



AGENDA
OPERATIONS COMMITTEE MEETING
February 24, 2025
1:00 PM

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85219023952?pwd=Rildb0OQRq3CdZAjoMlF5rowatP08Z.1&from=addon>

Meeting ID: 852 1902 3952

Passcode: 724798

One tap mobile

+13092053325,,85219023952#,,,,*724798# US

+13126266799,,85219023952#,,,,*724798# US (Chicago)

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/u/kbkzXUWTYL>

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 the Minutes from the January 24, 2025 Operations Committee Meeting

IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE

A. To Extend Participation in Continuum of Care’s Pilot Program for the Use of Crisis Beds for the Unhoused at Union Station (REST) for One Month through the Winter.

V. MONTHLY STATION AND PARKING MANAGER REPORTS

NHPA Campus Manager Monthly Presentation

- Operations
- Finance
- Capital Projects
- New items this month

VI. CAMPUS PROJECTS

Enabling Project – Phase 1 #23-051

Kick off held 12/12/24

Draft designs presented 1/17/25 for comment

Next meeting of subcommittee scheduled for 2/21/25

SHPO page turn meeting scheduled for 2/20/25

Station – State of Good Repair #23-020

Invitation for bids released February 19, 2025. Bids due March 19, 2025.

Garage – State of Good Repair #23-009

Invitation for bids released January 30, 2025. Bids due February 27, 2025.

Interior Wayfinding #23-054

Final design development submission review meeting held 12/2/24

Finalizing bid documents for construction

East Lot

RFQ closed May 15, 2024

RFP ongoing

West Lot #0301-0562

CTDOT 30% design kick-off held on 12/3/24

30% design 2nd meeting 2/14/25

VII. MONTHLY BROKERAGE MANAGER REPORT

-Rail Providers relocation design included in Enabling Project RFP

- Amtrak next meeting scheduled for January 29 at 9:00 AM
- NHPA meeting with City of New Haven to review office lease template
- BESB spaces needs meeting 12/5/24, awaiting comments from BESB
- Month-to-Month agreements in place for all Leaseholds at Union Station

VIII. NEW / OLD BUSINESS

- Security Plan draft sent to OC 11/18/24 - follow-up meeting held on 1/8/25 to review CTDOT's comments and finalize, updated draft due for February Security meeting
- Facility Emergency Plan draft sent to OC on 11/18/24 – follow-up meeting held on 1/8/25 to review CTDOT's comments and finalize, updated draft due for February Security meeting
- Homeland Security Walk-Through & Cyber Security Assessment for Union Station 1/29/25
- Table Top Exercise with Emergency Operations Center and first responders
- Union Station will join City of New Haven and participate in International Holocaust Remembrance Day 1/27/25

IX. EXECUTIVE SESSION

- Not Anticipated to be Used

X. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)



**UNION STATION
PARTNERSHIP**
NEW HAVEN



**MINUTES FROM THE
NEW HAVEN UNION STATION TRANSPORTATION CENTER
PARTNERSHIP
OPERATIONS COMMITTEE MEETING OF JANUARY 23, 2025**

Representing CTDOT:	Deputy Commissioner King, Mr. Bergeron, Mr. Bordiere, Ms. Cordero
Representing City of New Haven:	Mr. Piscitelli, Ms. Swanson
Representing New Haven Parking Authority:	Mr. Hausladen, Mr. Parry, Mr. Seholm, Mr. Staniewicz

I. CALL TO ORDER

Mr. Hausladen called the meeting to order at 2:05 PM.

II. PUBLIC COMMENT

Mr. Hausladen reported there were no requests for public comment.

III. APPROVAL OF THE MINUTES – *not voted on due to a quorum not being present at this time*

IV. APPROVAL OF THE MOTIONS OF THE OPERATIONS COMMITTEE

No Motions were presented this month.

V. MONTHLY STATION REPORTS(CAMPUS PROJECTS)

**STATE OF GOOD REPAIR PROJECTS
ENGINEER’S OPINION OF PROBABLE CONSTRUCTION COST
PRESENTED BY KEN SUGARMAN FROM DESMAN ASSOCIATES AND NHPA**

Mr. Sugarman provided an update on ***the State of Good Repair*** projects that focus on repairs and improvements at Union Station Garage and Union Station Building. Two bids will be going out soon; one for the building and one for the garage.

A new bid form was created for the bidder which will be extremely helpful to us. It will give us the ability to review and analyze as the job progresses as well as to understand the cash flow of the job and opinion of probable construction costs not estimated costs for projects of this nature.

Mr. Bordiere wanted to confirm if the opinion of cost would be included in the bid package and used as a tool to compare bidders. Mr. Sugarman said no it is for internal use. The bid form ensures we will get billed for work completed or legitimately in progress.

He reviewed the spread sheets that were shown for both the garage and building.

Mr. Bordiere noted on the bid form he saw there were a few sections prepopulated. Mr. Sugarman said there were a couple of allowances put in; i.e., \$5,000 was put in for traffic control so there are no disagreements on signage for this; additionally, a contingency allowance of \$25,000 that covers unforeseen circumstances was included. This would cover items that need to be done very quickly and can't wait for a Change Order. Change Orders will still be used for non-emergent items. Per the Operations Committee's direction, NHPA would authorize the contractor to bill against that allowance.

Mr. Hausladen said NHPA received wages back from the Department of Labor and all comments from CTDOT. It is anticipated the first project will be out by January 31. After this first project is released, the same process will be followed for the second project which should close by the end of February. NHPA will then enter into a contract with the responsible bidder.

Mr. Bergeron asked how does the project align to any budget. Mr. Staniewicz said it is in line with the budget in the capital funding agreement; however, higher than the original numbers. Mr. Seholm said it will be in range.

Mr. Piscitelli joined the meeting and introduced Aya Beckles Swanson from the City who joined the meeting today.

Mr. Piscitelli asked if there would be a pre-bid meeting. Mr. Staniewicz said no. There are instructions for the contractor to visit the site as well as a special section in the bid to put questions in writing. NHPA will respond to all questions with a written addendum that is received by all. If we don't hear back from CTDOT in two days on our response should we send it? Mr. Bergeron said if you don't hear back in two days send the response.

Bidders will have one month to bid. RFI will be shut off about a week before. Bids will be sent to the OC and all information will be posted on a Share file that Turner construction operates.

Mr. Piscitelli asked if 48 hours was unreasonable for turnaround on an addendum Mr. Staniewicz said 48 hours is good..

Mr. Sugarman left the meeting.

VI. MONTHLY STATION PARKING MANAGER REPORTS

•CHIEF FINANCIAL OFFICER'S REPORT

Mr. Seholm presented an overview of Union Station Transportation Center's Financial position for the month of December.

He said it was a good month in terms of revenue. Total revenue was \$23,560 better than budget for the month. Expenses were over budget for the month by \$38,000 driven by two items: 1) Repairs and Maintenance costs coming in over budget by \$25,000; and 2) Unbudgeted listed under other includes the \$26,000 for Continuum of Care crisis beds for the REST program This was offset by no contracted snow removal incurred. On the building there were slightly elevated administration costs due to higher expenses at the building. Most labor costs came in close to budget with the exception of Security that is offset by administration salaries.

YTD Net Operating Income is \$138,000 better than budget; and it is anticipated the revenue side will remain solid. All details are included In his report.

•CHIEF OPERATING OFFICER'S REPORT

Mr. Parry presented highlights of activity in Operations for December.

OCCUPANCY – Occupancy for the month of December was good with a positive 1% difference from last year. YTD cumulative comparison shows a positive 4%. Complete information is found in his report.

Deputy Commissioner King asked if the January occupancy for the garage is on an uptick due to the congestion pricing that went into effect on January 5, 2025 in New York City. Mr. Parry said so far from the information he has seen it is not. This correlated with the SMARKING information Mr. Hausladen showed that indicated no consistent sizeable differences were seen yet.

Mr. Hausladen asked if there were any questions or further discussion on the monthly security statistics included in Mr. Parry's report. No questions were asked.

•CHIEF ENGINEER'S REPORT

Mr. Staniewicz provided an update on the Enabling projects and said they are moving along very well. The team is meeting two times a month followed by intermediate meetings on mechanical electrical, and plumbing issues, etc. The next meeting for the enabling projects will be held on February 7, 2025. Mr. Piscitelli said a great job was done on the presentation deck and asked if all received it, and Mr. Hausladen said yes.

Mr. Hausladen is hoping to get comments back on first agenda item by February 17. Mr. Bergeron said he will make sure CTDOT will have comments ready.

VII. MONTHLY BROKERAGE MANAGER REPORTS – NO UPDATES AVAILABLE.

VIII. NEW/OLD BUSINESS

City suggested we might carve out campus projects as a section to the OC updates

•**Micro Transit Pilot:** The micro-transit pilot is anticipated to launch in 2025 sometime between March 15 and April 15, 2025. Union Station and State Street Station will be included in the service area. A \$1.75 rate is proposed for the service area. Tweed Airport will have a \$10 connection fee.

•**Security Plan and Facility Emergency Plan:** The next draft of both plans will be ready for presentation at the February 5, 2025 meeting.

On January 29, 2025 the Emergency Operations Department of the City will conduct a convergence assessment with Homeland security at Union Station Transportation Center from 9:00 AM to noon.

In March there will be a table top exercise that will focus on (regional flooding). A date has not been established yet.

Mr. Piscitelli asked who the team will be coordinating with from the City. Pat LaBuff will be the City contact and Robert Bradway will be the contact for CTDOT. An IT support system will be included.

•**Director of Maintenance:** Mr. Parry announced Pat Ciarleglio has started with NHPA as the new Director of Maintenance. He has a combined background in the health care industry with a major role in campus maintenance at Danbury Hospital and private sector settings, a lot of supervisory experience, and knowledge of mechanical and electrical and plumbing. The Authority is pleased to have him on board.

•**Parking Complaint:** Mr. Hausladen met with representatives from LAZ and the Gateway Garage team in regard to the parking system complaint that was received and discussed at the last meeting. They discussed setting up a fifteen- minute grace period at the garage to resolve issues of this nature.

•**Valet:** Mr. Piscitelli asked if there had been any more thought given to bringing the valet back to Union Station as discussed at the last meeting. Mr. Parry said LAZ will be touring the station next week and submitting a proposal. Mr. Hausladen said they will probably utilize the South Lot or lot between station and train tracks for staging. Discussion was held on using the lot across the street from the Station as well. Mr. Piscitelli said the valet gives the message that the garage is never closed.

•**Union Station West Lot:** Mr. Piscitelli said there will be a meeting on West Lot on February 14. Discussion followed and it was agreed the project is still in the conceptual

phase. Mr. Piscitelli asked what is the expectation on the timeline for opportunity to comment? Deputy Commissioner King said she will find out.

•**Church Street South and Union Square:** Mr. Hausladen said Glendower will be submitting their final plan to HUD for review and approval tonight at 5:00 PM. He will forward the link to those interested.

•**Amtrak Relocation at Union Station:** The next meeting with Amtrak is January 29 at 9:00 AM. NHPA and CTDOT are working on their relocation.

IX. EXECUTIVE SESSION – NOT NEEDED

X. ADJOURNMENT

Mr. Hausladen asked if there were any other items for discussion or any other general discussion.. Hearing none, he asked for a Motion to adjourn. Mr. Piscitelli moved to adjourn, and Mr. Bergeron seconded the Motion. The meeting was adjourned at 2:45 PM.



February 24, 2025

RECOMMENDATION: Motion A

SUBJECT: Budget Funds are Running Low and it is Desired to Extend Participation in Continuum of Care’s Pilot Program for the Use of Crisis Beds for the Unhoused at Union Station (REST) for One Month through the Winter.

NARRATIVE:

Statement of Intent/Project Summary: These beds are designed as an alternative to inpatient care and have been Continuum’s main source of referrals while offering a therapeutic environment for identified unhoused individuals. With the substantial increase in the homeless population, the lack of harm reduction beds in our community and the need for alternative community-based support, the service system is in dire need of better coordination and immediate access to emergency beds. Continuum of Care proposes to pilot two transitional crisis beds in New Haven for unhoused individuals at Union Station as *a pilot fee-for-service use of bed*. Beds will be available at their REST program on Winthrop Avenue. This site has 24/7 staffing attached to it and will follow already established guidelines.

Support Service Design, Use of Beds and Data: A crisis outreach coordinator will be attached to clients utilizing these beds specifically to assist with intensive case management, outreach, transportation, referrals, support and more importantly data collection in conjunction with Yale Consultation Center’s Jack Teebs and will track data in relation to client history, length-of-stay and outcomes. Clients utilizing the beds will have access to Continuum’s housing navigator to explore permanent housing as well.

Payment for Services: A weekly e-mail will be sent to update **the identified contact person at Union Station** with a report of bed use and an invoice will be generated and submitted to identified contact person for payment. Budget funds are now running low, and it is desired to extend the program for one more month through the winter.

Not to exceed:	\$79,705.17
Personnel:	\$53,836.90
Administrative:	\$1,725.00
Client Support:	\$11,984.85
Indirect:	\$12,158.42



RECOMMENDATION:

At the February 24, 2025 Operations Committee Meeting, members of the Operations Committee voted unanimously to approve participating in Continuum of Care’s Pilot Program (REST) for the use of crisis beds for the unhoused at Union Station for one more month through the winter.

OPERATIONS COMMITTEE ENDORSEMENTS:

Laoise King
Deputy Commissioner
Connecticut Department of Transportation

Michael Piscitelli
Economic Development Administrator
City of New Haven

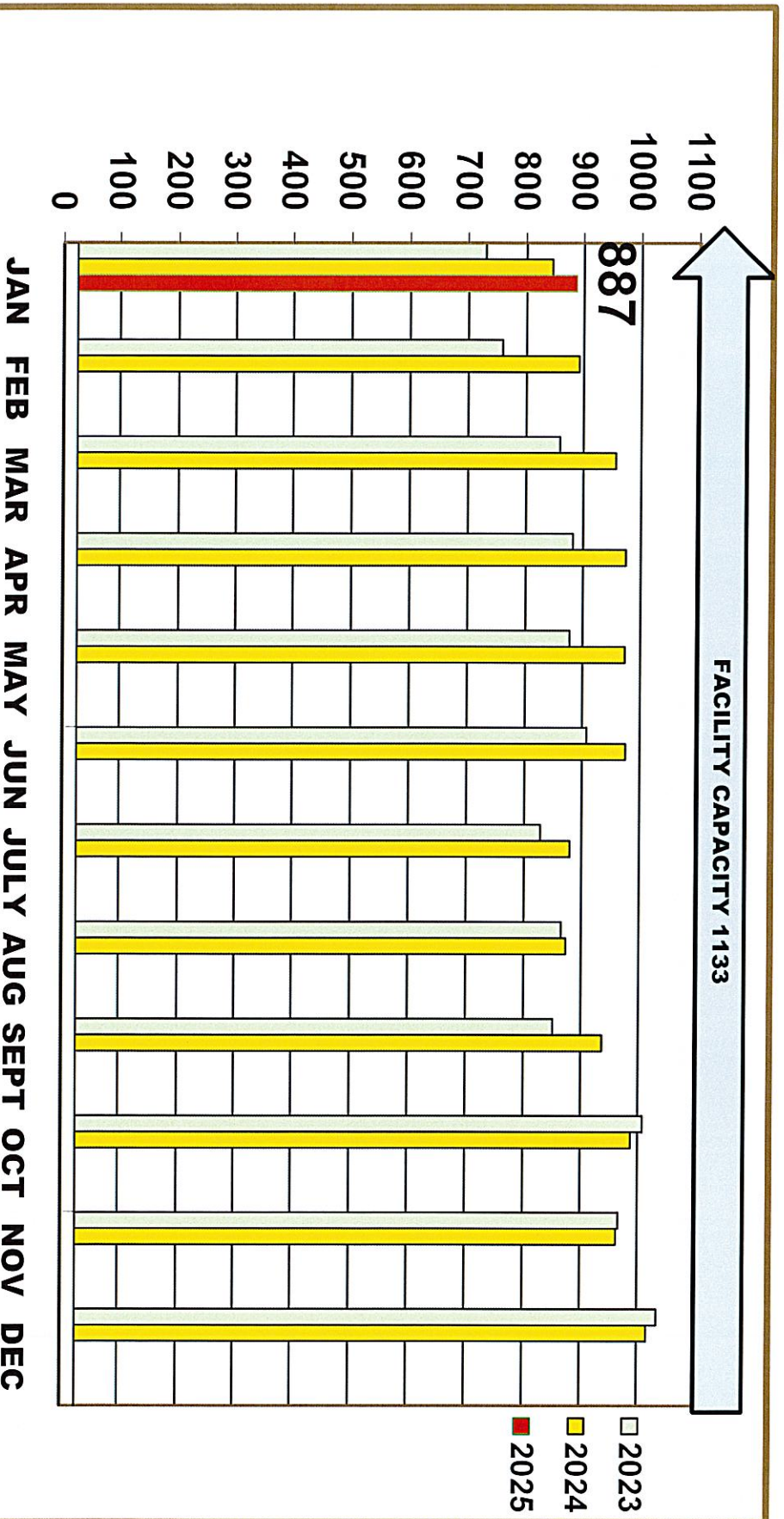
Eric Bergeron
Assistant Rail Administrator
Connecticut Department of Transportation



UNION STATION
PARTNERSHIP
NEW HAVEN

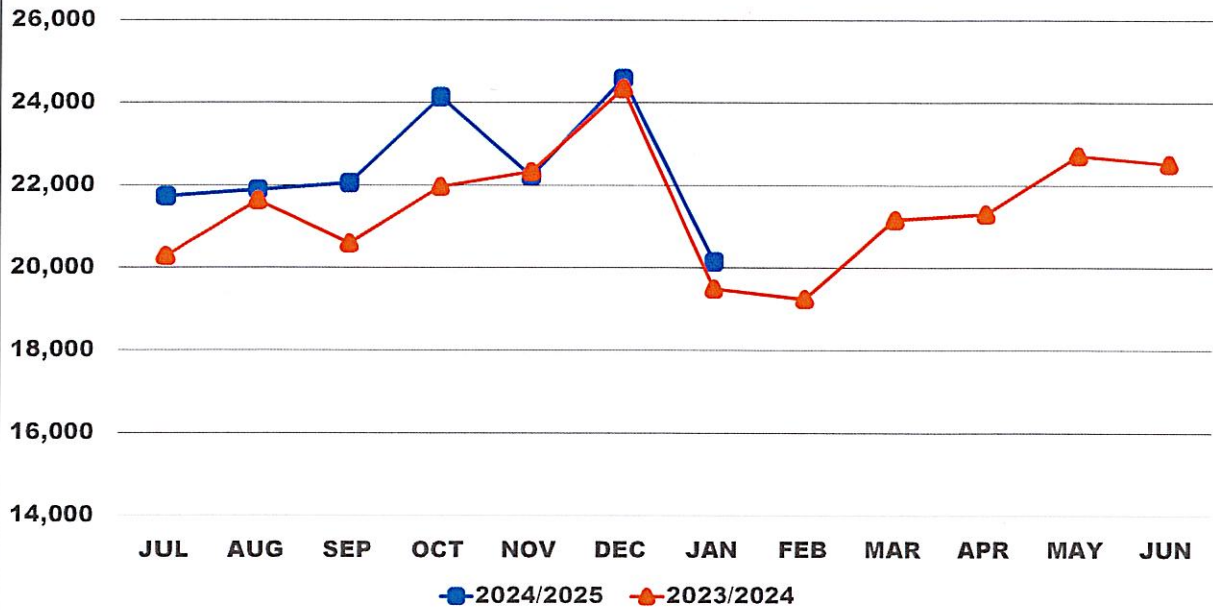


Average Occupancy Statistics Union Station Garage Facility Capacity 1133 Comparison of 2023 through 2025



UNION STATION GARAGE

TOTAL CARS PARKED



TOTAL CARS PARKED

FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2024/2025	2023/2024	2024/2025	% CHANGE BY MONTH	2023/2024	% CHANGE BY YEAR	2024/2025	2023/2024	% CHANGE
JUL	23	21	21,733	-4%	20,294	7%	21,733	20,294	7%
AUG	22	23	21,894	1%	21,635	1%	43,627	41,929	4%
SEP	21	21	22,058	1%	20,597	7%	65,685	62,526	5%
OCT	23	22	24,147	9%	21,972	10%	89,832	84,498	6%
NOV	21	22	22,223	-8%	22,337	-1%	112,055	106,835	5%
DEC	22	21	24,585	11%	24,356	1%	136,640	131,191	4%
JAN	23	23	20,151	-18%	19,494	3%	156,791	150,685	4%
FEB		21			19,247			169,932	
MAR		21			21,172			191,104	
APR		22			21,311			212,415	
MAY		23			22,726			235,141	
JUN		20			22,527			257,668	
Total	155	260							

UNION STATION GARAGE

TOTAL TICKETS ISSUED										
FY	Weekdays		COMPARISON BY MONTH				% CHANGE BY YEAR	CUMULATIVE COMPARISON		
	2024/2025	2023/2024	2024/2025	% CHANGE BY MONTH	2023/2024	2024/2025		2023/2024	% CHANGE	
JUL	23	21	17,346	-5%	16,108	8%	17,346	16,108	8%	
AUG	22	23	17,485	1%	16,931	3%	34,831	33,039	5%	
SEP	21	21	17,485	0%	16,173	8%	52,316	49,212	6%	
OCT	23	22	19,099	9%	17,105	12%	71,415	66,317	8%	
NOV	21	22	17,736	-7%	17,647	1%	89,151	83,964	6%	
DEC	22	21	20,273	14%	20,165	1%	109,424	104,129	5%	
JAN	23	23	15,596	-23%	14,750	6%	125,020	118,879	5%	
FEB		21			14,740			133,619		
MAR		21			16,524			150,143		
APR		22			16,519			166,662		
MAY		23			17,776			184,438		
JUN		20			18,198			202,636		
Total	155	260								

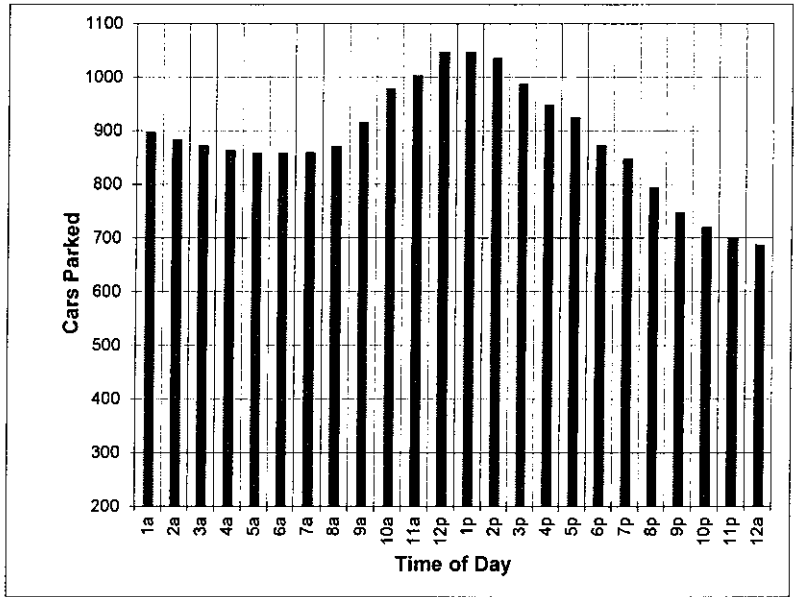
TOTAL KEYCARDS ENTERED										
FY	Weekdays		COMPARISON BY MONTH				% CHANGE BY YEAR	CUMULATIVE COMPARISON		
	2024/2025	2023/2024	2024/2025	% CHANGE BY MONTH	2023/2024	2024/2025		2023/2024	% CHANGE	
JUL	23	21	4,387	1%	4,186	5%	4,387	4,186	5%	
AUG	22	23	4,409	1%	4,704	-6%	8,796	8,890	-1%	
SEP	21	21	4,573	4%	4,424	3%	13,369	13,314	0%	
OCT	23	22	5,048	10%	4,867	4%	18,417	18,181	1%	
NOV	21	22	4,487	-11%	4,690	-4%	22,904	22,871	0%	
DEC	22	21	4,312	-4%	4,191	3%	27,216	27,062	1%	
JAN	23	23	4,555	6%	4,744	-4%	31,771	31,806	0%	
FEB		21			4,507			36,313		
MAR		21			4,648			40,961		
APR		22			4,792			45,753		
MAY		23			4,950			50,703		
JUN		20			4,329			55,032		
Total	155	260								

Note: adjusted keycard entries for PNH vehicles starting November 2022

UNION STATION GARAGE OCCUPANCY REPORT

JANUARY 19, 2025
Sunday

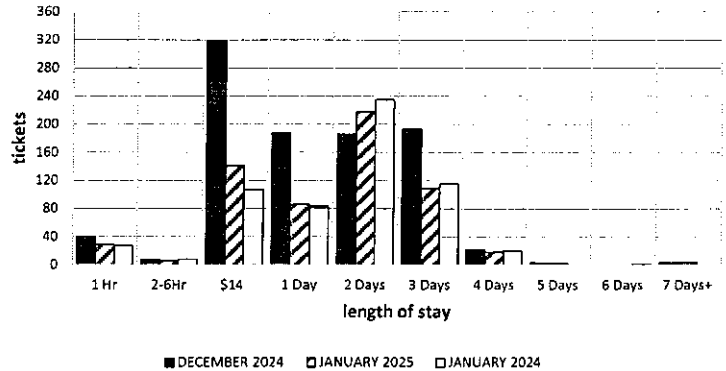
Time of Day	Tickets	Keycards	Total
00:00-1:00a	796	102	898
1:00-2:00a	784	100	884
2:00-3:00a	772	101	873
3:00-4:00a	763	101	864
4:00-5:00a	761	99	860
5:00-6:00a	759	100	859
6:00-7:00a	760	100	860
7:00-8:00a	768	103	871
8:00-9:00a	808	108	916
9:00-10:00a	872	107	979
10:00-11:00a	895	108	1003
11:00-12:00p	937	110	1047
12:00-1:00p	937	110	1047
1:00-2:00p	926	110	1036
2:00-3:00p	878	110	988
3:00-4:00p	837	112	949
4:00-5:00p	812	113	925
5:00-6:00p	766	108	874
6:00-7:00p	738	110	848
7:00-8:00p	690	105	795
8:00-9:00p	646	103	749
9:00-10:00p	617	104	721
10:00-11:00p	600	101	701
11:00-12:00a	586	101	687



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	40	29	27
2Hrs - 6 Hrs	7	6	8
\$15.00 Max	318	141	107
1 Day \$16 - \$19	188	86	83
2 Days \$20 - \$38	186	218	235
3 Days \$39 - \$57	193	109	115
4 Days \$58 - \$76	22	18	20
5 Days \$77 - \$95	3	2	0
6 Days \$96 - \$114	0	0	1
>7 Days > \$114	3	3	0
Total	960	612	596
Avg Ticket =	\$27.74	\$29.92	\$28.43
Revenue	\$ 26,634.00	\$ 18,308.00	\$ 16,946.00

Transient Length of Stay

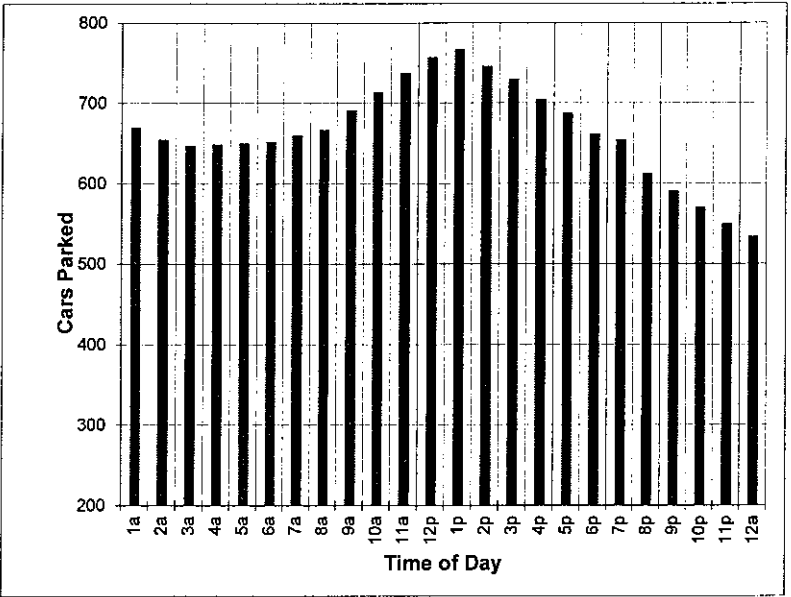


Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	29	0.05
2Hrs - 6 Hrs	6	0.01
\$15.00 Max	141	0.23
1 Day \$16 - \$19	86	0.14
2 Days \$20 - \$38	218	0.36
3 Days \$39 - \$57	109	0.18
4 Days \$58 - \$76	18	0.03
5 Days \$77 - \$95	2	0.00
6 Days \$96 - \$114	0	0.00
>7 Days > \$114	3	0.00
Total	612	

UNION STATION GARAGE OCCUPANCY REPORT

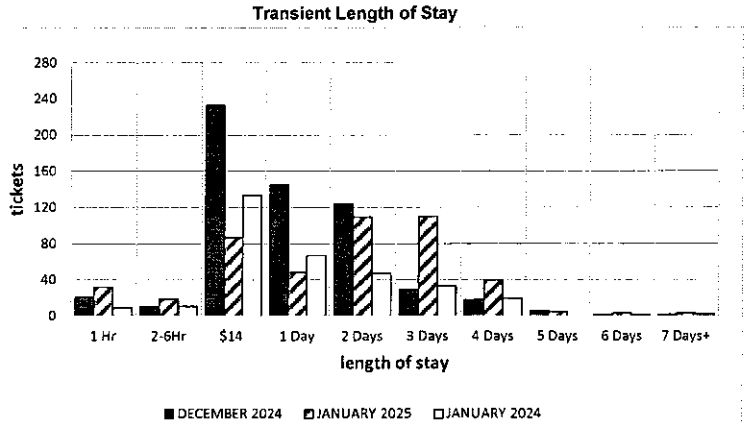
JANUARY 20, 2025
Monday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	589	101	670
1:00-2:00a	559	96	655
2:00-3:00a	552	95	647
3:00-4:00a	553	96	649
4:00-5:00a	553	97	650
5:00-6:00a	551	101	652
6:00-7:00a	556	104	660
7:00-8:00a	563	104	667
8:00-9:00a	579	112	691
9:00-10:00a	606	108	714
10:00-11:00a	627	111	738
11:00-12:00p	651	106	757
12:00-1:00p	656	111	767
1:00-2:00p	635	111	746
2:00-3:00p	615	115	730
3:00-4:00p	594	111	705
4:00-5:00p	572	116	688
5:00-6:00p	547	115	662
6:00-7:00p	539	116	655
7:00-8:00p	500	112	612
8:00-9:00p	478	113	591
9:00-10:00p	458	113	571
10:00-11:00p	436	114	550
11:00-12:00a	425	109	534



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	21	32	9
2Hrs - 6 Hrs	11	19	11
\$15.00 Max	233	87	133
1 Day \$16 - \$19	145	48	67
2 Days \$20 - \$38	124	109	47
3 Days \$39 - \$57	29	110	33
4 Days \$58 - \$76	18	40	20
5 Days \$77 - \$95	6	5	0
6 Days \$96 - \$114	2	3	1
>7 Days > \$114	2	3	2
Total	591	456	323
Avg Ticket =	\$24.31	\$33.84	\$24.19
Revenue	\$ 14,370.00	\$ 15,430.00	\$ 7,812.00

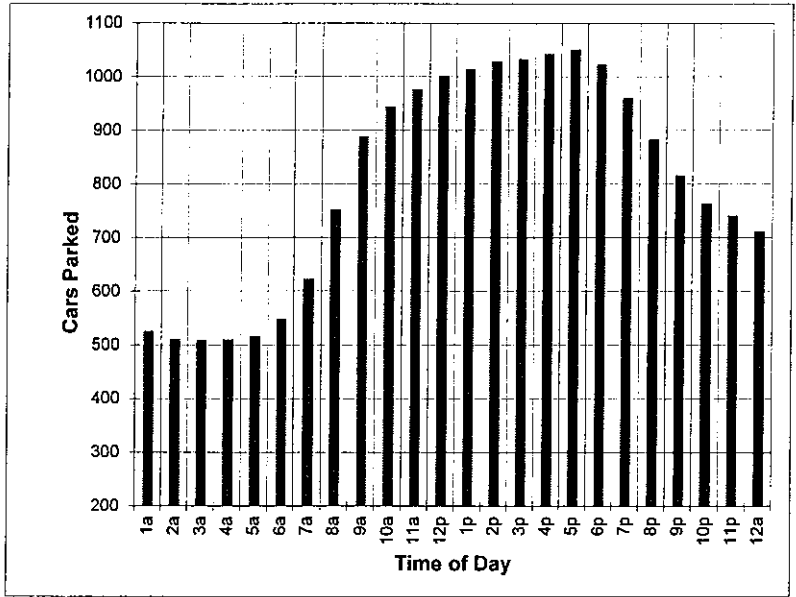


Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	32	0.07
2Hrs - 6 Hrs	19	0.04
\$15.00 Max	87	0.19
1 Day \$16 - \$19	48	0.11
2 Days \$20 - \$38	109	0.24
3 Days \$39 - \$57	110	0.24
4 Days \$58 - \$76	40	0.09
5 Days \$77 - \$95	5	0.01
6 Days \$96 - \$114	3	0.01
>7 Days > \$114	3	0.01
Total	456	

UNION STATION GARAGE OCCUPANCY REPORT

JANUARY 21, 2025
Tuesday

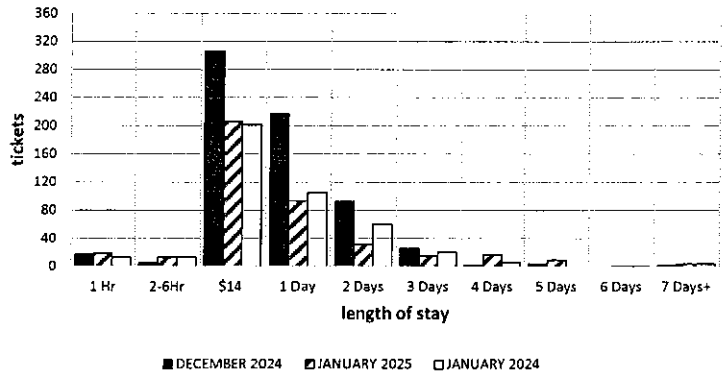
Time of Day	Tickets	Keycards	Total
00:00-1:00a	413	112	525
1:00-2:00a	404	107	511
2:00-3:00a	402	107	509
3:00-4:00a	402	108	510
4:00-5:00a	404	113	517
5:00-6:00a	423	126	549
6:00-7:00a	471	152	623
7:00-8:00a	575	177	752
8:00-9:00a	673	216	889
9:00-10:00a	729	215	944
10:00-11:00a	760	217	977
11:00-12:00p	778	223	1001
12:00-1:00p	793	221	1014
1:00-2:00p	804	225	1029
2:00-3:00p	816	217	1033
3:00-4:00p	833	209	1042
4:00-5:00p	842	209	1051
5:00-6:00p	825	198	1023
6:00-7:00p	784	177	961
7:00-8:00p	730	153	883
8:00-9:00p	671	145	816
9:00-10:00p	628	136	764
10:00-11:00p	611	130	741
11:00-12:00a	583	128	711



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	17	19	13
2Hrs - 6 Hrs	5	13	13
\$15.00 Max	306	206	202
1 Day \$16 - \$19	217	93	105
2 Days \$20 - \$38	92	32	60
3 Days \$39 - \$57	26	15	21
4 Days \$58 - \$76	2	17	6
5 Days \$77 - \$95	4	10	0
6 Days \$96 - \$114	0	1	1
>7 Days > \$114	2	4	4
Total	671	410	425
Avg Ticket =	\$20.31	\$23.67	\$20.08
Revenue	\$ 13,628.00	\$ 9,704.00	\$ 8,532.00

Transient Length of Stay

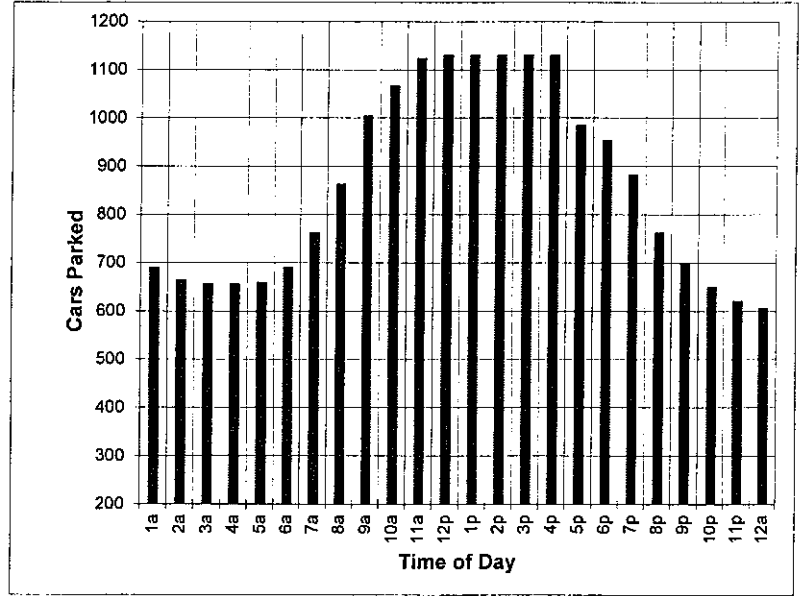


Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	19	0.05
2Hrs - 6 Hrs	13	0.03
\$15.00 Max	206	0.50
1 Day \$16 - \$19	93	0.23
2 Days \$20 - \$38	32	0.08
3 Days \$39 - \$57	15	0.04
4 Days \$58 - \$76	17	0.04
5 Days \$77 - \$95	10	0.02
6 Days \$96 - \$114	1	0.00
>7 Days > \$114	4	0.01
Total	410	

JANUARY 22, 2025
Wednesday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	565	126	691
1:00-2:00a	544	122	666
2:00-3:00a	537	120	657
3:00-4:00a	535	122	657
4:00-5:00a	536	124	660
5:00-6:00a	549	142	691
6:00-7:00a	596	168	764
7:00-8:00a	682	182	864
8:00-9:00a	785	221	1006
9:00-10:00a	846	223	1069
10:00-11:00a	901	224	1125
11:00-12:00p	904	228	1132
12:00-1:00p	902	230	1132
1:00-2:00p	905	227	1132
2:00-3:00p	905	227	1132
3:00-4:00p	917	215	1132
4:00-5:00p	768	218	986
5:00-6:00p	747	208	955
6:00-7:00p	704	180	884
7:00-8:00p	613	151	764
8:00-9:00p	559	140	699
9:00-10:00p	525	127	652
10:00-11:00p	495	127	622
11:00-12:00a	480	126	606

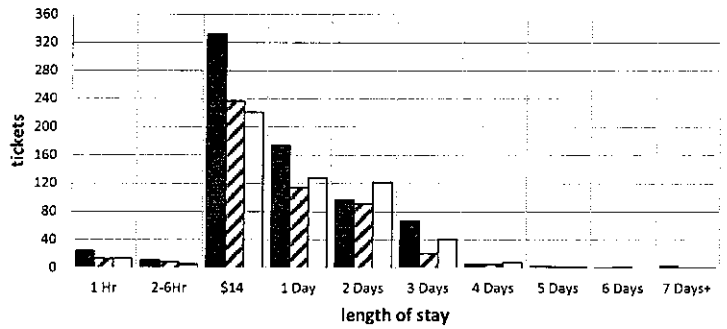
UNION STATION GARAGE
OCCUPANCY REPORT



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	24	13	13
2Hrs - 6 Hrs	11	9	5
\$15.00 Max	332	237	221
1 Day \$16 - \$19	174	114	128
2 Days \$20 - \$38	97	91	122
3 Days \$39 - \$57	67	21	41
4 Days \$58 - \$76	5	5	8
5 Days \$77 - \$95	3	2	2
6 Days \$96 - \$114	1	2	0
>7 Days > \$114	3	1	1
Total	717	495	541
Avg Ticket =	\$22.60	\$21.69	\$22.41
Revenue	\$ 16,204.00	\$ 10,737.00	\$ 12,126.00

Transient Length of Stay



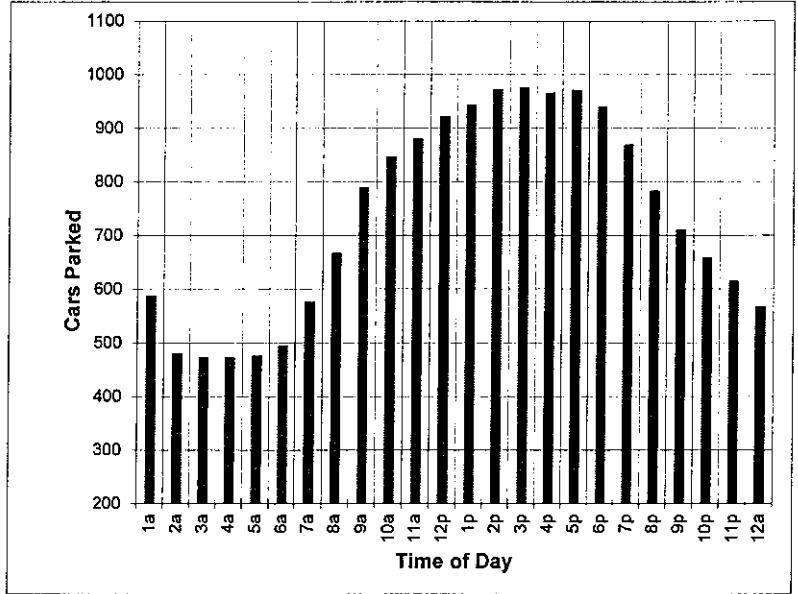
■ DECEMBER 2024 ■ JANUARY 2025 □ JANUARY 2024

Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	13	0.03
2Hrs - 6 Hrs	9	0.02
\$15.00 Max	237	0.48
1 Day \$16 - \$19	114	0.23
2 Days \$20 - \$38	91	0.18
3 Days \$39 - \$57	21	0.04
4 Days \$58 - \$76	5	0.01
5 Days \$77 - \$95	2	0.00
6 Days \$96 - \$114	2	0.00
>7 Days > \$114	1	0.00
Total	495	

JANUARY 23, 2025
Thursday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	465	123	588
1:00-2:00a	365	116	481
2:00-3:00a	359	115	474
3:00-4:00a	358	115	473
4:00-5:00a	358	119	477
5:00-6:00a	364	131	495
6:00-7:00a	426	151	577
7:00-8:00a	496	172	668
8:00-9:00a	590	200	790
9:00-10:00a	644	203	847
10:00-11:00a	678	203	881
11:00-12:00p	719	204	923
12:00-1:00p	739	205	944
1:00-2:00p	762	211	973
2:00-3:00p	762	214	976
3:00-4:00p	763	204	967
4:00-5:00p	767	205	972
5:00-6:00p	744	196	940
6:00-7:00p	700	170	870
7:00-8:00p	639	145	784
8:00-9:00p	577	134	711
9:00-10:00p	540	120	660
10:00-11:00p	498	117	615
11:00-12:00a	455	113	568

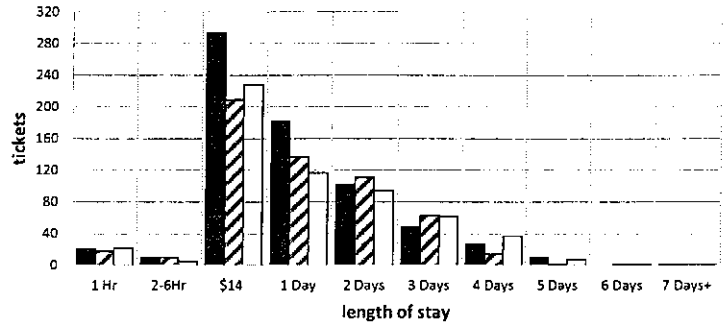
UNION STATION GARAGE OCCUPANCY REPORT



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	21	18	22
2Hrs - 6 Hrs	10	10	5
\$15.00 Max	293	209	228
1 Day \$16 - \$19	182	137	117
2 Days \$20 - \$38	102	111	94
3 Days \$39 - \$57	48	63	62
4 Days \$58 - \$76	27	14	37
5 Days \$77 - \$95	10	1	8
6 Days \$96 - \$114	0	1	1
>7 Days > \$114	1	1	1
Total	694	565	575
Avg Ticket =	\$24.18	\$25.80	\$25.72
Revenue	\$ 16,783.00	\$ 14,578.00	\$ 14,790.00

Transient Length of Stay



■ DECEMBER 2024 ■ JANUARY 2025 □ JANUARY 2024

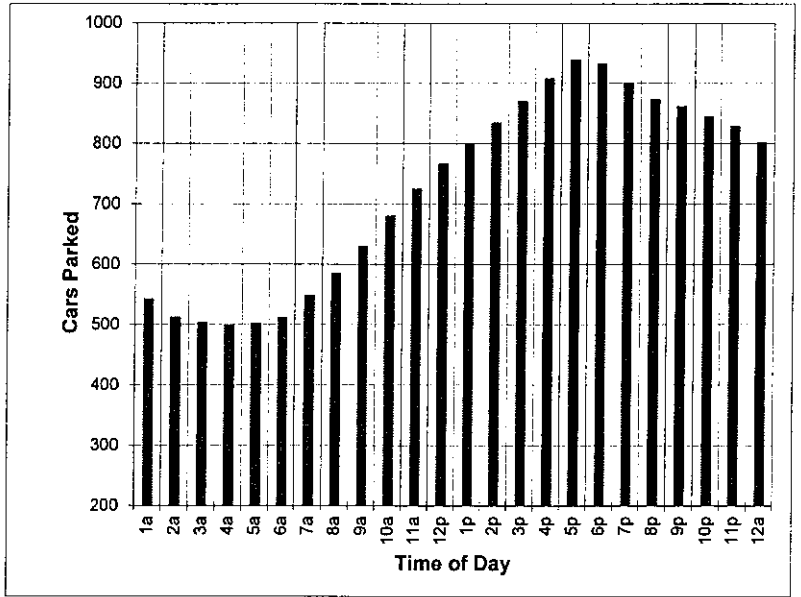
Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	18	0.03
2Hrs - 6 Hrs	10	0.02
\$15.00 Max	209	0.37
1 Day \$16 - \$19	137	0.24
2 Days \$20 - \$38	111	0.20
3 Days \$39 - \$57	63	0.11
4 Days \$58 - \$76	14	0.02
5 Days \$77 - \$95	1	0.00
6 Days \$96 - \$114	1	0.00
>7 Days > \$114	1	0.00
Total	565	

JANUARY 24, 2025

Friday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	433	110	543
1:00-2:00a	407	106	513
2:00-3:00a	400	105	505
3:00-4:00a	395	105	500
4:00-5:00a	394	109	503
5:00-6:00a	395	117	512
6:00-7:00a	413	137	550
7:00-8:00a	442	144	586
8:00-9:00a	469	161	630
9:00-10:00a	523	158	681
10:00-11:00a	564	162	726
11:00-12:00p	608	160	768
12:00-1:00p	637	162	799
1:00-2:00p	670	165	835
2:00-3:00p	708	164	872
3:00-4:00p	754	155	909
4:00-5:00p	784	156	940
5:00-6:00p	793	140	933
6:00-7:00p	781	120	901
7:00-8:00p	765	109	874
8:00-9:00p	757	105	862
9:00-10:00p	748	97	845
10:00-11:00p	730	99	829
11:00-12:00a	703	99	802

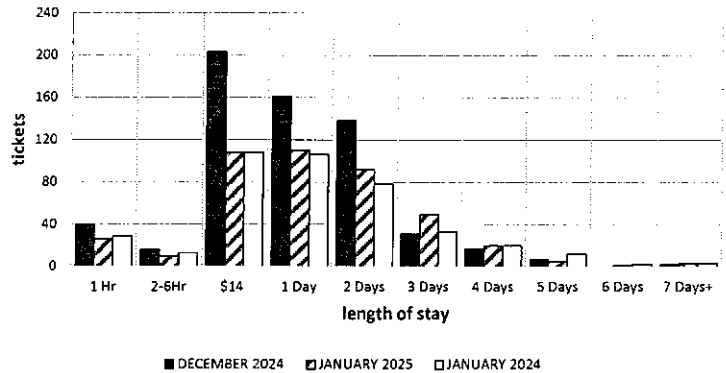
UNION STATION GARAGE OCCUPANCY REPORT



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	40	26	29
2Hrs - 6 Hrs	16	10	13
\$15.00 Max	203	108	108
1 Day \$16 - \$19	161	110	106
2 Days \$20 - \$38	138	92	78
3 Days \$39 - \$57	31	49	33
4 Days \$58 - \$76	17	20	20
5 Days \$77 - \$95	7	5	12
6 Days \$96 - \$114	0	1	2
>7 Days > \$114	2	3	3
Total	615	424	404
Avg Ticket =	\$23.33	\$27.50	\$25.50
Revenue	\$ 14,349.00	\$ 11,658.00	\$ 10,304.00

Transient Length of Stay

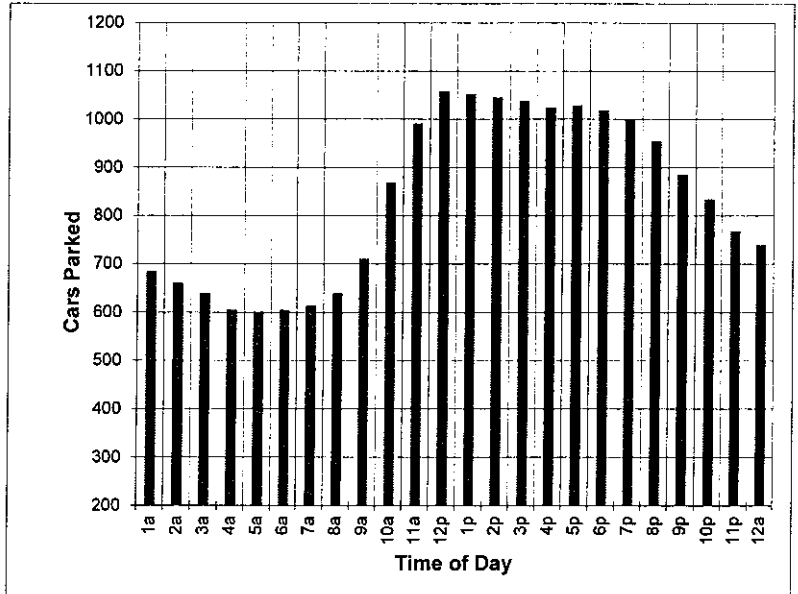


Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	26	0.06
2Hrs - 6 Hrs	10	0.02
\$15.00 Max	108	0.25
1 Day \$16 - \$19	110	0.26
2 Days \$20 - \$38	92	0.22
3 Days \$39 - \$57	49	0.12
4 Days \$58 - \$76	20	0.05
5 Days \$77 - \$95	5	0.01
6 Days \$96 - \$114	1	0.00
>7 Days > \$114	3	0.01
Total	424	

UNION STATION GARAGE OCCUPANCY REPORT

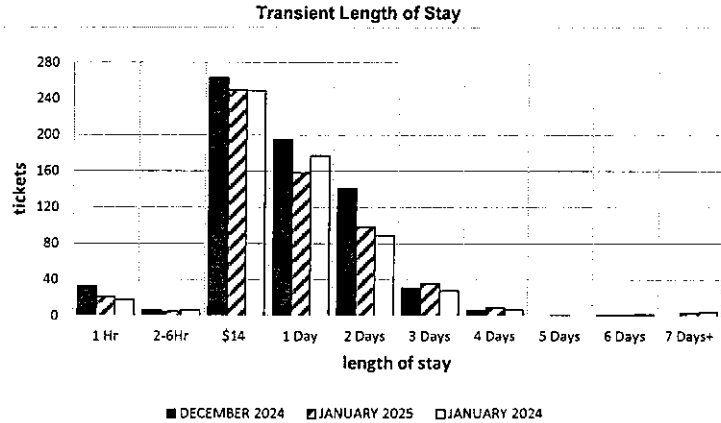
JANUARY 25, 2025
Saturday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	585	101	686
1:00-2:00a	563	97	660
2:00-3:00a	543	97	640
3:00-4:00a	510	95	605
4:00-5:00a	506	95	601
5:00-6:00a	507	98	605
6:00-7:00a	515	99	614
7:00-8:00a	537	102	639
8:00-9:00a	607	104	711
9:00-10:00a	761	107	868
10:00-11:00a	885	106	991
11:00-12:00p	951	108	1059
12:00-1:00p	945	108	1053
1:00-2:00p	940	105	1045
2:00-3:00p	931	107	1038
3:00-4:00p	918	107	1025
4:00-5:00p	920	109	1029
5:00-6:00p	911	108	1019
6:00-7:00p	896	105	1001
7:00-8:00p	852	104	956
8:00-9:00p	782	104	886
9:00-10:00p	731	103	834
10:00-11:00p	662	106	768
11:00-12:00a	637	102	739



1132 Available Spaces

Transient Length of Stay	DECEMBER 2024 # of Tickets	JANUARY 2025 # of Tickets	JANUARY 2024 # of Tickets
1 Hr \$3.00	33	21	18
2Hrs - 6 Hrs	7	5	7
\$15.00 Max	263	250	249
1 Day \$16 - \$19	195	158	177
2 Days \$20 - \$38	141	98	89
3 Days \$39 - \$57	31	36	28
4 Days \$58 - \$76	6	9	7
5 Days \$77 - \$95	0	1	0
6 Days \$96 - \$114	1	1	2
>7 Days > \$114	0	3	4
Total	677	582	581
Avg Ticket =	\$21.03	\$22.40	\$20.76
Revenue	\$ 14,235.00	\$ 13,036.00	\$ 12,064.00



Length of Stay	JANUARY 2025 # of Tickets	JANUARY 2025 % of Total
1 Hr \$3.00	21	0.04
2Hrs - 6 Hrs	5	0.01
\$15.00 Max	250	0.43
1 Day \$16 - \$19	158	0.27
2 Days \$20 - \$38	98	0.17
3 Days \$39 - \$57	36	0.06
4 Days \$58 - \$76	9	0.02
5 Days \$77 - \$95	1	0.00
6 Days \$96 - \$114	1	0.00
>7 Days > \$114	3	0.01
Total	582	

New Haven Parking Authority - Union Station Garage

OVERVIEW

REVENUE

OCCUPANCY

DURATION

COMPARISON

BUDGETS

OVERSELL

BENCHMARK

DAY OF WEEK

COMP. RATES

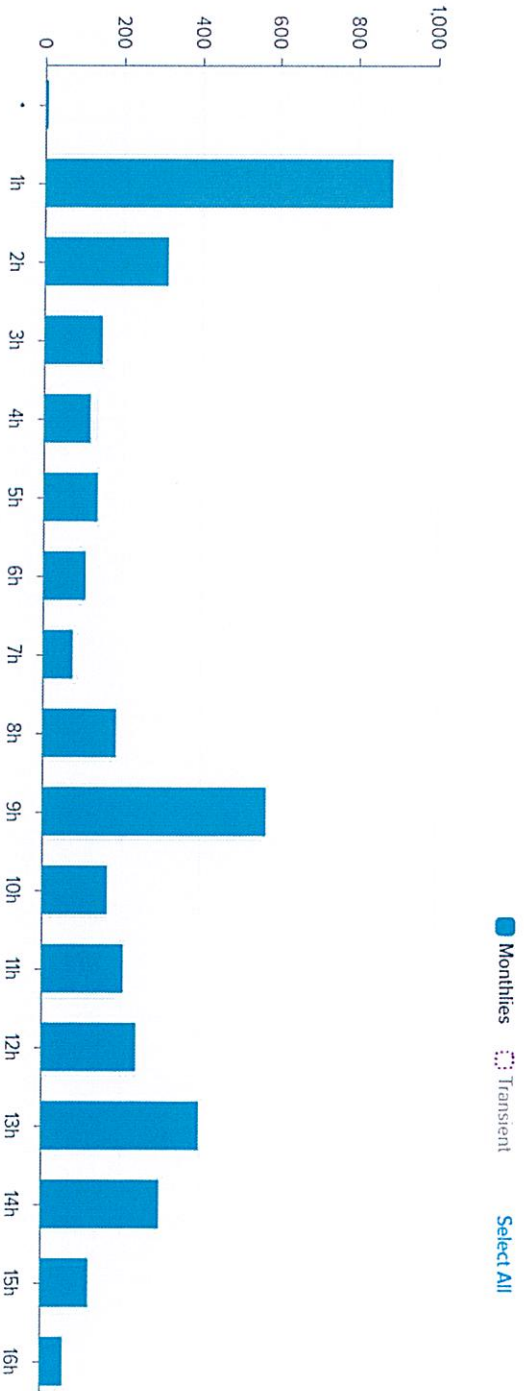
Duration

Show duration distribution **By Hour** on **All Days** entering at **All Hours** for **Jan 1, 2025 - Jan 31, 2025** broken down by **User Type**

Compare to Last Year

Duration Distribution

Graph



New Haven Parking Authority - Union Station Garage

OVERVIEW

REVENUE

OCCUPANCY

DURATION

COMPARISON

BUDGETS

OVERSELL

BENCHMARK

DAY OF WEEK

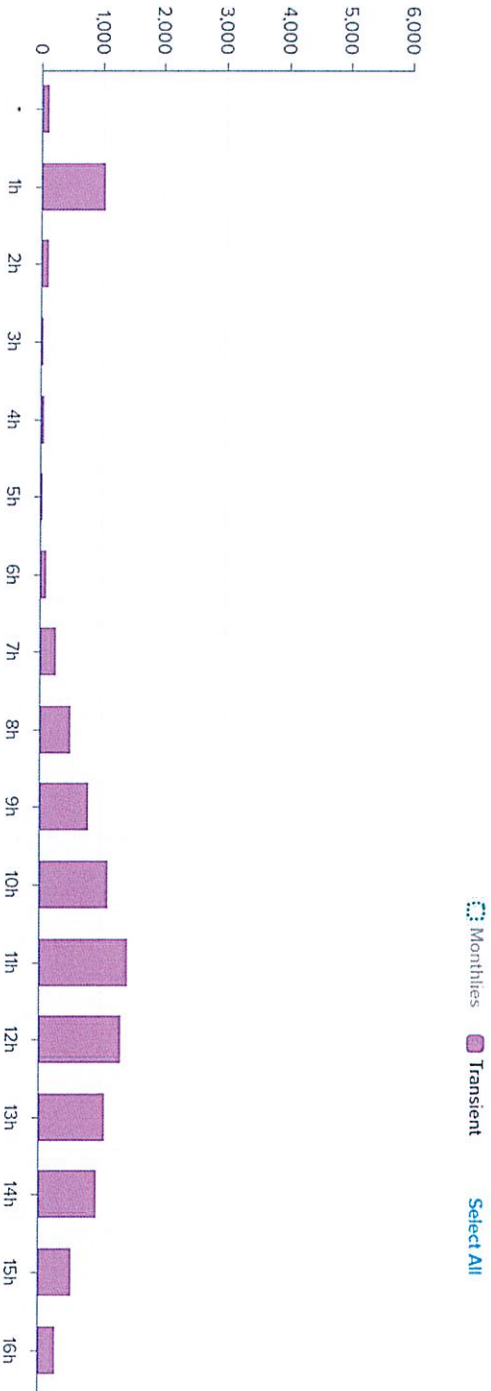
COMP. RATES

Duration

Show duration distribution **By Hour** on **All Days** entering at **All Hours** for **Jan 1, 2025 - Jan 31, 2025** broken down by **User Type**

Compare to Last Year

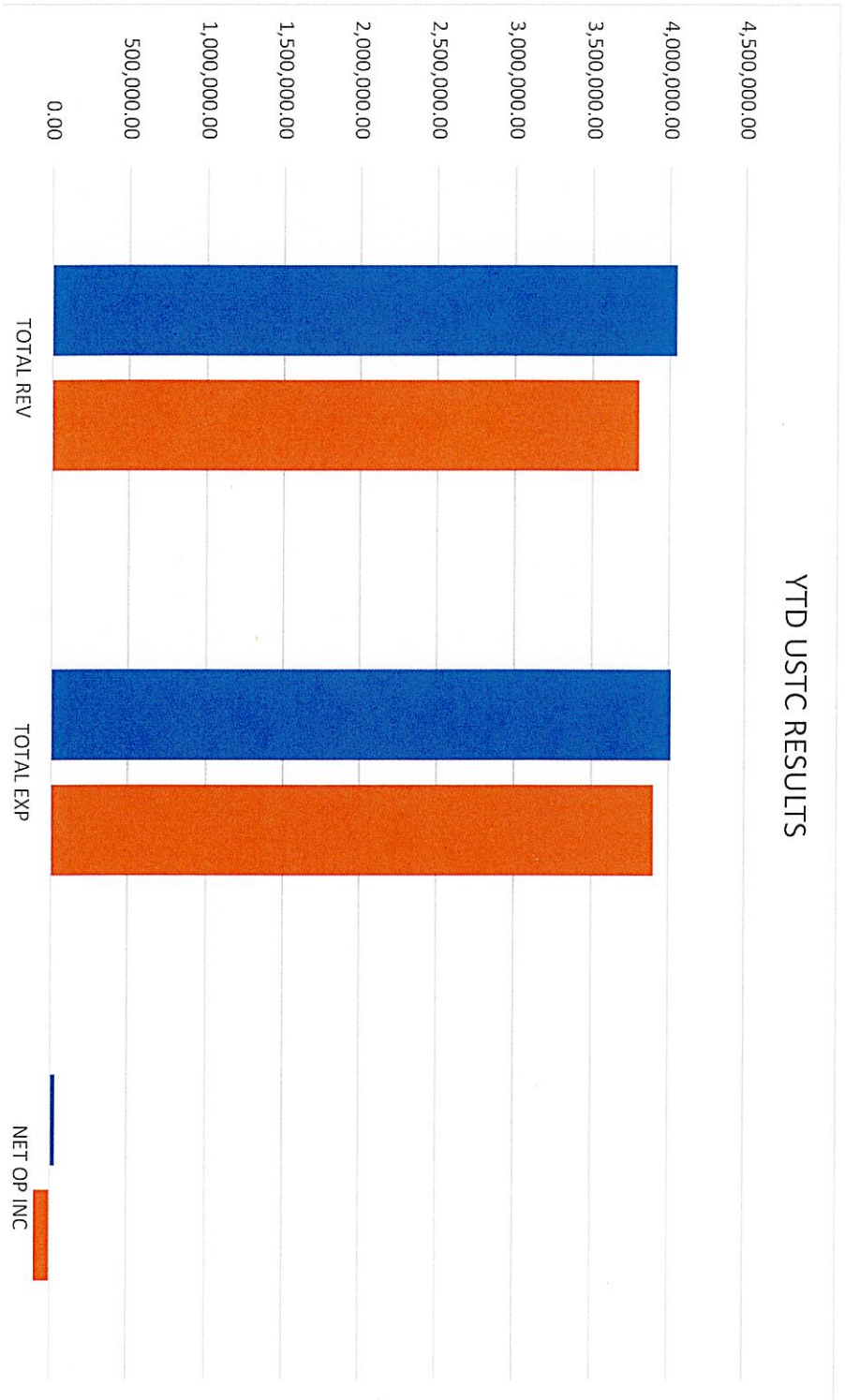
Duration Distribution **Graph**



Monthlies
 Transient
 Select All

UNION STATION TRANSPORTATION CENTER
 JANUARY 2025 AND YTD FY2025

	MONTHLY RESULTS			YTD RESULTS		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
TOTAL REVENUE	\$544,376	\$525,190	\$19,186	\$4,045,106	\$3,798,512	\$246,594
TOTAL EXPENSES	\$620,465	\$596,633	(\$23,832)	\$4,014,233	\$3,900,712	(\$113,521)
NET OPERATING INCOME	(\$76,089)	(\$71,443)	(\$4,646)	\$30,873	(\$102,200)	\$133,073



NEW HAVEN PARKING AUTHORITY
 Union Station Building
 For Fiscal Year Through January 31, 2025
 (Management Use Only)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR BR/W	ACT LAST YR	ACTUAL	BUDGET	VAR BR/W	ACT LAST YR	VAR BR/W
REVENUE									
Monthly Parking Revenue	0	0	0	0	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0	0	0	0	0
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	132,064	132,300	(236)	128,572	924,445	926,100	(1,655)	900,006	24,439
Administrative Income	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0
Other Revenue	0	4,000	(4,000)	0	0	28,000	(28,000)	0	0
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0
Total Revenue	132,064	136,300	(4,236)	128,572	924,445	954,100	(29,655)	900,006	24,439
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	16,500	18,013	(1,513)	16,958	109,734	122,075	(12,341)	116,740	7,006
Administration Salaries - Overtime	1,049	655	(394)	1,146	5,377	4,513	(864)	4,379	(999)
Cashiers Salaries - Straight-time	0	0	0	0	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0	0	0	0	0
Maintenance Salaries - Straight-time	27,995	27,113	(882)	37,027	180,003	187,346	(7,343)	171,841	(8,162)
Maintenance Salaries - Overtime	2,065	3,228	(1,163)	4,326	30,567	20,378	(10,189)	38,311	7,743
Security Salaries - Straight-time	38,803	33,845	(4,958)	38,944	257,830	236,539	(21,291)	225,466	(32,364)
Security Salaries - Overtime	6,092	6,092	2,155	7,468	37,749	42,578	(4,829)	63,973	26,224
Benefits	68,836	71,071	(2,235)	63,980	473,754	481,200	(7,446)	449,283	(24,417)
Total Personnel	159,186	160,017	(831)	168,948	1,095,013	1,074,629	(20,384)	1,069,991	(25,022)
Operating:									
Security/Traffic Control	25,285	17,381	(7,904)	23,180	126,384	140,097	(13,713)	105,289	(21,095)
Utilities	46,956	38,052	(8,904)	27,256	279,662	241,050	(38,612)	208,698	(70,964)
Service Agreements	14,835	9,002	(5,833)	8,743	61,416	63,168	(1,752)	60,638	(778)
Professional Services	815	3,142	(2,327)	1,120	51,145	22,774	(28,371)	52,146	1,001
Repairs and Maintenance	9,226	22,730	(13,504)	12,252	213,479	177,110	(36,369)	165,197	(47,282)
Insurance - Liability	9,039	9,392	(353)	7,556	63,956	65,744	(1,788)	52,892	(11,064)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	1,668	1,278	(390)	1,105	16,409	9,760	(6,649)	10,115	(6,294)
Tickets and Tags	0	0	0	0	0	0	0	0	0
Supplies	10,847	11,200	(353)	12,924	62,155	73,400	(11,245)	73,381	11,226
Bank Fees	0	0	0	0	0	0	0	0	0
Contracted Snow Removal	3,363	18,000	(14,637)	9,079	3,963	44,000	(40,037)	9,079	5,716
Administrative Expenses	65,820	58,695	(7,125)	61,060	444,423	410,585	(33,838)	429,996	(14,527)
Valet Expense	0	0	0	0	0	0	0	0	0
Other Expenses	37,043	11,497	(25,546)	11,961	131,312	80,479	(50,833)	80,111	(51,202)
Total Operating Expenses	224,896	200,329	(24,567)	176,235	1,453,704	1,328,167	(125,537)	1,248,442	(205,262)
Total Expenses	384,081	360,346	(23,735)	345,183	2,548,717	2,402,796	(145,921)	2,318,433	(230,284)
NET OPERATING INCOME	(252,018)	(224,046)	(27,972)	(216,611)	(1,624,272)	(1,448,696)	(175,576)	(1,418,427)	(205,845)

NEW HAVEN PARKING AUTHORITY
State Street Station
For Fiscal Year Through January 31, 2025
(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	0	0	0	0	0	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0

	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)
EXPENSES										
Personnel:										
Administration Salaries - Straight-time	3,671	3,795	124	3,280	(391)	25,500	25,897	397	25,116	(383)
Administration Salaries - Overtime	324	188	(136)	385	60	2,270	1,292	(978)	1,908	(361)
Cashiers Salaries - Straight-time	0	0	0	0	0	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0	0	0	0	0	0
Maintenance Salaries - Straight-time	2,328	1,639	(629)	2,243	(84)	12,097	12,973	876	15,278	3,181
Maintenance Salaries - Overtime	0	191	191	0	0	(0)	1,319	1,319	464	464
Security Salaries - Straight-time	576	489	(87)	1,181	605	4,606	3,391	(1,215)	5,553	947
Security Salaries - Overtime	130	0	(130)	5	(125)	589	0	(589)	1,411	823
Benefits	5,901	4,938	(913)	4,148	(1,753)	37,364	32,248	(5,116)	33,075	(4,289)
Total Personnel	12,930	11,350	(1,580)	11,243	(1,687)	82,425	77,120	(5,305)	82,805	380

	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)
Operating:										
Security/Traffic Control	0	0	0	0	0	0	0	0	0	0
Utilities	2,397	1,209	(1,188)	0	(2,397)	13,427	8,463	(4,964)	228	(13,199)
Service Agreements	626	686	40	732	106	3,421	4,662	1,241	4,972	1,451
Professional Services	579	383	(196)	429	(150)	3,001	2,681	(320)	3,001	0
Repairs and Maintenance	2,857	1,195	(1,662)	0	(2,857)	10,607	8,365	(2,242)	5,877	(4,730)
Insurance - Liability	217	225	8	152	(65)	1,538	1,575	37	1,061	(478)
Building & Land Rental	0	0	0	0	0	0	0	0	0	0
Uniforms	0	84	84	0	0	0	641	641	0	0
Tickets and Tags	0	0	0	0	0	0	0	0	0	0
Supplies	0	1,090	1,090	914	914	272	7,230	6,958	1,984	1,712
Bank Fees	0	0	0	0	0	0	0	0	0	0
Contracted Snow Removal	747	3,000	2,253	2,018	1,270	747	7,000	6,253	2,018	1,270
Administrative Expenses	4,154	4,070	(84)	3,185	(969)	27,949	28,490	541	28,903	954
Valet Expense	0	0	0	0	0	0	0	0	0	0
Other Expenses	693	700	7	624	(69)	4,285	4,900	635	4,124	(141)
Total Operating Expenses	12,270	12,622	352	8,053	(4,217)	65,227	74,007	8,780	52,068	(13,160)
Total Expenses	25,200	23,972	(1,228)	19,296	(5,904)	147,652	151,127	3,475	134,873	(12,779)

NET OPERATING INCOME	(25,200)	(23,972)	(1,228)	(19,296)	(5,904)	(147,652)	(151,127)	3,475	(134,873)	(12,779)
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NEW HAVEN PARKING AUTHORITY
 Union Station Garage
 For Fiscal Year Through January 31, 2025
 (Management Use Only)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE									
Monthly Parking Revenue	41,807	43,359	(1,552)	43,553	300,436	303,513	(3,077)	297,679	2,757
Transient Parking Revenue	370,465	345,511	24,954	328,544	2,819,885	2,540,759	279,126	2,490,427	329,458
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0	0	0
Administrative Income	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0
Other Revenue	40	20	20	40	340	140	200	170	170
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0
Total Revenue	412,312	388,890	23,422	372,137	3,120,661	2,844,412	276,249	2,788,277	332,384
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	8,738	9,672	934	8,376	59,004	62,920	3,916	63,318	4,314
Administration Salaries - Overtime	1,129	1,243	114	1,227	5,815	5,737	(78)	4,709	(1,105)
Cashiers Salaries - Straight-time	13,318	13,406	88	13,637	89,408	92,580	3,172	85,466	(3,942)
Cashiers Salaries - Overtime	158	804	646	1,036	3,519	5,552	2,033	5,134	1,616
Maintenance Salaries - Straight-time	5,795	5,700	(95)	5,715	40,887	41,076	189	41,498	611
Maintenance Salaries - Overtime	0	401	401	636	376	2,746	2,370	3,346	2,970
Security Salaries - Straight-time	17,694	15,640	(2,054)	15,040	117,727	108,008	(9,719)	98,952	(18,775)
Security Salaries - Overtime	1,776	2,815	1,039	3,581	17,863	19,441	1,578	25,844	7,981
Benefits	38,230	39,099	869	31,152	247,891	254,759	6,868	238,012	(11,879)
Total Personnel	86,839	88,780	1,941	80,399	582,490	592,819	10,329	564,279	(18,210)
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	15,898	11,391	(4,507)	9,148	72,782	55,875	(16,907)	50,563	(22,219)
Service Agreements	6,124	4,985	(1,139)	4,820	34,882	34,895	13	32,108	(2,773)
Professional Services	516	1,930	1,414	753	5,032	13,995	8,963	6,056	1,024
Repairs and Maintenance	9,082	4,230	(4,852)	4,065	50,295	29,610	(20,685)	17,976	(32,319)
Insurance - Liability	20,317	21,144	827	15,831	143,761	148,008	4,247	110,820	(32,941)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	612	630	18	503	6,396	4,812	(1,584)	4,319	(2,077)
Tickets and Tags	1,950	340	(1,610)	680	2,135	2,380	245	2,207	72
Supplies	4,362	5,875	1,513	6,492	21,742	33,625	11,883	28,491	6,748
Bank Fees	21,983	15,526	(6,457)	13,886	117,162	108,682	(8,480)	100,392	(16,770)
Contracted Snow Removal	3,363	18,000	14,637	9,079	3,363	44,000	40,637	9,079	5,716
Administrative Expenses	36,415	38,584	2,169	30,192	269,288	270,088	800	253,152	(16,136)
Valet Expense	0	0	0	0	0	0	0	0	0
Other Expenses	3,725	900	(2,825)	846	8,538	8,000	(538)	6,196	(2,340)
Total Operating Expenses	124,344	123,535	(809)	96,274	735,374	753,970	18,596	621,359	(114,015)
Total Expenses	211,183	212,315	1,132	176,673	1,317,864	1,346,789	28,925	1,185,638	(132,226)
NET OPERATING INCOME	201,129	176,575	24,554	195,464	1,802,797	1,497,623	305,174	1,602,639	200,159

NEW HAVEN PARKING AUTHORITY
 INCOME STATEMENT VARIANCE REPORT
 MONTH OF JAN 2025

	ACTUAL	BUDGET	VARIANCE	REASON
<u>UNION STATION BUILDING</u>				
Admin-ST	16,500	18,013	1,513	Allocated Director of Maint position (40%) was open until Jan 21, and new hire's rate was less than budget (\$1900).
Security-ST	38,803	33,845	(4,958)	One-half full-timer was not added at this location. Extra Sav/Sun 4p-mid shift was manned. A new hire for USB was trained here.
Security-OT	3,937	6,092	2,155	Most of coverage of open shifts above were done at straight-time.
Benefits	68,836	71,071	2,235	Fewer vacation days taken than budgeted.
Security/Traffic Control	25,285	17,381	(7,904)	\$8700 in Dec charges billed in Jan.
Utilities	46,956	38,052	(8,904)	Electricity generation up \$4200 and distribution up \$4700, water up \$1000 and sewage up \$2700, partly offset by natural gas down \$2800. Budget was reduced by a general \$1100 each month with planned warmer winter.
<u>Service Agreements</u>				
R&M	14,835	9,002	(5,833)	AVC agreement up \$7000 (to correct YTD Trane service agreement amortization).
Admin Exps	9,226	22,730	13,504	Structures down \$2500, lighting/electrical down \$3200 and other down \$7700.
Other Exp	65,820	58,655	(7,165)	Dec expenses over budget, particularly R&M and Pro Services.
	37,043	11,497	(25,546)	Dec and Jan Continuum of Care crisis beds (\$32,780) not in budget.
<u>UNION STATION GARAGE</u>				
Transient Rev	370,465	345,511	24,954	Volume up 7% to last year, but down 20% to last month. Average ticket value up 6% from last year.
Security-ST	17,694	15,640	(2,054)	The extra sat/Sun 4p-mid shift shown in USB above also applied to USG at times for coverage.
Utilities	15,898	11,391	(4,507)	Electricity distribution up \$3200 and generation up \$1400.
R&M	9,082	4,230	(4,852)	Structures up \$2800 (automatic door repair of \$3300) and elevators up \$1200.
Bank Fees	21,983	15,526	(6,457)	Prior months' adjs - \$7400.

NEW HAVEN PARKING AUTHORITY
NEW HAVEN POLICE DEPARTMENT CHARGES
UNION STATION
JAN 2025

INVOICE DATE	DATE OF SERVICE	HOURS	COST
Dec accrual	Dec 22-31	116	(\$9,554.42)
12/3/24	Nov 27-29	64	\$5,525.12
12/30/24	Dec 22-28	60	\$5,831.92
12/30/24	Dec 24	8	\$613.92
12/30/24	Dec 26-27	16	\$1,227.84
1/7/25	Dec 29-Jan 4	56	\$4,911.20
1/7/25	Dec 30 & Jan 2	16	\$1,227.84
1/14/25	Jan 5-11	54	\$4,143.96
1/22/25	Jan 12-16 & 18	48	\$3,683.52
1/28/25	Jan 19-25	52	\$3,990.48
Jan accrual	Jan 26-31	48	\$3,683.52
			<u>\$25,284.90</u>

**UNION STATION PROFESSIONAL SERVICES
JAN 2025**

Union Station Building - 50014

<u>6125 - Other Professional Fees</u>		
Happy Or Not	(1,287.75)	Complaint and customer feedback system-adjust YTD
Desman Inc	530.42	Condition Survey
Michael Robinson	1,075.00	Achive /organize engineering documents
Advanced Office Systems	280.00	Information Technology work
Total	<u>597.67</u>	
<u>6150 - Accounting/Auditing</u>		
TM Byxbee Co PC	62.00	Audit Services
Total	<u>62.00</u>	
<u>6155 - Legal</u>		
Joseph L. Rini	155.00	Attorney Services
Total	<u>155.00</u>	
Union Station Building Total	<u>814.67</u>	

State Street Station - 50017

<u>6125 - Other Professional Fees</u>		
Desman Inc	353.75	Condition Survey
Total	<u>353.75</u>	
<u>6135 - Other Contractual Services</u>		
Transportation General	225.00	Dispatch Fees - Nov-Jan
Total	<u>225.00</u>	
<u>6155 - Legal</u>		
n/a	0.00	
Total	<u>0.00</u>	
State Street Station Total	<u>578.75</u>	

Union Station Garage - 50020

<u>6125 - Other Professional Fees</u>		
Desman Inc	454.38	Condition Survey
Total	<u>454.38</u>	
<u>6150 - Accounting/Auditing</u>		
TM Byxbee Co PC	62.00	Audit Services
Total	<u>62.00</u>	
Union Station Garage Total	<u>516.38</u>	

USTC Total 1,909.80

**NEW HAVEN PARKING AUTHORITY
UNION STATION INVOICE BY GL ACCOUNT
JAN 2025**

<u>P&L LINE</u>	<u>ACCT NBR</u>	<u>AMOUNT</u>
Admin Salaries-ST	5000	28,910
Admin Salaries-OT	5005	2,502
Cashiers Salaries-ST	5040	13,318
Cashiers Salaries-OT	5045	158
Maintenance Salaries-ST	5010	36,118
Maintenance Salaries-OT	5015	2,065
Security Salaries-ST	5030	57,073
Security Salaries-OT	5035	5,843
<u>Benefits</u>		
Payroll - Other	5100	3,042
Holiday Pay	5110	7,637
Sick Pay	5120	7,837
Vacation Pay	5130	3,108
Medical Insurance	5200	56,665
Life Insurance	5205	0
Retirement	5210	32,220
Benefits-Other	5220	0
Payroll Taxes	5230	2,459
Total Benefits		<u>112,968</u>
<u>Utilities</u>		
Natural Gas	5310	4,871
Electricity-generation	5320	29,007
Electricity-distribution	5321	26,657
Water	5350	456
Telephone-land lines	5370	186
Telephone-Cellular	5372	0
Internet	5374	411
Fuel Oil	5380	0
Sewage	5390	3,662
Total Utilities		<u>65,250</u>
<u>Service Agreements</u>		
Maintenance	6120	2,066
Extermination	6121	332
Elevators	6160	2,872
Generators	6161	0
Air Conditioners	6162	9,611
Escalators	6163	1,750
Automatic Doors	6164	0
Boilers	6165	(211)
Fire Alarm	6167	3,034
Revenue Control	6169	2,131
Total Service Agreements		<u>21,585</u>
<u>Professional Services</u>		
Payroll Processing	6124	0

Other Prof. Fees	6125	1,406
Other Contractual Services	6135	225
Temporary Help	6140	0
Accounting/Auditing	6150	124
Legal	6155	155
Total Professional Services		1,910
<u>Repairs and Maintenance</u>		
Office Equipment	5410	0
Revenue Control Equipment	5450	1,618
Glass	5455	0
Plumbing	5460	3,281
Lighting/Electrical	5462	(883)
Signs	5464	0
Structures	5477	3,355
Window Cleaning	5478	0
Cleaning Equipment	5479	685
Elevators	5481	5,046
Communication Equipment	5482	0
Vehicles	5483	1,307
Other Equipment	5484	3,026
Escalators	5491	3,730
Total Repairs and Maintenance		21,165
Insurance	5638	29,573
Uniforms	5586	2,280
Tickets and Tags	5573	1,950
<u>Supplies</u>		
General Office	5520	539
Field	5521	1,556
Signage	5565	0
Cleaning	5568	10,366
Grounds	5571	0
Sand/Salt	5572	2,139
Ice Melt	5574	0
Other	5575	333
Gasoline	5930	275
Total Supplies		15,208
<u>Bank Fees</u>		
Service Fees	7040	0
Credit Card Fees	7060	21,983
Total Bank Fees		21,983
Contracted Snow Removal	6070	7,473
Admin Expenses	7150	106,389
Valet Expense	6030	0
<u>Other Expenses</u>		
Equipment Rental	5756	4,929
Advertising	5810	3,742
Mileage	5910	0
Travel Fares	5920	0
Lodging	5940	0

Meals & Entertainment	5950	0
General Meetings	6010	0
Professional Development	6020	0
Incinerator/Trash Removal	6105	40
Management Fees	6110	0
Security/Traffic Control	6145	25,285
Books & Subscriptions	7010	0
Postage Due	7020	0
Professional Dues	7030	0
Purchase Discount Account	7080	0
Bad Debt Expense	7090	0
Miscellaneous Expense	7099	<u>32,748</u>
Total Other Expenses		66,744

TOTAL EXPENSES		<u><u>620,465</u></u>
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New Haven Union Station Capital Projects Status Report – February 24, 2025

Project Number	Project Name	Status	Next Action
23-009	Repairs and Improvements at Union Station Parking Garage (SOGR)	Project in bid phase. Bids due February 27, 2025.	Open and review bids. Make recommendation for award.
23-020	Architectural Repairs and Improvements at Union Station Building (SOGR)	Project in bid phase. Bids due March 19, 2025.	Open and review bids. Make recommendation for award.
23-051	Enabling Project – Phase 1	Last met with Amtrak on January 29, 2025. Met with City reps on February 6, 2025 at MEP meeting to discuss their geothermal program. Twice-monthly meetings with OC representatives are conducted.	Amtrak to provide its inventory of office space needs. Design team will present schematic design for the various tasks at the February 21, 2023 OC review meeting.
23-054	Interior Wayfinding	Final design and draft bid documents are being prepared.	Review final design and draft bid documents.
25-001	Condition Surveys for FY 25/26	The draft condition surveys have been submitted.	Reviewing Consultant's draft reports.

Project Number	Project Name	Status	Next Action
Work by others:			
20-021	Amtrak Ticket Window Modifications	Amtrak is obtaining start-up documents from their new contractor.	Amtrak to provide required project documents. Consider any conflicts with Enabling Project.
23-043	NHPA 2 nd Floor East Office Fit-out	Design is in progress.	Submit design for review by CTDOT once ready.

JMS 2-18-2025