



**UNION STATION
PARTNERSHIP**
NEW HAVEN

August 25, 2023

NOTICE OF MEETING

A Meeting of the New Haven Union Station Partnership Operations Committee for Union Station Transportation Center will be held on Monday, August 28, 2023 at 1:00 PM. It will be a hybrid meeting via Zoom teleconference and in person at NHPA's office on 232 George Street.

The Agenda for this meeting is attached.



**UNION STATION
PARTNERSHIP
NEW HAVEN**

AGENDA (REVISED PER THE CITY OF NEW HAVEN)

**NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE**

MEETING

August 28, 2023

1:00 PM

***This will be a Hybrid Meeting Held via Zoom
and in person at NHPA's office at 232 George Street***

Dear Operations Committee Members:

You are invited to a Zoom webinar

Topic: OPERATIONS COMMITTEE MEETING

Time: August 28, 2023 at 1:00 PM Eastern Time (US and Canada)

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

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 943 1262 1748

Passcode: 906094

One tap mobile

+13126266799,,94312621748#,,,,*906094# US (Chicago)

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Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 943 1262 1748

Passcode: 906094

Find your local number: <https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMIMxUT09>

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. APPROVAL OF THE MINUTES

-Approval of Minutes from the July 20, 2023 Operations Committee Meeting

IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE

A. To Approve the RFP for Real Estate Brokerage

B. Capital Agreement between City of New Haven and Connecticut Department of Transportation

V. OPERATIONS REPORT

-Monthly Reports

-Monthly Security Meeting Update

VI. FINANCIAL REPORT

-Monthly Report

VII. CAPITAL REPORT

-Capital Projects

VIII. LEASING AND TENANT UPDATES

- **New Haven Parking Authority's New Lease on 2nd Floor East**
- **Month-to-Month Agreements for all Concessions and Office Holders**
- **Webster Bank Vacated Corner ATM**
- **Rail Providers to Provide Leasing Needs to NHPA for New Leases to be Considered**

IX. NEW BUSINESS

- Weekend Security Positions/Additional Police Services**

X. OLD BUSINESS

- Real Estate Brokerage RFP, CTDOT is Reviewing**
- Press Event for East Lot RFI, Zoning, SOGR, and Bonding**
- New Revenue Initiatives**
- Livery/M7 Agreement with TGI for service at State Street Station utilizing lower limits of liability**

XI. EXECUTIVE SESSION

- Not Anticipated to be Utilized**

XII. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)

**NEW HAVEN UNION STATION TRANSPORTATION CENTER CAMPUS
MINUTES FROM THE OPERATIONS COMMITTEE MEETING OF
JULY 20, 2023**

Present:

CTDOT: Eric Bergeron, Craig Bordiere, Jeffrey Boice, Diana Palmer

City of New Haven: Sandeep Aysola, Carlos Eyzaguirre

New Haven Parking Authority: Douglas Hausladen, Sammy Parry, Brian Seholm, Jim Staniewicz

I. CALL TO ORDER

Mr. Hausladen called the meeting to order at 1:04 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 of the June 28, 2023 meeting for any exceptions or further discussion. Hearing none he asked for a Motion to approve. Mr. Bordiere moved to approve the Minutes as drafted and Mr. Bergeron seconded. Mr. Hausladen said to note: Mr. Seholm has the response to the question in regard to what was included in the professional services account that was raised last month. A vote was taken.

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

IV. APPROVAL OF THE MOTIONS OF THE OPERATIONS COMMITTEE

Mr. Hausladen announced Motions A, B, C and deferred to Mr. Staniewicz for further explanation.

MOTION A

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY APPROVES THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE NEW HAVEN PARKING AUTHORITY, AS STATION MANAGER, PARKING MANAGER AND BROKERAGE MANAGER, WITH DESMAN, INC., THE DESIGNATED CONSULTANT AS A RESULT OF REQUEST FOR PROPOSALS FROM QUALIFIED FIRMS AND SUBJECT TO NHPA BOARD ACTION OF JULY 24, 2023, TO CONDUCT CONDITION SURVEYS AND INSPECTIONS OF UNION STATION GARAGE, UNION STATION BUILDING AND STATE STREET STATION FACILITIES FOR FY 2023/2024, IN AN AMOUNT EQUAL TO \$16,062.50. (Motion was approved)

Mr. Staniewicz said typically every five years the Authority goes out for Proposals for engineering consultants to do the annual condition surveys and for on-call services (not for exclusive use).

Four responses were received. The firm of Desman, Inc. who has the most experience with our facilities and an extensive group of specialists was chosen (a summary comparison of the proposals is attached to the Motion). Pricing for five years was requested. Desman had the most favorable fees (an inflationary increase of about 2.9%). Their fee is held for each of the five years. They will do a wellness check on facilities and put together a plan that will be used by NHPA's Finance Department to develop the capital budget.

Questions/Discussion: Mr. Bordiere had several questions: 1)He wanted to confirm the current status of the Parking Authority's agreement with Desman. Mr. Staniewicz said it is time to renew it. 2)He asked if it could be confirmed that the numbers for the last five years were satisfied/exhausted, and Mr. Staniewicz said yes. 3)He asked if Desman's recent assignments were under the existing agreement, and Mr. Staniewicz said yes.

MOTION B

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY APPROVES THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE NEW HAVEN PARKING AUTHORITY, AS STATION MANAGER, PARKING MANAGER AND BROKERAGE MANAGER, WITH DESMAN, INC., THE DESIGNATED CONSULTANT AS A RESULT OF REQUEST FOR PROPOSALS FROM QUALIFIED FIRMS AND SUBJECT TO NHPA BOARD ACTION OF JULY 24, 2023, TO PROVIDE PROFESSIONAL DESIGN AND ENGINEERING SERVICES FOR INTERIOR WAYFINDING SIGNAGE AT UNION STATION BUILDING, NHPA PROJECT #23-054, IN AN AMOUNT NOT TO EXCEED \$150,000.00. (Motion was approved)

Mr. Staniewicz said Merje, graphic signage consultants, working with Desman as coordinator, prepared a detailed analysis in April 2019 that was presented to the OC for interior signage for the Union Station building and tunnel. Fees were broken out by personnel, hours, and tasks in three phases. The total fee lump sum with allowances appears to be favorable. The proposal is attached that presents everything in detail. Option 1 design was selected.

Questions/Discussion: Mr. Bergeron had several questions: 1)He asked to clarify the design phases in the agreement. Mr. Staniewicz said there are three phases to the design: schematic, design development and construction documents. 2)He wanted to confirm the price was negotiated. Mr. Staniewicz called attention to the end of their proposal (page 30) where a summary of prices presented and what we agreed on was shown. 3)He wanted to confirm Desman is the prime contractor and Merje is subcontractor and Mr. Staniewicz said that was correct. Mr. Staniewicz said we are hoping to get bids out by next Spring. Mr. Hausladen screen shared a schedule that was submitted.

MOTION C

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY APPROVES THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE NEW HAVEN PARKING AUTHORITY, AS STATION MANAGER, PARKING MANAGER AND BROKERAGE MANAGER, WITH DESMAN, INC., THE DESIGNATED CONSULTANT AS A RESULT OF REQUEST FOR PROPOSALS FROM QUALIFIED FIRMS AND SUBJECT TO NHPA BOARD ACTION OF JULY 24, 2023, TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES FOR ENABLING PROJECT – PHASE 1 AT UNION STATION BUILDING, NHPA PROJECT #23-051, IN AN AMOUNT NOT TO EXCEED \$855,000.00. (TABLED)

Mr. Staniewicz said this Motion is for an extensive study that incorporates a lot of different projects to enhance customer experience and building performance. All line items are broken out; however, a decision has not been made on how to procure it.

Discussion/Questions: Mr. Bordiere had several questions on items he was interested in. 1)Scanning and modeling: - Mr. Staniewicz said they will do the scanning in the main waiting room to have up-to-date information; 2)Group 1 lobby seating: he wanted confirmation on the removal of store fronts. Mr. Staniewicz said this work would involve mostly architectural and MEP ventilation; security issues, control of odors and how to control HVAC; 3)Arm rests on the benches: Mr. Staniewicz said the plan for arm rests is included in the State of Good Repairs projects and was done very tastefully.

Mr. Bergeron said he would have a difficult time accepting a single proposal with no competitive bids. In regard to the scope, it has potential to get much larger and he has concerns to continue to give it to the same vendor in perpetuity. He explained the process the State uses to bid their projects. Mr. Bergeron said he is okay with Motions A & B that appear to have gone through a competitive solicitation. He is not ready to endorse Motion C.

Mr. Aysola asked if all three Motions were under a master agreement, and was the master agreement negotiated; Mr. Staniewicz said yes.

Mr. Hausladen appreciated the feedback and will answer questions on the approach used over the next month.

MOTION TO APPROVE MOTIONS A & B WRITTEN ABOVE. MR. AYSOLA MOVED TO APPROVE, AND MR. EYZAGUIRRE SECONDED THE MOTION. A VOTE WAS TAKEN:

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

V. OPERATIONS

Mr. Parry presented an overview of activity in Operations for the month of June.

Occupancy: Mr. Parry said all indications are that parkers are returning. The current average occupancy of 908 for the month of June was slightly higher than 877 for last month; however, we are not where we want to be.

-**Total Cars Parked:** there was not a large difference between May and June; however, cumulatively there was a 36% increase from last year.

-**Total Tickets Issued:** there was a 2% increase for June compared to May. YTD there was a significant increase of 52% over 2022.

-**Keycard Usage:** is slightly lower possibly due to summer vacations etc.

-On weekends multiple day stays dominate. On week days, the daily maximum dominates.

-The garage was closed three times during the month, driven by activities in NYC.

Security: For June there were 38 incidents that is a significant decrease from last month. Still trending as the largest categories are Medical Assistance and Disorderly Conduct. These categories are associated with the unhoused population. Supporting documentation for all incidents is attached.

Unhoused Numbers: There was a significant reduction in the number of unhoused in June that was better than the last four months. With the additional efforts initiated starting July 10 through 18, you can see a significant decrease. It is hoped the numbers continue to remain low.

VI. FINANCIAL REPORT

Mr. Seholm presented an overview of the Financial Statements for June, the end of the fiscal year with explanations on the major variances. He focused on YTD results.

Union Station Consolidated: This is the first look at a full 12 months of the garage consolidated. YTD we are \$1,250,933 better than budget for total revenue driven by transient parkers coming in stronger than anticipated; however, the garage is not yet at capacity and can continue to grow. He reviewed expenses for the month noting service agreements, professional services and bank fees as big drivers that contributed to the over budget results. However, YTD Total Expenses are \$242,037 less than budget.

He reviewed the monthly variances shown by line and will send out to the OC following the meeting.

He brought to the attention of the OC that he has not received the formal EOP approval response on the FY2024 budget.

Union Station Building

The Net Operating Income Loss YTD was \$154,815 better than the loss that was budgeted and \$14,144 worse than the loss that was budgeted for the month. . This was driven by Total Revenue YTD coming in less than budget due to a CPIU estimate miss. YTD Total Personnel Expenses came in \$15,265 better than budget and YTD Total Operating Expenses were better than budget due to contracted snow removal coming in \$32,280 less than budget as a result of no major storms and Utilities still having the benefit of the tail end of the hedges. Service agreements and Professional Services are over budget YTD. Repairs & maintenance costs were down from budget and supplies were over budget due to purchase of mulch and additional cleaning supplies. Total Expenses were \$1,935 worse than budget for the month; however, \$169,520 better than budget YTD.

Mr. Seholm responded to the question from last month on what was included in professional services for the building totaling \$74,847. The following items were included: work done by Desman and Turner on the Condition Surveys, Audit allocation, archiving by outside consultant and legal services. All legal invoices were pulled and checked for any that were dual purpose calls and were taken out.

State Street Station: Net Operating Income was \$71,379 less than what was budgeted YTD and was the result of a learning curve. Total Personnel, Total Operating Expenses and Total Expenses were all more than budget.

Union Station Garage: This facility supports the building and State Street Station.

YTD Total Revenue was \$1,265,638 better than budget.

YTD Total Personnel Expenses were \$64,361 less than budget. All lines with the exception of Administration Salaries OT and Security Salaries OT were under budget.

For the month of June, Benefits were impacted by Memorial Day pay and the 5th week of pension pay paid and recorded in month of June.

YTD Total Operating Expenses were \$79,535 better due to utility generation. Bank Fees were over budget due to the credit card issue with FiServ that has been corrected.

YTD Total Actual Net Operating Income was \$2,564,587 and that was \$1,409,534 better than budget. This points to return of rail patrons.

VII. CAPITAL PROGRAMS

Mr. Staniewicz provided updates on the major capital projects.

-State of Good Repairs Projects. The final draft submission is being worked on

-RFP for Brokerage Services: Comments on the brokerage services RFP are being reviewed.

-Mr. Eyzaguirre asked if the OC wanted to move the release of the real estate brokerage RFP today. Mr. Bergeron said CTDOT is still working on finalizing the red line items to be incorporated.

Mr. Bordiere suggested approval could be done via e-mail if necessary in the next 30 days, and Mr. Bergeron agreed. The Committee agreed to finalize the red-lined document and e-mail approval, if necessary, before the next meeting.

-**East Lot Zoning:** Work done to revise the zoning for the East Lot is before the City's Board of Alders. Mr. Hausladen said this issue might be heard at the September public hearing of the Legislative Committee.

VIII. LEASING AND TENANT UPDATE – none

IX. NEW BUSINESS

•Additional NHPA Security/Weekends and NHPD Assistance for two Months.

Mr. Parry wanted to confirm the OC's position to approve providing additional NHPA security for weekends. Three options were discussed:.

- Option 1: full coverage 24 hours
- 2: 8:00 AM to 12:30 AM
- :3 8:00 AM to 4:30 PM

NHPA's recommendation is option 1 full coverage - 24 hours.

Mr. Bordiere asked assuming we have approval to do this, what is the turnaround time in hiring the staff to fill the positions. Mr. Parry said three to four weeks. Mr. Bergeron said to confirm this is additional NHPA staff for the weekends. Mr. Parry said that is correct, and this would match the current staffing for Monday through Friday. The Operations Committee agreed to proceed with Option 1.

Along with this NHPA would like to contract for additional NHPD services to assist with enforcement of the code of conduct. The expenditure would run about \$12,000 per month for two months, August and September, 160 hours per month – 40 hours per week. Once we have the 40 hours, we can distribute them on an as needed basis. Mr. Bergeron said he is not opposed to the concept; however, he did not think the Chief of Police had the staff to cover this.. Mr. Hausladen said we don't have promises; however, it would be done on an extra duty basis. We hope that by October we will not need these additional services. The Operations Committee agreed to proceed.

Mr. Hausladen said he will try to fill the positions ASAP and get the schedule to the tactical group with hours, etc.

X. OLD BUSINESS – NONE

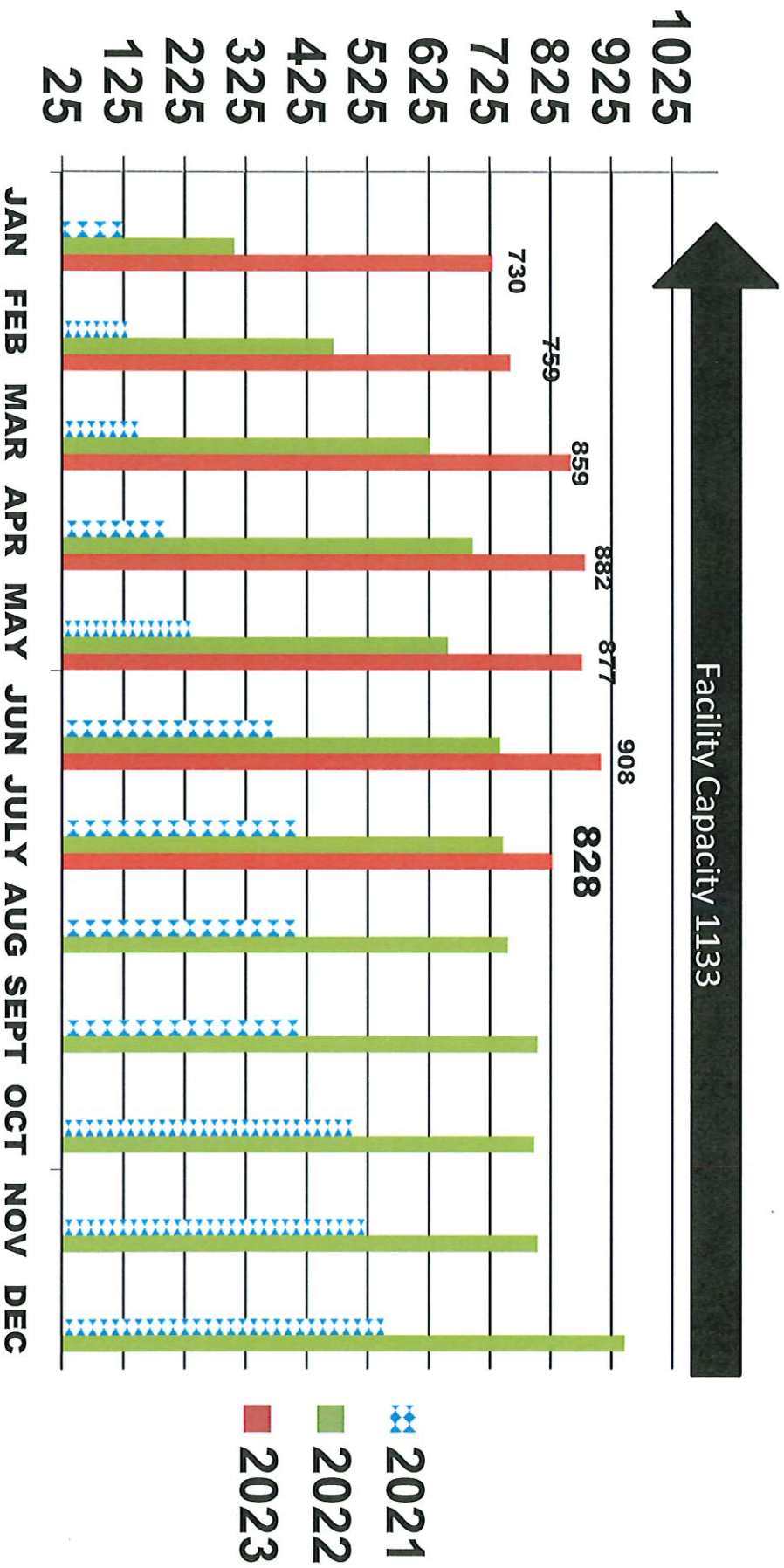
XI. EXECUTIVE SESSION

XII. ADJOURNMENT & CAMPUS TOUR

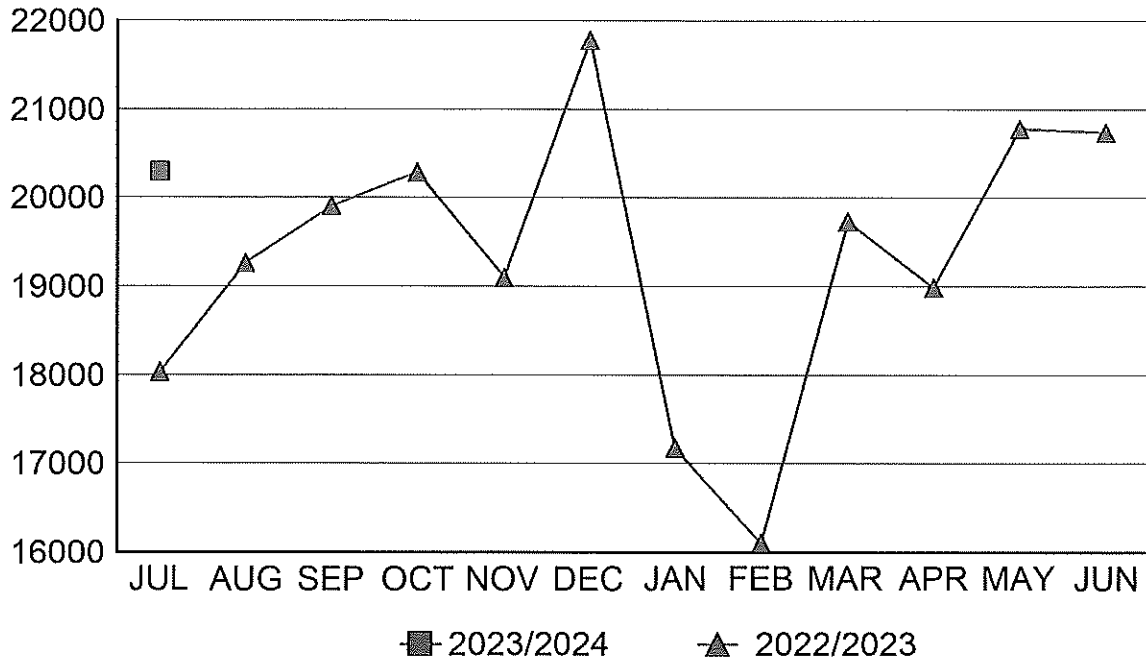
Mr. Hausladen asked if there were any other items for discussion. Hearing none he asked for a Motion to adjourn. Mr. Bordiere moved to adjourn the meeting, and Mr. Bergeron seconded the Motion. The meeting was adjourned at 2:40 PM. A vote was taken.

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

Average Occupancy Statistics Union Station Garage Facility Capacity 1133 Comparison of 2021 through 2023



UNION STATION GARAGE TOTAL CARS PARKED



TOTAL CARS PARKED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2023/ 2024	2022/ 2023	2023/2024	% CHANGE BY MONTH	2022/2023	% CHANGE BY YEAR	2023/2024	2022/2023	% CHANGE
JUL	21	22	20,294	-2%	18,034	13%	20,294	18,034	13%
AUG		23			19,266			37,300	
SEP		22			19,907			57,207	
OCT		21			20,289			77,496	
NOV		22			19,101			96,597	
DEC		22			21,782			118,379	
JAN		22			17,176			135,555	
FEB		20			16,105			151,660	
MAR		23			19,735			171,395	
APR		20			18,987			190,382	
MAY		23			20,783			211,165	
JUN		22			20,742			231,907	
Total	21	262							

UNION STATION GARAGE

TOTAL TICKETS ISSUED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2023/ 2024	2022/ 2023	2023/2024	% CHANGE BY MONTH	2022/2023	% CHANGE BY YEAR	2023/2024	2022/2023	% CHANGE
JUL	21	22	16,108	-7%	13,618	18%	16,108	13,618	18%
AUG		23			14,525			28,143	
SEP		22			15,161			43,304	
OCT		21			15,634			58,938	
NOV		22			15,686			74,624	
DEC		22			18,506			93,130	
JAN		22			13,558			106,688	
FEB		20			12,719			119,407	
MAR		23			16,076			135,483	
APR		20			15,778			151,261	
MAY		23			16,976			168,237	
JUN		22			17,262			185,499	
Total	21	262							

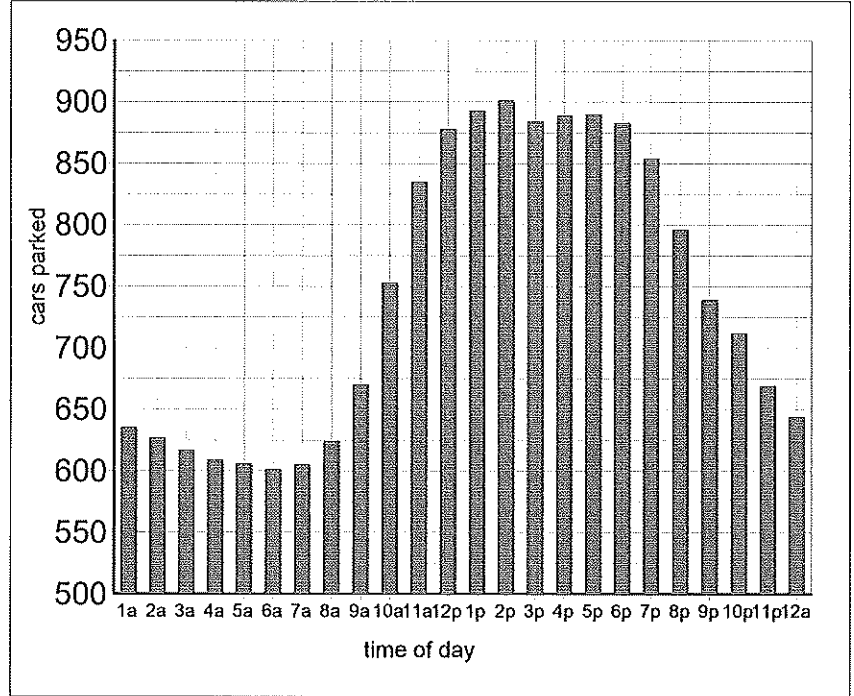
TOTAL KEYCARDS ENTERED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2023/ 2024	2022/ 2023	2023/2024	% CHANGE BY MONTH	2022/2023	% CHANGE BY YEAR	2023/2024	2022/2023	% CHANGE
JUL	21	22	4,186	20%	4,416	-5%	4,186	4,416	-5%
AUG		23			4,741			9,157	-100%
SEP		22			4,746			13,903	-100%
OCT		21			4,655			18,558	-100%
NOV		22			3,415			21,973	-100%
DEC		22			3,276			25,249	-100%
JAN		22			3,618			28,867	-100%
FEB		20			3,386			32,253	-100%
MAR		23			3,659			35,912	-100%
APR		20			3,209			39,121	-100%
MAY		23			3,807			42,928	-100%
JUN		22			3,480			46,408	-100%
Total	21	262							

note: adjusted keycard entries for PNH vehicles starting November 2022

UNION STATION GARAGE OCCUPANCY REPORT

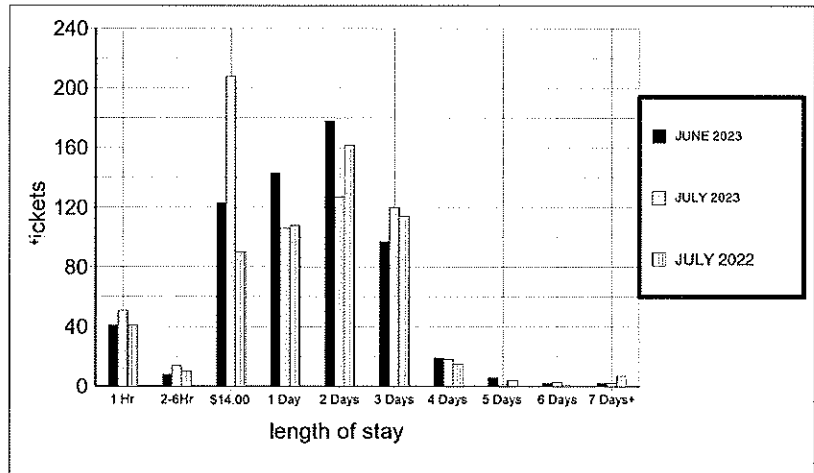
July 23, 2023
Sunday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	577	58	635
1:00-2:00a	571	56	627
2:00-3:00a	561	56	617
3:00-4:00a	552	57	609
4:00-5:00a	548	58	606
5:00-6:00a	544	57	601
6:00-7:00a	548	57	605
7:00-8:00a	566	58	624
8:00-9:00a	609	61	670
9:00-10:00a	692	61	753
10:00-11:00a	772	63	835
11:00-12:00p	813	65	878
12:00-1:00p	827	66	893
1:00-2:00p	832	69	901
2:00-3:00p	817	67	884
3:00-4:00p	820	69	889
4:00-5:00p	815	75	890
5:00-6:00p	806	77	883
6:00-7:00p	780	74	854
7:00-8:00p	721	75	796
8:00-9:00p	662	77	739
9:00-10:00p	637	75	712
10:00-11:00p	595	74	669
11:00-12:00a	566	78	644



1133 Available Spaces

Sunday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	41	51	41
2Hrs - 6 Hrs	8	14	10
\$14.00 Max	123	208	90
1 Day \$16 - \$18.	143	106	108
2 Days \$20 - \$36	178	127	162
3 Days \$38 - \$54	97	120	114
4 Days \$56 - \$72	19	18	15
5 Days \$74 - \$90	6	1	4
6 Days \$92 - \$108	2	3	1
>7 Days > \$110	2	2	7
Total	619	650	552
Avg Ticket =	\$26.99	\$25.54	\$28.96
Revenue	\$16,706.00	\$16,604.00	\$15,988.00

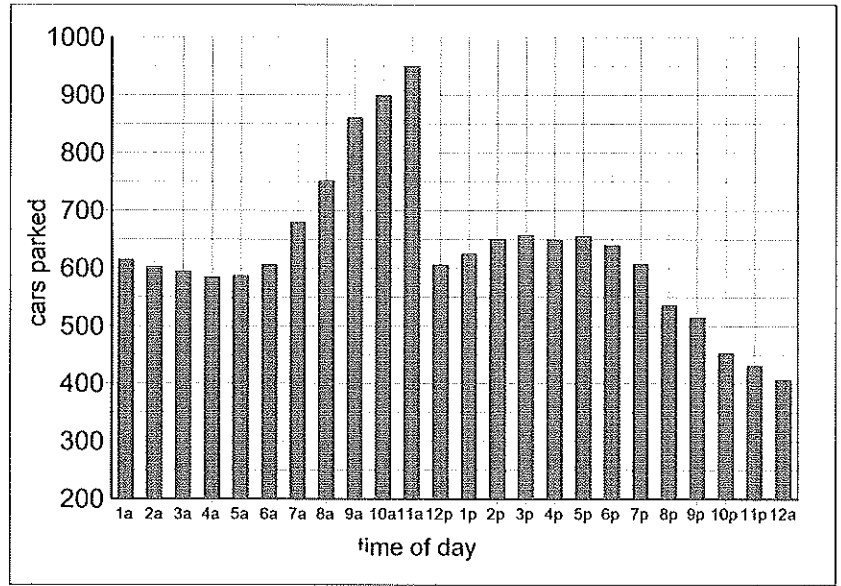


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	51	0.08
2Hrs - 6 Hrs	14	0.02
\$14.00 Max	208	0.32
1 Day \$16 - \$18.	106	0.16
2 Days \$20 - \$36	127	0.20
3 Days \$38 - \$54	120	0.18
4 Days \$56 - \$72	18	0.03
5 Days \$74 - \$90	1	0.00
6 Days \$92 - \$108	3	0.00
>7 Days > \$110	2	0.00
Total	650	

UNION STATION GARAGE OCCUPANCY REPORT

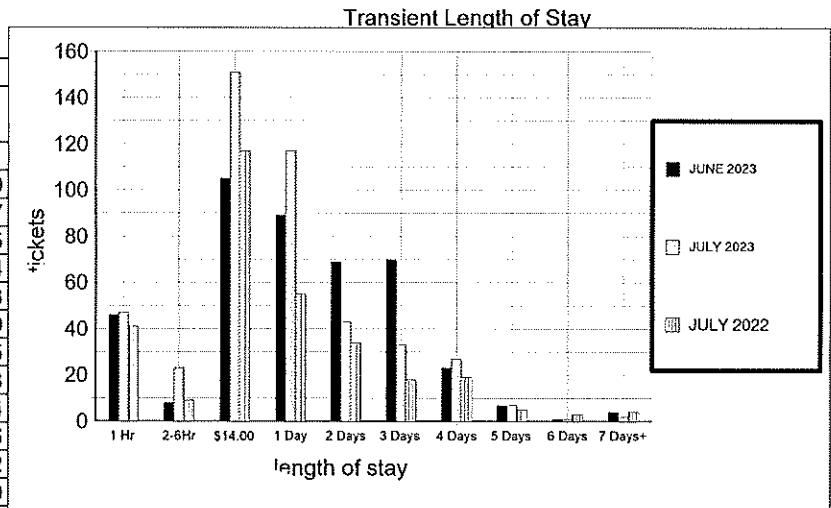
July 24, 2023
Monday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	536	79	615
1:00-2:00a	529	74	603
2:00-3:00a	521	74	595
3:00-4:00a	510	74	584
4:00-5:00a	508	79	587
5:00-6:00a	519	87	606
6:00-7:00a	560	119	679
7:00-8:00a	623	129	752
8:00-9:00a	707	154	861
9:00-10:00a	745	154	899
10:00-11:00a	792	158	950
11:00-12:00p	445	161	606
12:00-1:00p	462	163	625
1:00-2:00p	487	164	651
2:00-3:00p	496	161	657
3:00-4:00p	495	155	650
4:00-5:00p	501	155	656
5:00-6:00p	495	145	640
6:00-7:00p	468	139	607
7:00-8:00p	422	114	536
8:00-9:00p	406	109	515
9:00-10:00p	358	95	453
10:00-11:00p	339	92	431
11:00-12:00a	316	91	407



1133 Available Spaces

Monday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	46	47	41
2Hrs - 6 Hrs	8	23	9
\$14.00 Max	105	151	117
1 Day \$16 - \$18.	89	117	55
2 Days \$20 - \$36	69	43	34
3 Days \$38 - \$54	70	33	18
4 Days \$56 - \$72	23	27	19
5 Days \$74 - \$90	7	7	5
6 Days \$92 - \$108	1	1	3
>7 Days > \$110	4	2	4
Total	422	451	305
Avg Ticket =	\$27.36	\$22.18	\$23.92
Revenue	\$11,544.00	\$10,004.00	\$7,296.00

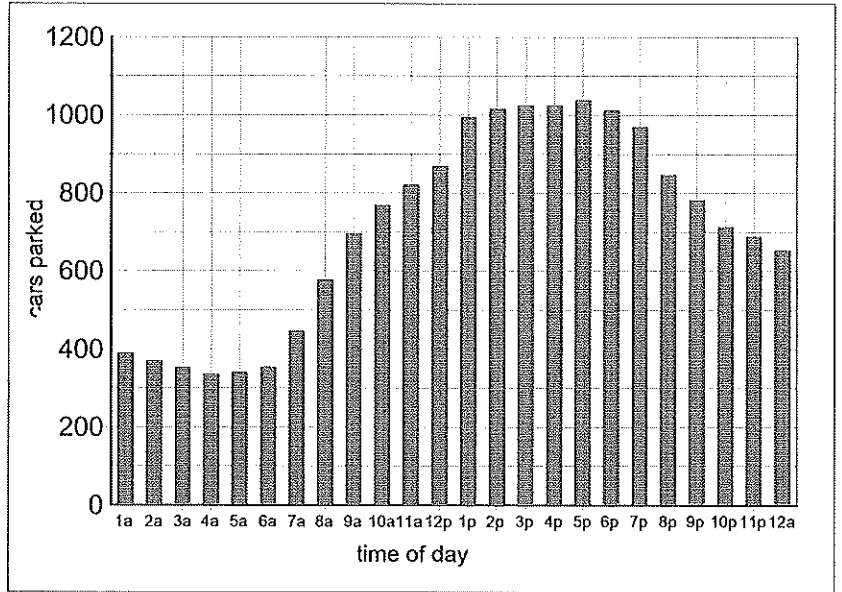


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	47	0.10
2Hrs - 6 Hrs	23	0.05
\$14.00 Max	151	0.33
1 Day \$16 - \$18.	117	0.26
2 Days \$20 - \$36	43	0.10
3 Days \$38 - \$54	33	0.07
4 Days \$56 - \$72	27	0.06
5 Days \$74 - \$90	7	0.02
6 Days \$92 - \$108	1	0.00
>7 Days > \$110	2	0.00
Total	451	

UNION STATION GARAGE OCCUPANCY REPORT

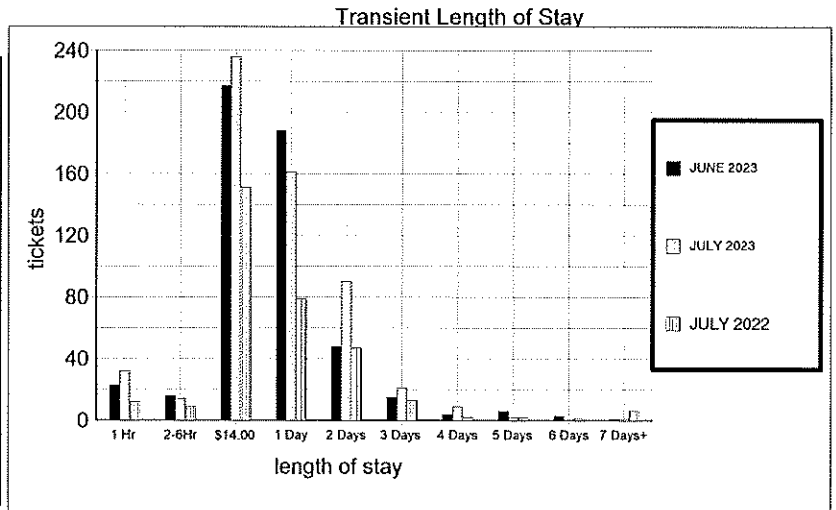
July 25, 2023
Tuesday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	295	94	389
1:00-2:00a	280	90	370
2:00-3:00a	263	90	353
3:00-4:00a	246	90	336
4:00-5:00a	244	96	340
5:00-6:00a	250	104	354
6:00-7:00a	305	141	446
7:00-8:00a	415	162	577
8:00-9:00a	508	189	697
9:00-10:00a	570	198	768
10:00-11:00a	619	202	821
11:00-12:00p	666	203	869
12:00-1:00p	791	203	994
1:00-2:00p	807	209	1016
2:00-3:00p	820	204	1024
3:00-4:00p	833	191	1024
4:00-5:00p	849	189	1038
5:00-6:00p	830	182	1012
6:00-7:00p	804	165	969
7:00-8:00p	711	136	847
8:00-9:00p	657	125	782
9:00-10:00p	601	113	714
10:00-11:00p	581	108	689
11:00-12:00a	547	107	654



1133 Available Spaces

Tuesday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	23	32	12
2Hrs - 6 Hrs	16	14	9
\$14.00 Max	217	236	151
1 Day \$16 - \$18.	188	161	79
2 Days \$20 - \$36	48	90	47
3 Days \$38 - \$54	15	21	13
4 Days \$56 - \$72	4	9	2
5 Days \$74 - \$90	6	2	2
6 Days \$92 - \$108	3	0	1
>7 Days > \$110	1	1	6
Total	521	566	322
Avg Ticket =	\$18.81	\$19.37	\$21.73
Revenue	\$9,798.00	\$10,964.00	\$6,998.00

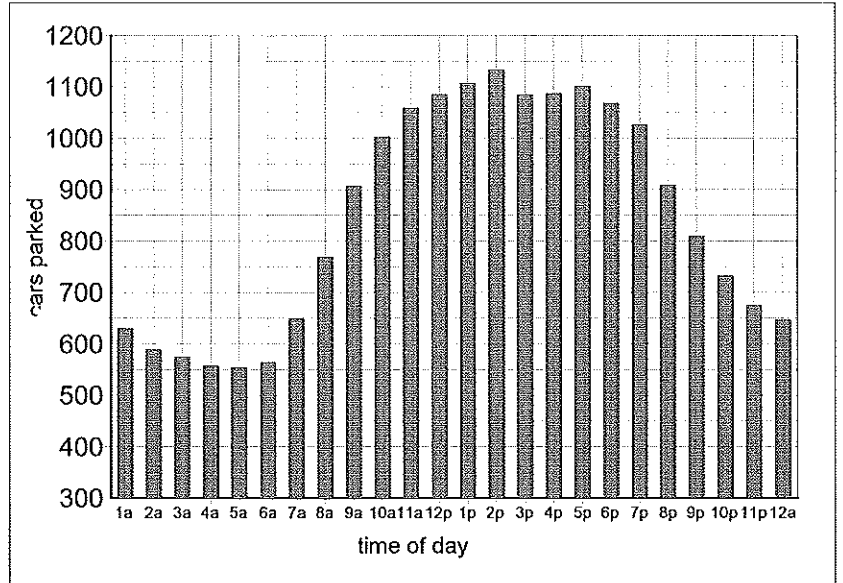


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	32	0.06
2Hrs - 6 Hrs	14	0.02
\$14.00 Max	236	0.42
1 Day \$16 - \$18.	161	0.28
2 Days \$20 - \$36	90	0.16
3 Days \$38 - \$54	21	0.04
4 Days \$56 - \$72	9	0.02
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	1	0.00
Total	566	

UNION STATION GARAGE OCCUPANCY REPORT

July 26, 2023
Wednesday

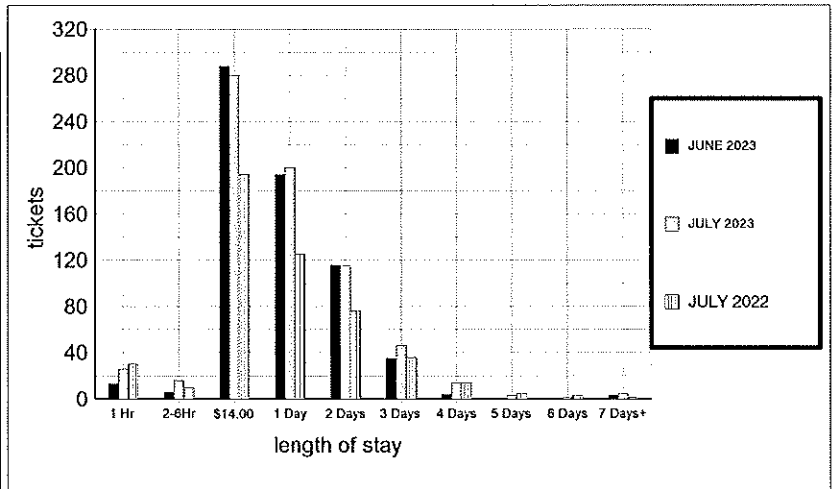
Time of Day	Tickets	Keycards	Total
00:00-1:00a	526	104	630
1:00-2:00a	486	103	589
2:00-3:00a	472	103	575
3:00-4:00a	455	102	557
4:00-5:00a	447	107	554
5:00-6:00a	451	113	564
6:00-7:00a	503	147	650
7:00-8:00a	605	164	769
8:00-9:00a	712	195	907
9:00-10:00a	796	207	1003
10:00-11:00a	853	206	1059
11:00-12:00p	880	206	1086
12:00-1:00p	902	205	1107
1:00-2:00p	925	208	1133
2:00-3:00p	882	203	1085
3:00-4:00p	896	191	1087
4:00-5:00p	914	188	1102
5:00-6:00p	888	180	1068
6:00-7:00p	858	168	1026
7:00-8:00p	772	136	908
8:00-9:00p	689	120	809
9:00-10:00p	620	112	732
10:00-11:00p	565	110	675
11:00-12:00a	536	110	646



1133 Available Spaces

Transient Length of Stay

Wednesday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	13	26	30
2Hrs - 6 Hrs	6	16	10
\$14.00 Max	288	280	194
1 Day \$16 - \$18.	194	200	125
2 Days \$20 - \$36	116	115	76
3 Days \$38 - \$54	35	46	36
4 Days \$56 - \$72	4	14	14
5 Days \$74 - \$90	0	3	5
6 Days \$92 - \$108	1	1	3
>7 Days > \$110	3	5	1
Total	660	706	494
Avg Ticket =	\$20.47	\$22.04	\$22.35
Revenue	\$13,510.00	\$15,562.00	\$11,040.00

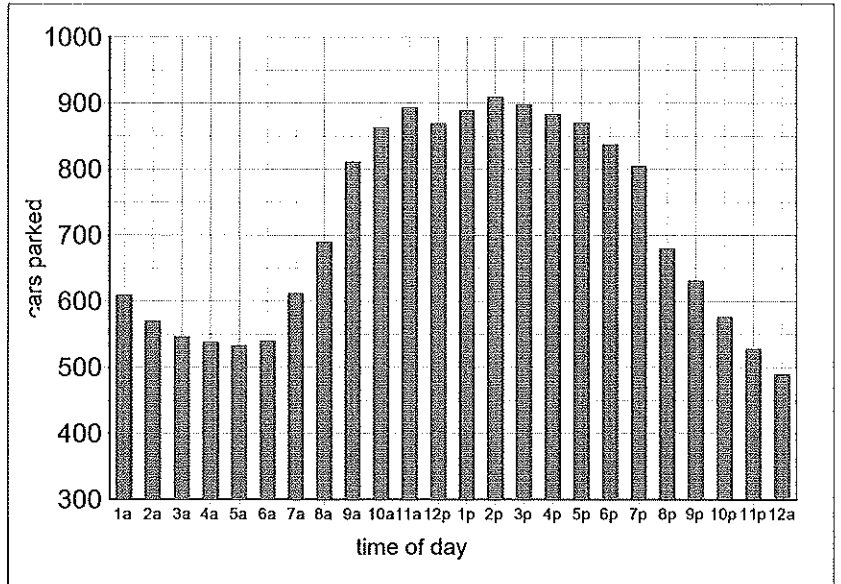


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	26	0.04
2Hrs - 6 Hrs	16	0.02
\$14.00 Max	280	0.40
1 Day \$16 - \$18.	200	0.28
2 Days \$20 - \$36	115	0.16
3 Days \$38 - \$54	46	0.07
4 Days \$56 - \$72	14	0.02
5 Days \$74 - \$90	3	0.00
6 Days \$92 - \$108	1	0.00
>7 Days > \$110	5	0.01
Total	706	

UNION STATION GARAGE OCCUPANCY REPORT

July 27, 2023
Thursday

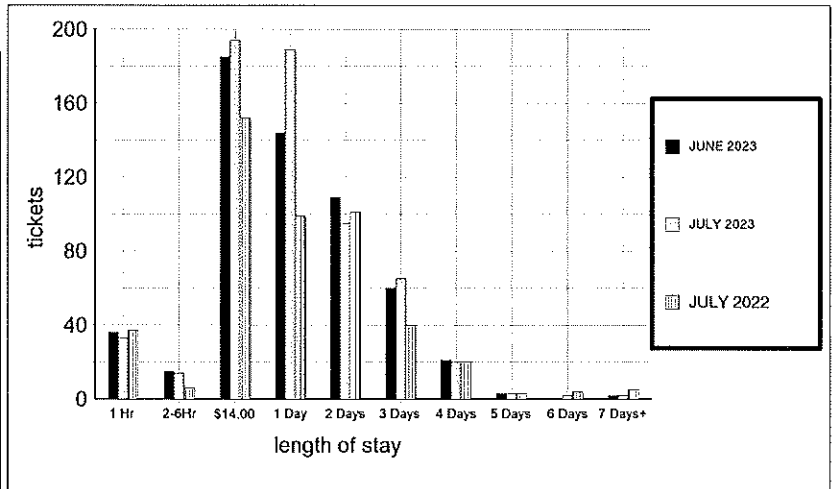
Time of Day	Tickets	Keycards	Total
00:00-1:00a	500	109	609
1:00-2:00a	466	104	570
2:00-3:00a	444	102	546
3:00-4:00a	436	102	538
4:00-5:00a	427	106	533
5:00-6:00a	428	112	540
6:00-7:00a	471	141	612
7:00-8:00a	540	150	690
8:00-9:00a	640	171	811
9:00-10:00a	686	177	863
10:00-11:00a	713	180	893
11:00-12:00p	688	181	869
12:00-1:00p	708	181	889
1:00-2:00p	726	183	909
2:00-3:00p	718	180	898
3:00-4:00p	712	171	883
4:00-5:00p	702	168	870
5:00-6:00p	680	157	837
6:00-7:00p	652	152	804
7:00-8:00p	557	123	680
8:00-9:00p	517	114	631
9:00-10:00p	479	97	576
10:00-11:00p	438	90	528
11:00-12:00a	405	84	489



1133 Available Spaces

Transient Length of Stay

Thursday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	36	33	37
2Hrs - 6 Hrs	15	14	6
\$14.00 Max	185	194	152
1 Day \$16 - \$18.	144	189	99
2 Days \$20 - \$36	109	95	101
3 Days \$38 - \$54	60	65	40
4 Days \$56 - \$72	21	20	20
5 Days \$74 - \$90	3	3	3
6 Days \$92 - \$108	0	2	4
>7 Days > \$110	2	2	5
Total	575	617	467
Avg Ticket =	\$23.59	\$23.34	\$25.16
Revenue	\$13,564.00	\$14,398.00	\$11,750.00

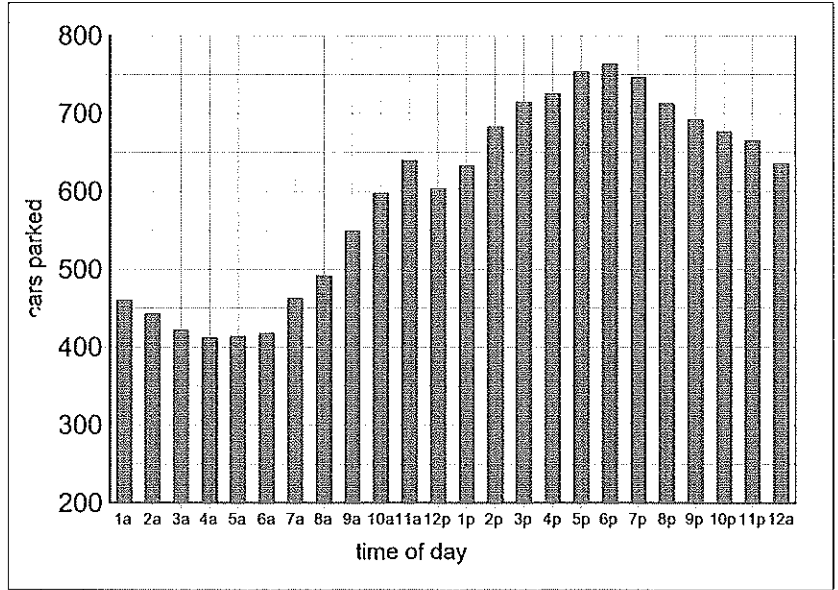


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	33	0.05
2Hrs - 6 Hrs	14	0.02
\$14.00 Max	194	0.31
1 Day \$16 - \$18.	189	0.31
2 Days \$20 - \$36	95	0.15
3 Days \$38 - \$54	65	0.11
4 Days \$56 - \$72	20	0.03
5 Days \$74 - \$90	3	0.00
6 Days \$92 - \$108	2	0.00
>7 Days > \$110	2	0.00
Total	617	

UNION STATION GARAGE OCCUPANCY REPORT

July 28, 2023
Friday

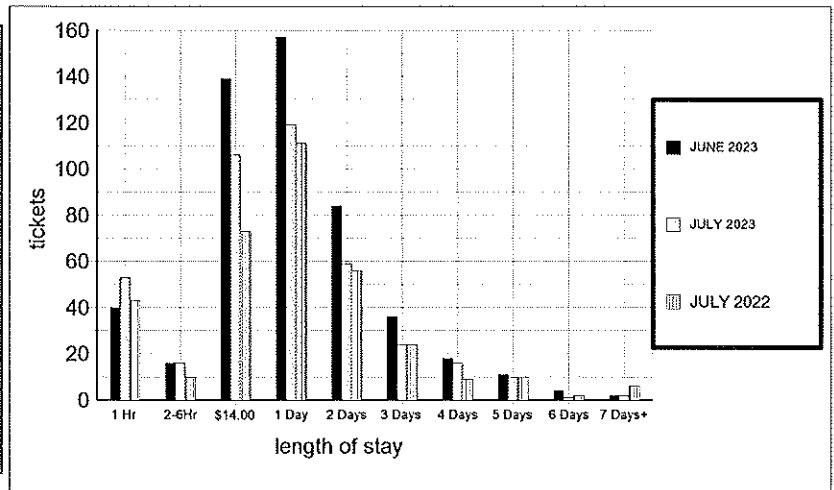
Time of Day	Tickets	Keycards	Total
00:00-1:00a	382	79	461
1:00-2:00a	364	79	443
2:00-3:00a	344	78	422
3:00-4:00a	335	77	412
4:00-5:00a	333	81	414
5:00-6:00a	334	84	418
6:00-7:00a	359	104	463
7:00-8:00a	383	109	492
8:00-9:00a	431	119	550
9:00-10:00a	479	119	598
10:00-11:00a	528	112	640
11:00-12:00p	488	116	604
12:00-1:00p	513	120	633
1:00-2:00p	562	121	683
2:00-3:00p	595	120	715
3:00-4:00p	615	111	726
4:00-5:00p	644	110	754
5:00-6:00p	662	102	764
6:00-7:00p	655	91	746
7:00-8:00p	636	77	713
8:00-9:00p	622	70	692
9:00-10:00p	609	68	677
10:00-11:00p	599	66	665
11:00-12:00a	572	64	636



1133 Available Spaces

Transient Length of Stay

Friday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	40	53	43
2Hrs - 6 Hrs	16	16	10
\$14.00 Max	139	106	73
1 Day \$16 - \$18.	157	119	111
2 Days \$20 - \$36	84	59	56
3 Days \$38 - \$54	36	24	24
4 Days \$56 - \$72	18	16	9
5 Days \$74 - \$90	11	10	10
6 Days \$92 - \$108	4	1	2
>7 Days > \$110	2	2	6
Total	507	406	344
Avg Ticket =	\$17.78	\$22.32	\$25.10
Revenue	\$9,016.00	\$9,062.00	\$8,634.00

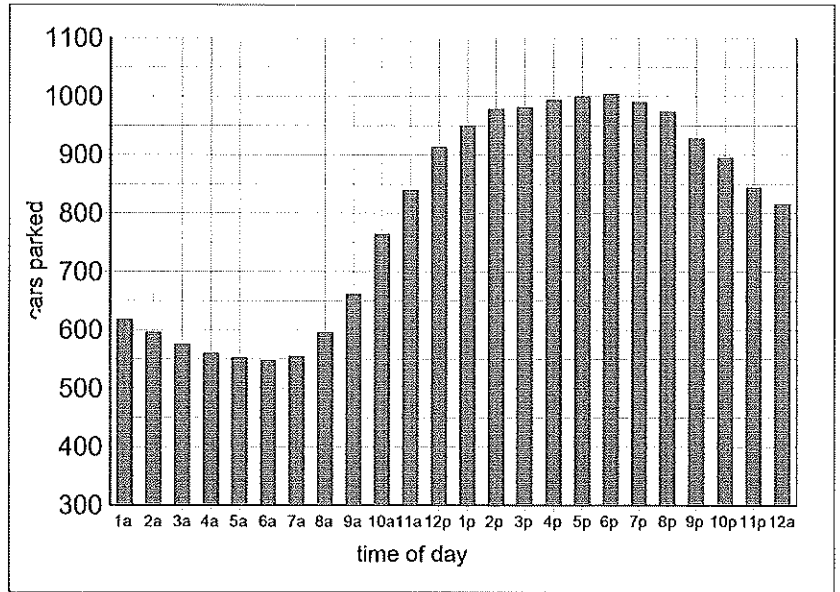


	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	53	0.13
2Hrs - 6 Hrs	16	0.04
\$14.00 Max	106	0.26
1 Day \$16 - \$18.	119	0.29
2 Days \$20 - \$36	59	0.15
3 Days \$38 - \$54	24	0.06
4 Days \$56 - \$72	16	0.04
5 Days \$74 - \$90	10	0.02
6 Days \$92 - \$108	1	0.00
>7 Days > \$110	2	0.00
Total	406	

UNION STATION GARAGE OCCUPANCY REPORT

July 29, 2023
Saturday

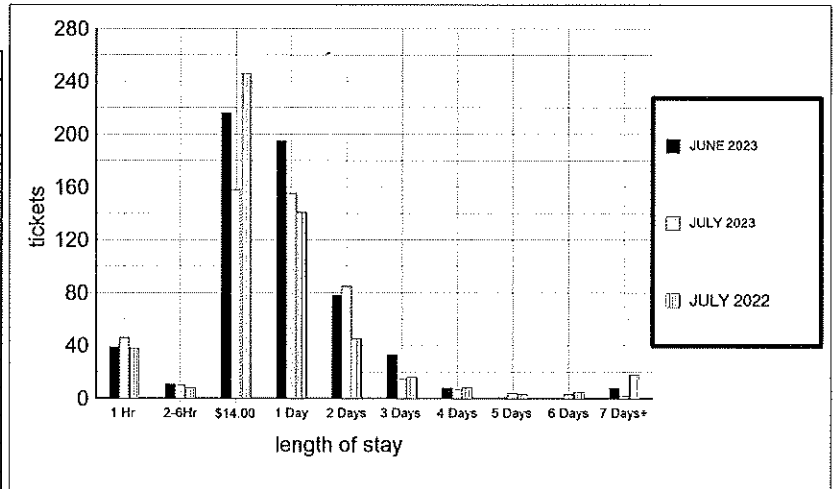
Time of Day	Tickets	Keycards	Total
00:00-1:00a	554	64	618
1:00-2:00a	535	61	596
2:00-3:00a	515	61	576
3:00-4:00a	499	61	560
4:00-5:00a	489	64	553
5:00-6:00a	488	60	548
6:00-7:00a	493	62	555
7:00-8:00a	530	66	596
8:00-9:00a	589	72	661
9:00-10:00a	693	71	764
10:00-11:00a	767	73	840
11:00-12:00p	842	71	913
12:00-1:00p	882	68	950
1:00-2:00p	914	64	978
2:00-3:00p	921	61	982
3:00-4:00p	937	57	994
4:00-5:00p	940	60	1000
5:00-6:00p	944	60	1004
6:00-7:00p	931	59	990
7:00-8:00p	913	61	974
8:00-9:00p	871	57	928
9:00-10:00p	839	56	895
10:00-11:00p	790	54	844
11:00-12:00a	763	53	816



1133 Available Spaces

Transient Length of Stay

Saturday	JUNE 2023	JULY 2023	JULY 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	39	46	38
2Hrs - 6 Hrs	11	10	8
\$14.00 Max	216	158	246
1 Day \$16 - \$18.	195	155	141
2 Days \$20 - \$36	78	85	45
3 Days \$38 - \$54	33	15	16
4 Days \$56 - \$72	8	7	8
5 Days \$74 - \$90	1	4	3
6 Days \$92 - \$108	0	3	5
>7 Days > \$110	8	2	18
Total	589	485	528
Avg Ticket =	\$21.36	\$20.21	\$23.16
Revenue	\$12,582.00	\$9,800.00	\$12,228.00



	JULY 2023	JULY 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	46	0.09
2Hrs - 6 Hrs	10	0.02
\$14.00 Max	158	0.33
1 Day \$16 - \$18.	155	0.32
2 Days \$20 - \$36	85	0.18
3 Days \$38 - \$54	15	0.03
4 Days \$56 - \$72	7	0.01
5 Days \$74 - \$90	4	0.01
6 Days \$92 - \$108	3	0.01
>7 Days > \$110	2	0.00
Total	485	

New Haven Parking Authority - Union Station Garage

- OVERVIEW**
- OCCUPANCY
- TOTAL REVENUE
- DURATION**
- OVERSELL
- ONLINE RATE SURVEY
- BUDGETS
- % BENCHMARK

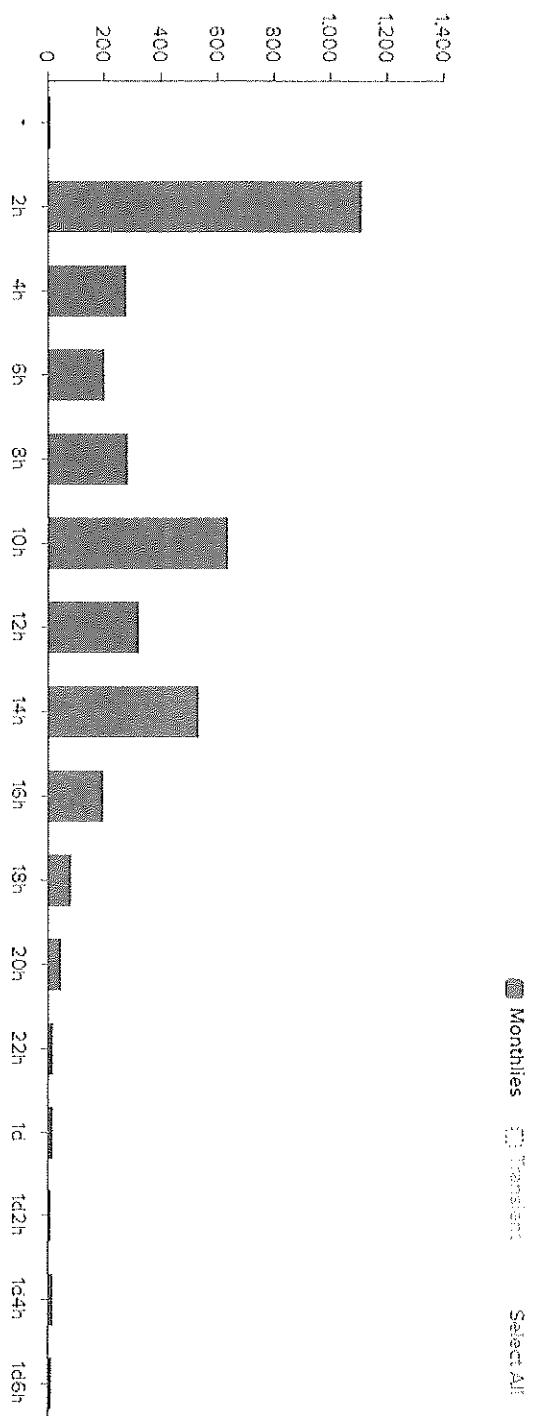
Duration

Show duration distribution **Every 2 Hours** on **All Days** entering at **All Hours**

for **Jul 1, 2023 - Jul 31, 2023** broken down by **User Type**

Compare to Last Year

Duration Distribution Graph



Monthlies

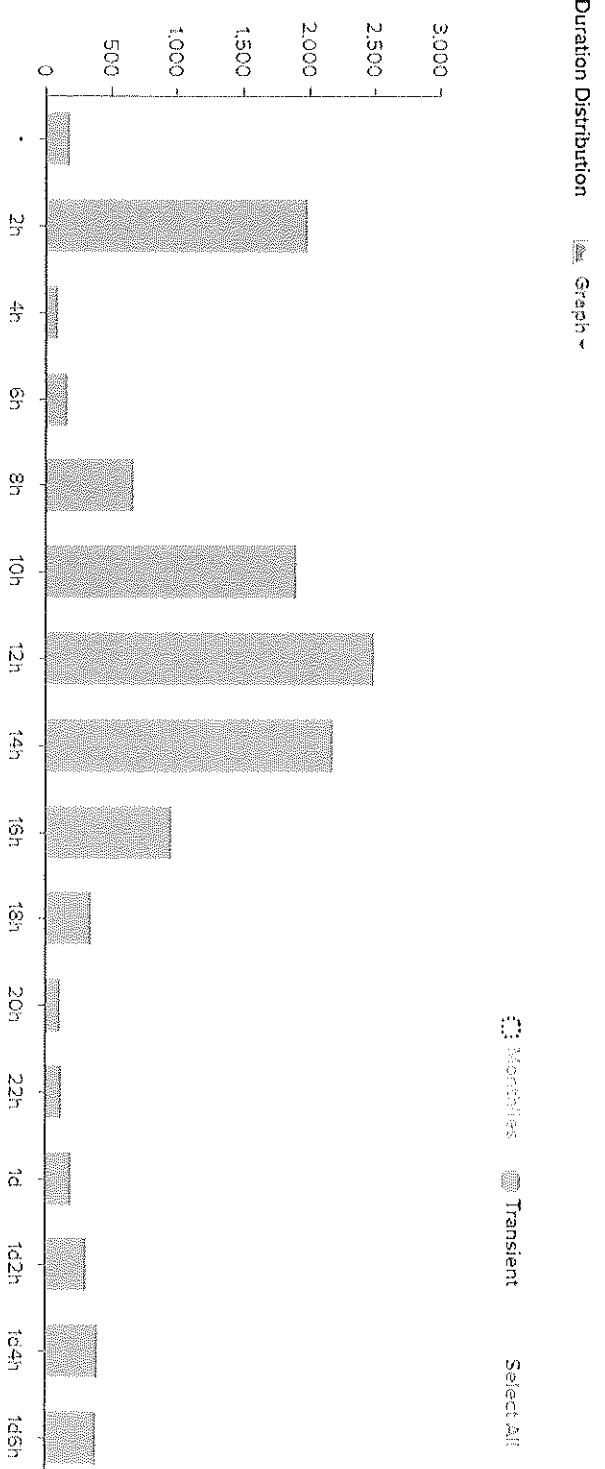
smarking Revenue for parking **New Haven Parking Authority - Union Station Garage**

- OVERVIEW
- OCCUPANCY
- REVENUE
- DURATION
- OVERSELL
- ONLINE RATE SURVEY
- BUDGETS
- % BENCHMARK

Duration

Show duration distribution **Every 2 Hours** on **All Days** entering at **All Hours**
 for **Jul 1, 2023 - Jul 31, 2023** broken down by **User Type**

Compare to Last Year



Motorbikes Transient Select All

INCIDENTS – Union Station Building and Garage – July 2023

DATE & TIME	TYPE	DESCRIPTION	POLICE CALLED	MEDICAL ASSISTANCE REQUIRED
		LOCATION:		
7.1.23 320pm	Medical	USB TRACK 4 Medical on train. Amtrak PD and EMS responded	Amtrak PD	Yes
7.1.23 325pm	Medical	USB MAIN CONCOURSE - West Lobby by Charging Station Intoxicated male was having difficulty sitting up and staying awake. Medical was requested.	Amtrak PD	Yes
7.1.23 5pm	Medical	USB MAIN CONCOURSE - Woman's Restroom A woman patron closed her finger in the bathroom stall door causing to bleed. Requested band aid and such		No
7.1.23 830pm	Disorderly Conduct	USB MAIN CONCOURSE Janet Montini was creating a disturbance and refused to leave when requested to do so by security. CSP responded and stood by until she left.	CSP	
7.3.23 630am	Medical	USB MAIN CONCOURSE An unhoused subject complained of back pain. EMS responded.		Yes
7.4.23 1015am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE - NEAR RESTROOMS Subjected would repeatedly lay down and sleep on the bench and ignore requests to sit. Subject was asked to leave and did so after creating a brief disturbance		
7.4.23 1030am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE - near the west entrance Janet Montini was walking around the station without shoes and not attending to her baggage. She was asked to put her shoes on and not to leave her bags unattended and she created a disturbance. She was asked to leave and complied.		
7.4.23 230pm	Misc. Other – Code of Conduct	USB MAIN CONCOURSE John Pendleton was panhandling in the lobby and was asked to leave for repeated violations. He left after creating a brief disturbance.		
7.5.23 930am	Disorderly Conduct	USB MAIN CONCOURSE Janet Montini was yelling and swearing and acting erratically. She was using the "N" word and was asked to leave. An Amtrak PD officer stood by until she left	Amtrak PD	
7.5.23 11am	Medical	USB MAIN CONCOURSE by the restrooms A subject fell off of the bench and banged her head on the ground. Medical was requested.		Yes
7.5.23 155pm	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Front of Station John Pendleton was observed panhandling. He was asked to leave. Amtrak PD assisted	Amtrak PD	
7.5.23 844pm	Other Criminal Activity	USB – Platform Track 14 Active Shooting incident on the platform.	NHPD, MTAPD, Amtrak PD, CSP	Yes
7.6.23 4am	Medical	USB – Front Traffic Circle near Mailbox Unresponsive subject, possible overdose. NARCAN was administered by MTAPD and EMS responded as well	MTAPD	Yes
7.6.23	Misc. Other - Media	USB MAIN CONCOURSE Various news crews on scend throughout day to cover shooting		

7.7.23 910am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Lobby Area Janet Montini was refusing to put her shoes on and periodically would yell and act erratically. She left when an MTAPD officer arrived	MTAPD	
7.7.23 955am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – by Union News A subject not known to security was aggressively panhandling in front of Union News. He was asked to leave and complied after causing a brief disturbance.		
7.10.23 105am	Medical	USB MAIN CONCOURSE – Lobby A patron got off of the train and complained of dizziness. EMS was requested.	Amtrak PD	Yes
7.10.23 430am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Lobby and outside West Lot A subject known as Jerry entered the lobby without wearing shoes, left his belongings unattended and was found urinating on the side of the building. He was asked to leave		
7.10.23 640pm	Disorderly Conduct	USB MAIN CONCOURSE – Lobby and front of Station Janet Montini was spoken to about leaving her baggage unattended and then engaged a CSP and DOT official creating a disturbance. She left the property on her own		
7.11.23 1am	Medical	USB – West Parking Lot Thomas Rivers was located unresponsive in the parking lot. EMS was requested. MTAPD arrived while waiting for EMS	MTAPD	Yes
7.11.23 115am	Medical	USB – Front Traffic Circle A subject was in front of the building asking for medical assistance for psych evaluation.	MTAPD	Yes
7.11.23 724am	Disorderly Conduct	USB MAIN CONCOURSE – benches Patrick Mosley interfered with a CSP Officer that was speaking with another subject who was asked to leave the previous day. Patrick refused to leave and assaulted the officer by spitting on him during the arrest process	CSP, Amtrak PD, NHPD	
7.11.23 730am	Disorderly Conduct	USB MAIN CONCOURSE - lobby area A subject known as Ali was creating a disturbance in the lobby. An Amtrak PD Officer asked him to leave and he complied.	Amtrak PD	
7.11.23 630am	Trip and Fall	USB MAIN CONCOURSE – restroom A subject slipped and fell in the lady's restroom. The subject did not want medical attention and did not complain of any injuries.		
7.11.23 330pm	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Lobby Area John Pendleton was in the main lobby trying to sell items. He was asked to leave.		
7.12.23 930am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Lobby Area John Pendleton was in the main lobby asking people to buy him food. He was asked to leave.		
7.12.23 240pm	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Benches Thomas Rivers was on the benches and repeatedly would lay down to sleep and ignore requests to sit up. NHPD assisted as Rivers was asked to leave.	NHPD	
7.13.23 1145am	Misc. Other – Code of Conduct	USB MAIN CONCOURSE – Lobby Area Janet Montini left her baggage unattended so NHPA security placed it in lost and found. When she returned her baggage, she created a disturbance and was asked to leave. NHPD assisted.	NHPD	
7.14.23 840am	Medical	USB MAIN CONCOURSE – Front Traffic Circle A subject called for EMS due to a medical condition.		Yes
7.14.23 1040am	Trip and Fall	USB MAIN CONCOURSE – Lobby Area Subject fell several times and was cleared for travel by EMS		Yes

7.14.23 1140am	Disorderly Conduct	<u>USB – Front Traffic Circle</u> Janet Montini was creating a disturbance in the front traffic circle and ignored requests to leave. NHPD assisted and stood by until she left.	NHPD	
7.16.23 1204am	Other Criminal Activity – Stabbing	<u>USB MAIN CONCOURSE – Near Restrooms</u> Unknown male subject was involved in a verbal altercation with an unknown female when an subject named Lin intervened. Lin was subsequently stabbed. NHPD Investigating	NHPD, MTAPD	Yes
7.17.23 0420am	Medical	<u>USB MAIN CONCOURSE – Front Traffic Circle</u> A subject complained of pain and EMS was requested		Yes
7.17.23 3pm	Misc. Other – Media	<u>USB MAIN CONCOURSE – Lobby Area</u> News 61 was on site interviewing subject regarding added security		
7.18.23 450am	Medical	<u>USB – Front Traffic Circle</u> Thomas Rivers was unresponsive in front traffic circle. Medical called and Thomas became belligerent as well as others who were in the area. PD called to assist with dispersal.	MTA PD	Yes
7.18.23 250pm	Disorderly Conduct	<u>USB – Main Concourse</u> Janet Montini was in the main lobby area creating a disturbance. She was asked to leave and refused. An Amtrak PD Officer, who was in the building, assisted and she left.	Amtrak PD	
7.19.23 540am	Misc. Other - Code of Conduct	<u>USB Main Concourse</u> A male subject was laying down when he was advised that he could not do this he started walking around panhandling. He was asked to leave and he did.		
7.19.23 1130am	Misc. Other - Code of Conduct	<u>USB Main Concourse</u> A male subject was in the main lobby panhandling and created a brief disturbance when asked to leave. The M.O.D responded and the male left.		
7.19.23 150pm	Disorderly Conduct	<u>USB Main Concourse – Bathroom and Lobby</u> A male known as Rodney was creating a disturbance near the bathroom and in the lobby and would not quiet down or leave. An MTA worker who was familiar with Rodney spoke with him as did the M.O.D and Rodney quieted.		
7.19.23 200pm	Misc. Other - Code of Conduct	<u>USB – Front Traffic Circle</u> John Pendleton was observed panhandling and was asked to leave.		
7.19.23 335pm	Larceny	<u>USB – Union News</u> Reported theft of candy bars and potato chips. Store owner did not wish to report to PD		
7.20.23 230pm	Misc Other – Media	<u>USB Main Concourse and Rear Lot</u> MTAPD hosted a press conference to announce the arrest of the suspect from the shooting		
7.24.23 1230pm	Disorderly Conduct	<u>USB Main Concourse – Avis Car Rental</u> Male and female customer upset about reservation being cancelled due to debit card not being accepted. They were asked to leave and given directions to another area rental location. It was reported that they returned later and were involved in another incident not reported to security.		
7.26.23 510am	Medical	<u>USB Main Concourse</u> Female complained of back pain		Yes
7.27.23 355am	Misc. Other – reported assault on train	<u>USB Main Concourse</u> Female passenger complained that she was assaulted on the train so MTAPD responded to investigate. The other subject said the woman was unresponsive and she was trying to wake her.	MTAPD	

7.27.23 355am	Medical	<u>USB Main Concourse</u> Male complained of chest and feet pain		Yes
7.27.23 630am	Misc Other – police investigation	<u>USB Main Concourse</u> An employee of CDOT and NHPA Security thought they spotted the suspect from the stabbing and called 911. The male was not the suspect.	MTAPD	
7.27.23 1015am	Disorderly Conduct	<u>USB Main Concourse</u> Janet Montini was in the main lobby creating a disturbance and refused to leave. Two Amtrak PD Officers were in the building and assisted. She left without further incident	Amtrak PD	
7.27.23 1250pm	Misc Other – food distribution	<u>USB Main Concourse – West Lobby</u> A male was passing out food without authorization.		
7.28.23 605am	Disorderly Conduct	<u>USB Main Concourse</u> Janet Montini was in the lobby talking to herself when another subject wanted her to stop. They began to argue to security intervened and requested assistance from the MTAPD Officer who was in the building. Both parties left the property.	MTAPD	
7.28.23 115pm	Disorderly Conduct	<u>USB Main Concourse – Main Lobby</u> <u>Kennethe Campbell was in the main lobby harassing the custodial staff and creating a disturbance. He left without further incident</u>		
7.28.23 140pm	Medical	<u>USB Front – Hill Area just West of Building</u> Male was not responsive on the hill and believed to be intoxicated		Yes
7.29.23 755pm	Misc. Other – Code of Conduct	<u>USB Main Concourse – West Lobby Area near Avis</u> Male sleeping refusing to get up.		
7.29.23 8am	Misc. Other – Code of Conduct	<u>USB Main Concourse – in front of Dunkin</u> Female panhandling and was asked to leave.		
7.31.23				
		<u>LOCATION: UNION STATION GARAGE</u>		
7.10.23	Larceny - Bicycle	<u>USG – Bike Corral</u> A patron reported that his scooter was stolen from the bike corral. NHPA security was able to view the incident on surveillance cameras and reported it to NHPD to investigate	NHPD	
7.12.23 2pm	Misc. Other – Vehicle Tow	<u>USG – Level 1</u> Vehicle tow		
7.21.23 520pm	Trip and Fall	<u>USG – Level 2</u> A female reported that she fell in the garage and bruised her knee. No medical attention needed.		
7.27.23 1pm	Misc Other	<u>USG – Bike Shelter</u> Male patron locked his bike and then cut the chain as he lost the key as he was away. Ownership of bike was verified.		
7.30.23 455pm	Vandalism Private Property	<u>USG – Level 2 Ramp</u> A subject complained of a scratch on her car.		

NEW HAVEN PARKING AUTHORITY
 Union Station Consolidated
 For Fiscal Year Through July 31, 2023
 (Management Use Only)

REVENUE	CURRENT			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Monthly Parking Revenue	41,856	43,796	(1,941)	41,467
Transient Parking Revenue	332,558	290,000	42,558	279,571
Validation Revenue	0	0	0	0
Rental Income	129,220	131,971	(2,751)	124,441
Administrative Income	0	0	0	0
Special Events Income	0	0	0	0
Valet Revenue	0	0	0	0
Advertising Revenue	0	0	0	0
Other Revenue	10	0	10	3,358
Revenue Due City of New Haven	0	0	0	0
Billed Expense Revenue	0	0	0	0
Total Revenue	503,644	485,767	37,877	448,838
				54,806

REVENUE	YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Monthly Parking Revenue	41,856	43,796	(1,941)	41,467
Transient Parking Revenue	332,558	290,000	42,558	279,571
Validation Revenue	0	0	0	0
Rental Income	129,220	131,971	(2,751)	124,441
Administrative Income	0	0	0	0
Special Events Income	0	0	0	0
Valet Revenue	0	0	0	0
Advertising Revenue	0	0	0	0
Other Revenue	10	0	10	3,358
Revenue Due City of New Haven	0	0	0	0
Billed Expense Revenue	0	0	0	0
Total Revenue	503,644	485,767	37,877	448,838
				54,806

EXPENSES	CURRENT			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Personnel:				
Administration Salaries - Straight-time	29,720	23,824	(5,896)	14,971
Administration Salaries - Overtime	1,777	731	(1,046)	565
Cashiers Salaries - Straight-time	13,495	13,931	436	12,014
Cashiers Salaries - Overtime	522	836	314	699
Maintenance Salaries - Straight-time	35,074	39,632	4,558	30,047
Maintenance Salaries - Overtime	6,159	3,823	(2,336)	5,010
Security Salaries - Straight-time	49,482	56,414	6,932	34,724
Security Salaries - Overtime	11,838	10,066	(1,772)	1,024
Benefits	103,526	115,281	11,755	93,623
Total Personnel	251,553	264,538	12,985	192,678
				(58,914)

EXPENSES	YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Personnel:				
Administration Salaries - Straight-time	29,720	23,824	(5,896)	14,971
Administration Salaries - Overtime	1,777	731	(1,046)	565
Cashiers Salaries - Straight-time	13,495	13,931	436	12,014
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Maintenance Salaries - Overtime	6,159	3,823	(2,336)	5,010
Security Salaries - Straight-time	49,482	56,414	6,932	34,724
Security Salaries - Overtime	11,838	10,066	(1,772)	1,024
Benefits	103,526	115,281	11,755	93,623
Total Personnel	251,553	264,538	12,985	192,678
				(58,914)

Operating:	CURRENT			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Security/Traffic Control	0	0	0	0
Utilities	35,677	48,585	12,908	43,272
Service Agreements	13,211	14,061	850	9,772
Professional Services	6,380	5,455	(925)	2,141
Repairs and Maintenance	19,046	27,858	8,812	15,710
Insurance - Liability	23,539	23,273	(266)	18,309
Building & Land Rental	0	0	0	0
Uniforms	2,093	1,727	(366)	1,296
Tickets and Tags	177	331	154	229
Supplies	10,278	11,775	1,497	8,124
Bank Fees	13,882	12,840	(1,042)	5,069
Contracted Snow Removal	0	0	0	0
Administrative Expenses	97,815	97,815	0	88,374
Valet Expense	0	0	0	0
Other Expenses	10,586	13,681	3,115	11,942
Total Operating Expenses	232,664	257,401	24,737	204,238
Total Expenses	484,257	521,939	37,682	396,916
				(87,341)

Operating:	YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Security/Traffic Control	0	0	0	0
Utilities	35,677	48,585	12,908	43,272
Service Agreements	13,211	14,061	850	9,772
Professional Services	6,380	5,455	(925)	2,141
Repairs and Maintenance	19,046	27,858	8,812	15,710
Insurance - Liability	23,539	23,273	(266)	18,309
Building & Land Rental	0	0	0	0
Uniforms	2,093	1,727	(366)	1,296
Tickets and Tags	177	331	154	229
Supplies	10,278	11,775	1,497	8,124
Bank Fees	13,882	12,840	(1,042)	5,069
Contracted Snow Removal	0	0	0	0
Administrative Expenses	97,815	97,815	0	88,374
Valet Expense	0	0	0	0
Other Expenses	10,586	13,681	3,115	11,942
Total Operating Expenses	232,664	257,401	24,737	204,238
Total Expenses	484,257	521,939	37,682	396,916
				(87,341)

NET OPERATING INCOME

	19,387	(56,172)	75,559	51,922	(32,535)
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	19,387	(56,172)	75,559	51,922	(32,535)
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NEW HAVEN PARKING AUTHORITY
 Union Station Building
 For Fiscal Year Through July 31, 2023
 (Management Use Only)

REVENUE
 Monthly Parking Revenue
 Transient Parking Revenue
 Validation Revenue
 Rental Income
 Administrative Income
 Special Events Income
 Valet Revenue
 Advertising Revenue
 Other Revenue
 Revenue Due City of New Haven
 Billed Expense Revenue
 Total Revenue

	CURRENT			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Monthly Parking Revenue	0	0	0	0
Transient Parking Revenue	0	0	0	0
Validation Revenue	0	0	0	0
Rental Income	129,220	131,971	(2,751)	124,441
Administrative Income	0	0	0	0
Special Events Income	0	0	0	0
Valet Revenue	0	0	0	0
Advertising Revenue	0	0	0	0
Other Revenue	0	0	0	0
Revenue Due City of New Haven	0	0	0	0
Billed Expense Revenue	0	0	0	0
Total Revenue	129,220	131,971	(2,751)	124,441

	YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR
Monthly Parking Revenue	0	0	0	0
Transient Parking Revenue	0	0	0	0
Validation Revenue	0	0	0	0
Rental Income	129,220	131,971	(2,751)	124,441
Administrative Income	0	0	0	0
Special Events Income	0	0	0	0
Valet Revenue	0	0	0	0
Advertising Revenue	0	0	0	0
Other Revenue	0	0	0	0
Revenue Due City of New Haven	0	0	0	0
Billed Expense Revenue	0	0	0	0
Total Revenue	129,220	131,971	(2,751)	124,441

EXPENSES
Personnel:
 Administration Salaries - Straight-time
 Administration Salaries - Overtime
 Cashiers Salaries - Straight-time
 Cashiers Salaries - Overtime
 Maintenance Salaries - Straight-time
 Maintenance Salaries - Overtime
 Security Salaries - Straight-time
 Security Salaries - Overtime
 Benefits
 Total Personnel

Administration Salaries - Straight-time	17,605	12,829	(4,776)	5,866	(11,739)
Administration Salaries - Overtime	717	292	(425)	231	(485)
Cashiers Salaries - Straight-time	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0
Maintenance Salaries - Straight-time	24,864	29,440	4,776	23,476	(1,188)
Maintenance Salaries - Overtime	6,121	2,935	(3,186)	4,448	(1,673)
Security Salaries - Straight-time	32,379	36,940	4,561	17,317	(15,062)
Security Salaries - Overtime	6,623	6,849	26	170	(6,453)
Benefits	64,323	70,446	6,123	51,968	(12,355)
Total Personnel	152,432	159,531	7,099	103,476	(48,955)

Administration Salaries - Straight-time	17,605	12,829	(4,776)	5,866	(11,739)
Administration Salaries - Overtime	717	292	(425)	231	(485)
Cashiers Salaries - Straight-time	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0
Maintenance Salaries - Straight-time	24,864	29,440	4,776	23,476	(1,188)
Maintenance Salaries - Overtime	6,121	2,935	(3,186)	4,448	(1,673)
Security Salaries - Straight-time	32,379	36,940	4,561	17,317	(15,062)
Security Salaries - Overtime	6,623	6,849	26	170	(6,453)
Benefits	64,323	70,446	6,123	51,968	(12,355)
Total Personnel	152,432	159,531	7,099	103,476	(48,955)

Operating:
 Security/Traffic Control
 Utilities
 Service Agreements
 Professional Services
 Repairs and Maintenance
 Insurance - Liability
 Building & Land Rental
 Uniforms
 Tickets and Tags
 Supplies
 Bank Fees
 Contracted Snow Removal
 Administrative Expenses
 Valet Expense
 Other Expenses
 Total Operating Expenses
 Total Expenses

Security/Traffic Control	0	0	0	0	0
Utilities	29,610	41,001	11,391	36,072	6,462
Service Agreements	7,967	8,525	538	5,222	(2,765)
Professional Services	4,958	3,022	(1,936)	1,221	(3,737)
Repairs and Maintenance	18,146	22,055	3,909	9,619	(8,527)
Insurance - Liability	7,556	7,489	(67)	6,525	(1,031)
Building & Land Rental	0	0	0	0	0
Uniforms	1,477	1,126	(351)	744	(733)
Tickets and Tags	0	0	0	0	0
Supplies	0	0	0	0	0
Bank Fees	8,021	8,665	645	4,667	(3,354)
Contracted Snow Removal	0	0	0	260	260
Administrative Expenses	0	0	0	0	0
Valet Expense	57,357	57,357	0	50,534	(6,823)
Other Expenses	0	0	0	0	0
Total Operating Expenses	9,293	11,147	1,854	11,196	1,903
Total Expenses	144,405	160,387	15,981	126,060	(18,345)
Total Expenses	296,837	319,918	23,081	229,537	(67,300)

Security/Traffic Control	0	0	0	0	0
Utilities	29,610	41,001	11,391	36,072	6,462
Service Agreements	7,967	8,525	538	5,222	(2,765)
Professional Services	4,958	3,022	(1,936)	1,221	(3,737)
Repairs and Maintenance	18,146	22,055	3,909	9,619	(8,527)
Insurance - Liability	7,556	7,489	(67)	6,525	(1,031)
Building & Land Rental	0	0	0	0	0
Uniforms	1,477	1,126	(351)	744	(733)
Tickets and Tags	0	0	0	0	0
Supplies	0	0	0	0	0
Bank Fees	8,021	8,665	645	4,667	(3,354)
Contracted Snow Removal	0	0	0	260	260
Administrative Expenses	0	0	0	0	0
Valet Expense	57,357	57,357	0	50,534	(6,823)
Other Expenses	0	0	0	0	0
Total Operating Expenses	9,293	11,147	1,854	11,196	1,903
Total Expenses	144,405	160,387	15,981	126,060	(18,345)
Total Expenses	296,837	319,918	23,081	229,537	(67,300)

NET OPERATING INCOME

(167,617)	(187,947)	20,330	(105,096)	(62,521)
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(167,617)	(187,947)	20,330	(105,096)	(62,521)
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NEW HAVEN PARKING AUTHORITY
State Street Station
For Fiscal Year Through July 31, 2023
(Management Use Only)

	CURRENT				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE					
Monthly Parking Revenue	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0
Validation Revenue	0	0	0	0	0
Rental Income	0	0	0	0	0
Administrative Income	0	0	0	0	0
Special Events Income	0	0	0	0	0
Valet Revenue	0	0	0	0	0
Advertising Revenue	0	0	0	0	0
Other Revenue	0	0	0	0	0
Revenue Due City of New Haven	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0
Total Revenue	0	0	0	0	0

EXPENSES

	CURRENT				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
Personnel:					
Administration Salaries - Straight-time	3,646	2,772	(874)	2,080	(1,567)
Administration Salaries - Overtime	335	103	(232)	103	(232)
Cashiers Salaries - Straight-time	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0
Maintenance Salaries - Straight-time	2,511	2,699	188	1,516	(995)
Maintenance Salaries - Overtime	0	270	270	414	414
Security Salaries - Straight-time	522	493	(29)	505	(17)
Security Salaries - Overtime	55	0	(55)	0	(55)
Benefits	4,535	4,513	(22)	3,217	(1,318)
Total Personnel	11,603	10,850	(753)	7,835	(3,769)

Operating:

Security/Traffic Control	0	0	0	0	0
Utilities	114	101	(13)	45	(69)
Service Agreements	630	655	25	0	(630)
Professional Services	354	0	(354)	0	(354)
Repairs and Maintenance	62	1,428	1,366	5,666	5,604
Insurance - Liability	152	152	0	121	(30)
Building & Land Rental	0	0	0	0	0
Uniforms	0	61	61	0	0
Tickets and Tags	0	0	0	0	0
Supplies	122	570	448	2,242	2,121
Bank Fees	0	0	0	0	0
Contracted Snow Removal	0	0	0	0	0
Administrative Expenses	3,691	3,691	0	2,640	(1,051)
Valet Expenses	0	0	0	0	0
Other Expenses	469	39	(430)	0	(469)
Total Operating Expenses	5,593	6,697	1,104	10,715	5,122
Total Expenses	17,196	17,547	351	18,550	1,354
NET OPERATING INCOME	(17,186)	(17,547)	361	(18,550)	1,354

	YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE					
Monthly Parking Revenue	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0
Validation Revenue	0	0	0	0	0
Rental Income	0	0	0	0	0
Administrative Income	0	0	0	0	0
Special Events Income	0	0	0	0	0
Valet Revenue	0	0	0	0	0
Advertising Revenue	0	0	0	0	0
Other Revenue	0	0	0	0	0
Revenue Due City of New Haven	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0
Total Revenue	0	0	0	0	0

	YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
EXPENSES					
Personnel:					
Administration Salaries - Straight-time	3,646	2,772	(874)	2,080	(1,567)
Administration Salaries - Overtime	335	103	(232)	103	(232)
Cashiers Salaries - Straight-time	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0
Maintenance Salaries - Straight-time	2,511	2,699	188	1,516	(995)
Maintenance Salaries - Overtime	0	270	270	414	414
Security Salaries - Straight-time	522	493	(29)	505	(17)
Security Salaries - Overtime	55	0	(55)	0	(55)
Benefits	4,535	4,513	(22)	3,217	(1,318)
Total Personnel	11,603	10,850	(753)	7,835	(3,769)

Security/Traffic Control	0	0	0	0	0
Utilities	114	101	(13)	45	(69)
Service Agreements	630	655	25	0	(630)
Professional Services	354	0	(354)	0	(354)
Repairs and Maintenance	62	1,428	1,366	5,666	5,604
Insurance - Liability	152	152	0	121	(30)
Building & Land Rental	0	0	0	0	0
Uniforms	0	61	61	0	0
Tickets and Tags	0	0	0	0	0
Supplies	122	570	448	2,242	2,121
Bank Fees	0	0	0	0	0
Contracted Snow Removal	0	0	0	0	0
Administrative Expenses	3,691	3,691	0	2,640	(1,051)
Valet Expenses	0	0	0	0	0
Other Expenses	469	39	(430)	0	(469)
Total Operating Expenses	5,593	6,697	1,104	10,715	5,122
Total Expenses	17,196	17,547	351	18,550	1,354
NET OPERATING INCOME	(17,186)	(17,547)	361	(18,550)	1,354

NEW HAVEN PARKING AUTHORITY
 Union Station Garage
 For Fiscal Year Through July 31, 2023
 (Management Use Only)

	CURRENT					YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/(W)	ACT LAST YR	VAR B/(W)	ACTUAL	BUDGET	VAR B/(W)	ACT LAST YR	VAR B/(W)
REVENUE										
Monthly Parking Revenue	41,856	43,796	(1,941)	41,467	388	41,856	43,796	(1,941)	41,467	388
Transient Parking Revenue	332,558	290,000	42,558	279,571	52,987	332,558	290,000	42,558	279,571	52,987
Validation Revenue	0	0	0	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0	0	0	0
Administrative Income	0	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0	0
Other Revenue	10	0	10	3,358	(3,348)	10	0	10	3,358	(3,348)
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0	0
Total Revenue	374,424	333,796	40,628	324,396	50,027	374,424	333,796	40,628	324,396	50,027
EXPENSES										
Personnel:										
Administration Salaries - Straight-time	8,470	8,223	(247)	7,026	(1,444)	8,470	8,223	(247)	7,026	(1,444)
Administration Salaries - Overtime	726	336	(390)	231	(495)	726	336	(390)	231	(495)
Cashiers Salaries - Straight-time	13,495	13,931	436	12,014	(1,481)	13,495	13,931	436	12,014	(1,481)
Cashiers Salaries - Overtime	522	836	314	699	177	522	836	314	699	177
Maintenance Salaries - Straight-time	7,899	7,493	(406)	5,054	(2,845)	7,899	7,493	(406)	5,054	(2,845)
Maintenance Salaries - Overtime	37	618	581	148	110	37	618	581	148	110
Security Salaries - Straight-time	16,580	18,981	2,401	16,902	322	16,580	18,981	2,401	16,902	322
Security Salaries - Overtime	5,161	3,417	(1,744)	855	(4,306)	5,161	3,417	(1,744)	855	(4,306)
Benefits	34,668	40,322	5,654	38,438	3,770	34,668	40,322	5,654	38,438	3,770
Total Personnel	87,558	94,157	6,599	81,367	(6,191)	87,558	94,157	6,599	81,367	(6,191)
Operating:										
Security/Traffic Control	0	0	0	0	0	0	0	0	0	0
Utilities	5,953	7,483	1,530	7,155	1,202	5,953	7,483	1,530	7,155	1,202
Service Agreements	4,594	4,881	287	4,550	(45)	4,594	4,881	287	4,550	(45)
Professional Services	1,088	2,433	1,365	920	(148)	1,088	2,433	1,365	920	(148)
Repairs and Maintenance	838	4,375	3,537	425	(413)	838	4,375	3,537	425	(413)
Insurance - Liability	15,831	15,632	(199)	11,663	(4,169)	15,831	15,632	(199)	11,663	(4,169)
Building & Land Rental	0	0	0	0	0	0	0	0	0	0
Uniforms	616	540	(76)	551	(65)	616	540	(76)	551	(65)
Tickets and Tags	177	331	154	229	52	177	331	154	229	52
Supplies	2,136	2,540	404	1,215	(921)	2,136	2,540	404	1,215	(921)
Bank Fees	13,882	12,840	(1,042)	4,809	(9,073)	13,882	12,840	(1,042)	4,809	(9,073)
Contracted Snow Removal	0	0	0	0	0	0	0	0	0	0
Administrative Expenses	36,767	36,767	0	35,200	(1,567)	36,767	36,767	0	35,200	(1,567)
Valet Expense	0	0	0	0	0	0	0	0	0	0
Other Expenses	804	2,495	1,691	746	(58)	804	2,495	1,691	746	(58)
Total Operating Expenses	82,666	90,317	7,651	67,462	(15,204)	82,666	90,317	7,651	67,462	(15,204)
Total Expenses	170,223	184,474	14,251	148,829	(21,395)	170,223	184,474	14,251	148,829	(21,395)
NET OPERATING INCOME	204,200	149,322	54,878	175,567	28,633	204,200	149,322	54,878	175,567	28,633



New Haven Union Station

Capital Projects Report

August 28, 2023

State of Good Repair (SOGR):

- Final draft design submissions reflecting review comments submitted by the Union Station Facility Renovation Program Committee for architectural repairs and improvements at Union Station Building and repairs and improvements at Union Station Garage are being prepared.

Enabling Project – Phase I:

- The Phase 1 Enabling Project includes a variety of items listed in the State Bond Commission submission of December 2022 such as restrooms, main waiting room seating, removal of storefronts, casual/semi-self-service restaurant, pizza kitchen, outdoor patio, bicycle station/garage concession space (design only), and mechanical, electrical & plumbing (MEP) improvements. Proposal Documents will be prepared for the selection of a design services consultant.

Convert Front Bay of Parking Garage to Commercial Use and Bicycle Storage:

- Eliminates parking in front bay, street level of Garage.
- Creates commercial space towards street, and bicycle storage area in back row.
- Involves modifications to precast façade panels and brick wall to facilitate access.
- Will be advanced to design phase only as part of the Phase 1 Enabling Project.

Brokerage Services:

- Responses to CTDOT review comments on Proposal Documents were prepared.

East Lot:

- Zoning Application – The proposed zoning changes for a Transit Oriented Development (TOD) district, to be known as a Transit Oriented Community Zone (TOC), have been submitted to the City of New Haven Board of Alders. At the August 11, 2023 Facility Renovations Committee meeting, it was noted that CT DEEP requires additional time to study the proposed TOC. Rezoning legislation is now expected to continue into November 2023.
- Stakeholder Interviews – The Request for Information (RFI) from interested parties with regard to the potential development of the East and West Lots at New Haven Union Station had been issued as a legal ad published in 4 local newspapers and on the Union Station Partnership website to invite public comments. Please visit the New Haven Union Station Partnership website at www.unionstationnewhaven.com for a summary of community stakeholder interviews, a slide presentation, a video presentation, and a variety of relevant background documents.
- CTDOT will issue the Request for Proposals for this Public/Private Partnership and Development Opportunity.

West Lot:

- CTDOT will advance the design of the West Lot multi-modal facility.

Interior Building Wayfinding Signage:

- The design agreement with Desman, Inc. using MERJE as it graphic/signage subconsultant, has been signed and work has commenced.

Union Avenue Roadway and Streetscape Improvements:

- CTDOT will advance the roadway and streetscape improvements.

Annual Condition Surveys

- The professional services agreement has been signed.