READING PARKING AUTHORITY

Minutes of Reading Parking Authority
Board Meeting – May 20, 2026

1) Meeting Called to Order

The Reading Parking Authority's regular board meeting was called to order on May 20, 2026 at 5:05 p.m. by Nelson Espinal, Chairman. It was held at the Reading Parking Authority, 430 S. 4th Street, Reading, PA 19602, pursuant to notice published and posted according to law.

The following Board Members were present:

Nelson Espinal, Chairman
Patricia Vasquez, Vice-Chairman
Kerry Burford, Secretary/Assistant Treasurer
Dr. Rodney S. Ridley, Sr.
Cheryl Aston

The following members of the Authority were present:

Rafael Batista, Executive Director
Josue Vega, Finance Director
Nellie Martir, Operations Manager
John Brown, Director of Human Resources
Jesse Metheny, Finance Operations Manager
Janice Nieves, Communications Specialist
Mahlon J. Boyer, Esquire, General Solicitor

2) Public Comment

Mr. Alan Shuman addressed the Board. He discussed his company's purchase of the Authority's Cherry Street parking lot. He said that the Authority did not want a normal closing period of 12-18 months for the purchase so he intends to offer parking at the lot during development to offset costs. Mr. Shuman said that he currently has 1200 parking spaces in the City and intends to get 600 more. He said that City Council is considering zoning changes on June 1 and he intends to address the issue of private owners offering parking to the general public at that time. Mr. Shuman wants to offer the use of his lots for general public parking.

Mr. Batista said that the Authority is concerned about Mr. Shuman's intended use of the Cherry Street parking lot for parking. The Authority understood from Mr. Shuman that the lot would be used for construction of a building not parking. It does not make sense for the Authority to sell one of its parking lots for someone else to then offer parking in competition with the Authority. Mr. Batista said that negotiations regarding the sale of the lot to Mr. Shuman's company were conducted in bad faith.

3) Approval of Board Meeting Minutes

Mr. Espinal made a motion to approve the April 15, 2026 regular board meeting minutes. Second by Mr. Burford. The motion passed unanimously.

4) General Solicitor

a) Amendment to Cherry St. Sale Agreement

Mr. Boyer said that Mr. Shuman had requested an amendment to the Cherry Street sale agreement to itemize the purchase price. In response, the Authority wanted to add a provision that would prohibit public parking at the lot in compliance with the City's current zoning ordinance. However, Mr. Shuman would not agree to that restriction. Therefore, the amendment was not presented for approval. Ms. Vasquez suggested that the Authority contact the City if Mr. Shuman is violating the City's zoning ordinances.

b) Addendum to Towing Contract

Mr. Boyer presented an Addendum between the Authority and Matos Used Auto, LLC. The addendum modifies the current contract between the City and Matos that the Authority relies on for towing services. The addendum requires Matos to pay specified administrative fees to the Authority. Mr. Espinal made a motion to approve the addendum. Second by Dr. Ridley. The motion passed unanimously.

5) Executive Director Report

Mr. Batista welcomed Cheryl Aston as a new member of the Authority's Board of Directors.

Mr. Batista said that the Authority has been meeting with the Jehovah's Witnesses to discuss a limited parking agreement that would provide parking to them on specific weekends from 2027 to 2031. They intend to hold conventions at the Santander Arena each summer and would need about 2000 parking spaces for each convention. Each convention runs from Friday through Sunday.

Mr. Batista said that the EV charging stations have been fully installed at the DoubleTree Garage and are now operational.

The Authority is continuing to work on a transition from T2 Systems to Park Loyalty. Park Loyalty will be easier for customers to use and will permit payment of violations online. The Authority is also considering self-pay kiosks for the payment of violations. The transition should be complete by July 1, 2026.

Mr. Batista will be attending the Parking Transportation Association of Pennsylvania conference in Bethlehem, PA on May 27, 2026. He will also attend the International Parking & Mobility Institute Conference in Milwaukee, Wisconsin from June 13-17, 2026.

The June board meeting is currently scheduled for June 17 and needs to be changed because Mr. Batista will be attending the IPMI conference. Mr. Espinal made a motion to move the board meeting to June 10, 2026. Second by Mr. Burford. The motion passed unanimously.

Mr. Batista said that there is ongoing vandalism of its boots. There are social media posts that offer impermissible help for the removal of the Authority's boots. The boots are being damaged. It costs about $1,000.00 to replace a boot. The Authority is weighing options to stop the vandalism including conversations with the RPD to seek enforcement against the individuals that cause damage to the boots.

Mr. Batista said that the Authority is in good financial health. The Authority has shown positive net income every month in 2026.

Mr. Batista said that the Authority has been exploring third-party security to patrol the parking garages at night. Omega has presented the best rate and it is the most qualified vendor. Omega is offering 2 unarmed guards that will patrol the parking garages 365 days a year. The guards would be on patrol from 11:00 pm – 7:00 am. Omega is also offering 1 armed guard who would be stationed at the Authority's main office from 9:30 am – 6:00 pm, Monday through Friday. Mr. Batista confirmed that most incidents in the parking garages occur in the early morning hours. Dr. Ridley asked how the Authority will ensure Omega's guards are performing their work. Mr. Batista said that the Omega guards will have 1 hour check-ins with the Authority's dispatch. The Authority also has security cameras in the garages and it can monitor what the guards are doing. Mr. Batista confirmed that Omega provides its own equipment including the vehicles needed to patrol the parking garages. Ms. Vasquez made a motion to add the approval of the Omega contract to the meeting agenda. Second by Mr. Espinal. The motion passed unanimously. Ms. Vasquez then made a motion to approve the Omega contract. Second by Dr. Ridley. The motion passed unanimously.

Mr. Batista said that 630 S 9th Street, LLC is interested in purchasing 420-438 Spring Garden Street, which has 10 separate parcels, and 818 Culvert Street, from the Authority for the total amount of $35,000.00. Mr. Espinal made a motion to approve the sale of the properties. Second by Dr. Ridley. The motion passed unanimously.

6) Director of Finance Report

a) Financial Statements – April 2026

Mr. Vega said that the audit of the Authority's 2025 financial statements is about 80% complete and is ahead of schedule. The Authority is continuing to explore cost-savings in regard to its insurance coverages and anticipates a 30-40% reduction in cost. The Authority is reviewing its merchant services costs on a monthly basis. The Authority has negotiated new fee structures and will see savings next month.

Mr. Vega said that the Authority's gross revenue in April was $1,355,350.00. Its total operating expenses were $885,208.00. Its operating income was $470,142.00. The Authority had a total net income in April of $428,516.00 after accounting for interest and other expenses.

Mr. Vega said that the Authority is continuing to make additional bond payments pursuant to the Amendment to Cooperation Agreement between the Authority and the City. It is possible that the Authority will avoid 5-7 years of interest expenses with these extra payments.

b) Approval of Accounts Payable

The Authority's accounts payable for the time period of April 1, 2026 to May 12, 2026 in the total amount of $468,167.18 was presented to the Board. Mr. Burford made a motion to approve payment of the accounts payable. Second by Dr. Ridley. The motion passed unanimously.

7) Operations and Departmental Reports

Ms. Martir said that the Authority is continuing to work on repairs to some of the parking garage elevators. The Authority has also started work on line striping for on-street parking stalls in the City.

8) Board Member Reports

Ms. Vasquez said that the Front & Washington Garage needs to be cleaned. The elevators and stairwells need attention.

9) Next Board Meeting

The Authority's next regular board meeting will be held on June 10, 2026, at 5:00 p.m. at the Reading Parking Authority, 430 S. 4th Street, Reading, PA 19602.

10) Adjourn

There being no further business of the Board, the meeting was adjourned at 6:10 p.m.

11) Executive Session

An executive session to discuss personnel matters and litigation was announced with no return to regular session.