHER EXPENSES

Interest Expense
State of CT Payment
CNH PILOT Payment
Other
Total Other Expense

CHG IN NET ASSETS FROM OPS

ADJUSTMENTS

Add:
Depreciation/Amortization
OID Interest Expense
Less:
Bond/Lease Principal
Capital Reserve

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
Interest Income	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	7,562
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	7,562
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	172,719	179,512	180,372	181,457	159,091	146,641	114,311	111,376	155,662	180,675	192,301	192,930	1,967,042	(658,896)	1,194,537
<u>ADJUSTMENTS</u>															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	143,844	149,386
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	172,719	179,512	180,372	181,457	159,091	146,641	114,311	111,376	155,662	180,675	192,301	192,930	1,967,042	(715,052)	1,343,923

NEW HAVEN PARKING AUTHORITY
UNION STATION GARAGE
FISCAL YEAR 2023 BUDGET

508332.4

NEW HAVEN PARKING AUTHORITY
UNION STATION BUILDING
FISCAL YEAR 2023 BUDGET

DRAFT V4

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
REVENUE															
Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	125,650	1,507,800	1,321,824	1,381,063
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	50	-	-	50	-	-	50	-	-	50	-	200	-	1,000
Total Revenue	125,650	125,700	125,650	125,650	125,700	125,650	125,650	125,700	125,650	125,650	125,700	125,650	1,508,000	1,322,024	1,382,063
EXPENSES															
Personnel:															
Managers-ST	8,181	8,095	7,916	8,181	8,000	8,181	8,267	7,389	8,094	7,916	8,181	7,916	96,317	68,076	67,916
Managers-OT	526	522	509	526	514	526	530	475	522	509	526	509	6,194	2,724	3,254
Cashiers-ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cashiers-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance-ST	25,904	25,471	24,994	25,445	24,994	25,827	25,827	22,983	25,445	24,674	25,904	24,699	302,167	280,828	265,993
Maintenance-OT	2,583	2,545	2,499	2,545	3,198	3,581	3,414	3,130	3,542	2,462	2,583	2,462	34,544	26,421	33,802
Security-ST	22,812	22,474	22,076	22,474	23,044	23,586	22,812	20,299	22,474	21,749	22,812	21,749	268,361	239,811	194,365
Security-OT	2,737	2,697	2,649	2,697	2,765	2,830	2,737	2,436	2,697	2,610	2,737	2,610	32,202	14,388	24,778
Benefits	53,163	50,610	51,601	54,192	55,617	53,389	57,436	50,570	52,155	55,122	55,229	50,403	639,487	559,329	549,731
Total Personnel	115,906	112,414	112,244	116,060	118,132	117,920	121,023	107,282	114,929	115,042	117,972	110,348	1,379,272	1,191,577	1,139,839
Operating:															
Outside Security	-	-	-	-	7,379	2,270	568	-	-	-	-	-	10,217	20,023	5,645
Utilities	39,432	41,992	40,342	36,056	36,288	40,732	46,298	46,532	46,916	40,332	32,908	35,582	483,410	406,540	432,304
Service Agreements	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	77,316	72,912	68,628
Professional Services	2,402	2,402	2,402	2,402	2,702	2,882	2,402	2,402	2,402	2,402	2,702	2,402	29,904	19,104	26,930
Repairs and Maintenance	20,730	33,730	20,730	20,730	20,730	20,730	20,730	20,730	20,730	20,730	20,730	20,730	261,760	221,148	186,888
Insurance	6,552	6,552	6,552	6,552	6,552	6,552	6,552	6,552	6,552	6,552	6,552	6,552	78,618	74,124	79,079
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	985	985	985	985	1,458	985	985	985	985	985	985	985	12,293	13,150	10,312
Tickets and Tags	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	7,725	8,330	8,330	7,725	8,559	8,669	9,613	9,613	8,724	8,440	8,330	8,330	102,388	89,808	59,466
Bank Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600	2,851
Contracted Snow Removal	-	-	-	-	17,500	35,000	35,000	35,000	17,500	-	-	-	140,000	180,000	13,592
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	605,772	589,786	541,122
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	10,897	10,897	10,897	10,897	10,897	10,897	10,897	11,897	10,897	10,897	11,298	10,897	132,165	99,076	805,944
Total Operating	145,947	162,112	147,462	142,571	169,289	185,941	190,289	190,935	171,930	147,562	140,729	142,702	1,937,443	2,241,573	2,346,313
Total Expenses	261,853	274,526	259,706	258,631	287,421	303,861	311,292	298,217	286,859	262,604	258,701	253,050	3,316,715	3,433,150	3,486,152
NET OPERATING INCOME	(136,203)	(148,826)	(134,056)	(132,981)	(161,721)	(178,211)	(185,642)	(172,517)	(161,209)	(136,954)	(133,001)	(127,400)	(1,808,715)	(2,111,126)	(2,104,089)

DRAFT V4

NEW HAVEN PARKING AUTHORITY
UNION STATION BUILDING
FISCAL YEAR 2023 BUDGET

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ	
OTHER REVENUE																
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EXPENSES																
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	(136,203)	(148,826)	(134,056)	(132,981)	(161,721)	(178,211)	(185,642)	(172,517)	(161,209)	(136,954)	(133,001)	(127,400)	(1,808,715)	(2,111,126)	(2,104,089)	
ADJUSTMENTS																
Add:																
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	502,302	805,944	
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Less:																
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	(136,203)	(148,826)	(134,056)	(132,981)	(161,721)	(178,211)	(185,642)	(172,517)	(161,209)	(136,954)	(133,001)	(127,400)	(1,808,715)	(1,608,824)	(1,298,145)	

**NEW HAVEN PARKING AUTHORITY
UNION STATION BUILDING - STATE STREET STATION
FISCAL YEAR 2023 BUDGET**

DRAFT V4

REVENUE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES															
Personnel:															
Managers-ST	2,331	2,301	2,257	2,331	2,286	2,331	2,362	2,106	2,301	2,257	2,331	2,257	27,451	-	-
Managers-OT	130	128	125	130	127	130	131	118	128	125	130	125	1,527	-	-
Cashiers-ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cashiers-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance-ST	1,645	1,620	1,592	1,620	1,592	1,645	1,645	1,464	1,620	1,568	1,645	1,568	19,224	-	-
Maintenance-OT	164	162	159	162	159	164	146	146	162	157	164	157	1,920	-	-
Security-ST	472	472	456	472	456	472	472	426	472	456	472	456	5,554	-	-
Security-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benefits	3,588	3,574	3,520	3,588	3,731	3,588	4,030	3,443	3,432	3,576	3,643	3,366	43,079	-	-
Total Personnel	8,330	8,257	8,109	8,303	8,351	8,330	8,804	7,703	8,115	8,139	8,385	7,929	98,755	-	-
Operating:															
Outside Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Service Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	127	127	127	127	127	127	127	127	127	127	127	127	1,523	-	-
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	20	20	20	20	30	20	20	20	20	20	20	20	250	-	-
Tickets and Tags	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	-	-
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Snow Removal	-	-	-	-	2,500	5,000	5,000	5,000	2,500	-	-	-	20,000	-	-
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	31,681	-	-
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating	2,887	2,887	2,887	2,887	5,397	7,887	7,887	7,887	5,387	2,887	2,887	2,887	54,654	-	-
Total Expenses	11,217	11,144	10,996	(11,190)	(13,748)	(16,217)	(16,691)	(15,590)	(13,502)	(11,026)	(11,272)	10,816	153,409	-	-
NET OPERATING INCOME	(11,217)	(11,144)	(10,996)	(11,190)	(13,748)	(16,217)	(16,691)	(15,590)	(13,502)	(11,026)	(11,272)	(10,816)	(153,409)	-	-

NEW HAVEN PARKING AUTHORITY
UNION STATION BUILDING - STATE STREET STATION
FISCAL YEAR 2023 BUDGET

DRAFT V4

OTHER REVENUE

Interest Income -
Other -
Total Other Revenue -

OTHER EXPENSES

Interest Expense -
State of CT Payment -
CNH PILOT Payment -
Other -
Total Other Expense -

CHG IN NET ASSETS FROM OPS

ADJUSTMENTS

Add:
Depreciation/Amortization -
OID Interest Expense -
Less:
Bond/Lease Principal -
Capital Reserve -

NET CASH

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY23 BDGT	FY22 BDGT	FY22 PROJ
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	(11,217)	(11,144)	(10,996)	(11,190)	(13,748)	(16,217)	(16,691)	(15,590)	(13,502)	(11,026)	(11,272)	(10,816)	(153,409)	-	-
ADJUSTMENTS															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	(11,217)	(11,144)	(10,996)	(11,190)	(13,748)	(16,217)	(16,691)	(15,590)	(13,502)	(11,026)	(11,272)	(10,816)	(153,409)	-	-

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN
 FUNDING ANALYSIS
 FISCAL YEAR 2023

DRAFT V4

FACILITY	(Column A) NEEDS FOR FY23	(Column B) OTHER DEFERRALS OF FUNDING FOR FY23	(Column C) CAPITAL FUNDING AVAILABLE FOR FY23	(Column D) CARRIED FUNDS FUNDS AVAILABLE FOR FY23	(B+C+D-A) CAPITAL FUNDS OVER/(SHORT) FOR FY23
Union Station Transportation Center	5,882,650	5,882,650 B	0	2,411,658	2,411,658

B - Deferral of all items that are not directly approved.

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN-FUNDS AVAILABLE DETAIL
 FISCAL YEAR 2023

DRAFT V4

Amt	Notes
\$0	R&R - Webster
7,960,655	STIF

USTC

Cash Bal - 02/01/2022

Projects - In Progress (02/01/2022)	(2,276,701)	see Capital Projects Status worksheet
Add'l projects from PY/CY Approvals	(550,000)	Painting/Coating (16-006)
	(1,100,000)	Architectural Repairs (15-003A)
	(435,500)	USB Exterior Repairs (19-013)
	(1,449,600)	USG Decorative Precast Façade (19-016)

City of New Haven funding	237,804	COVID Funds Transfer
Forecast Add'l FY2022 Funding	25,000	* Forecast FY2022 Net Revenues to Res.
Budgeted Add'l FY2022 Funding	0	
Total	<u><u>\$2,411,658</u></u>	

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN
 FISCAL YEAR 2023

DRAFT V4

FACILITY	TOTAL COST	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2024	FUTURE YEARS ('25-'26)
<u>Union Station Building</u>					
Desman condition survey	\$8,808,750	\$2,138,750	\$2,176,450	\$3,935,300	\$558,250
Staff requests:					
None	\$0	\$0	\$0	\$0	\$0
Total USB	\$8,808,750	\$2,138,750	\$2,176,450	\$3,935,300	\$558,250
<u>Union Station Garage</u>					
Desman condition survey	\$10,171,750	\$3,743,900	\$2,053,200	\$1,174,500	\$3,200,150
Staff requests:					
None	\$0	\$0	\$0	\$0	\$0
Total USG	\$10,171,750	\$3,743,900	\$2,053,200	\$1,174,500	\$3,200,150
TOTAL USTC	\$18,980,500	\$5,882,650	\$4,229,650	\$5,109,800	\$3,758,400