

MERIT PARKING COMPANY



Volume 1, Issue 2
APRIL 2010

“NEW DAY, NEW WAY OF THINKING...”

That is the overall message that I took away from my conversation with Frank Staats, CPM, Vice President of Property Management at Crescent Real Estate Equities and 2010 IREM Houston Chapter President, regarding the green movement. I sat down with Frank last week to see what his thoughts are on how the “green movement” is affecting and shaping property management. In his opinion, it is a movement that is a challenge to undergo but “worth it in the long-run.”

According to Staats, the real estate industry is “starting to look a lot greener than it used to be, and everyone needs to start jumping on the bandwagon.” And jumping on that bandwagon doesn't necessarily mean installing expensive retrofits or adopting radical changes. On the contrary, by making practical changes, your property will be on track to contributing to a “greener” future. So where do you begin? Here are some brief tips Frank suggests to get started:



1. Trash Your Can- Staats encouraged everyone to switch out their trash cans to recycle bins- at home AND in the office. “We [Crescent Real Estate Equities] keep a centralized recycling bin for aluminum cans and plastic and each employee has a small paper bin at their desk.”

2. Park it Right There!- In addition to making buildings greener and more energy efficient, parking facilities are also adopting energy and water conservation procedures. According to Staats, parking is an essential component in setting your property apart from the rest and completing the overall green picture. “Incorporating parking is something that many times gets overlooked when companies want to have their building LEED certified. It is often the missing piece that ultimately makes a huge difference.”

3. Take the LEED- Staats mentioned that having your green associate/ LEED designations gives companies a competitive advantage over others that are late adopters to the green movement. “The

SPECIAL POINTS OF INTEREST:

- HEAR WHAT OTHER ANOTHER PM IS SAYING
- WHAT'S HOT IN HOUSTON IN SUMMER 2010
- MERIT RECOGNIZES ITS EMPLOYEES
- FIND OUT HOW TO MAKE IT ANYWHERE IN DOWNTOWN FOR LESS

INSIDE THIS ISSUE:

(continued) New Day, New way of thinking	2
Q & A: Mustafa Guner	2
Summer is Heating Up in the Theatre District	3
Employee Shout-Outs	3
Spotlight on a Location	4

designations create more day-to-day work structure as a property manager and make them [real estate firms] more marketable.”

4. **DON'T WASTE YOUR ENERGY-** More than ever are we hearing, if not screaming ourselves, for someone to “turn off the water (interchangeable for lights)!” Frank agreed that “that this will be a bigger trend to adapt; some people may view it as a fad or a temporary change in how they were doing things, but at the BEGINNING of the day, you have to ask yourself ‘where are we going to be and how will this trend affect us?’”



Q&A with Property Manager:

MUSTAFA GUNER, VP of Operations, US Property Management

What brought you to property management/ commercial real estate?

I worked with Four Seasons off of Lamar Street in Downtown Houston for a while in an accounting position, where I worked my way up to accounting manager. Then, I had the opportunity to work for USPM as a controller. After juggling a few different areas of the company, I was later promoted to Vice President of Operations and I am also the property manager of The Lyric Center, which is where we are located.

What do you enjoy most about your career in property management?

It offers a wide array of areas to focus on and I have really enjoyed the job progress throughout my tenure in the industry. It also offers great networking opportunities to those in the industry.

Where do you see the property management/ commercial real estate industry in 10 years?

I think there will be more of a concern and focus on the current trend of energy efficiency. Now, the trends are being adopted here and there, but eventually, I think there will be more governed laws surrounding energy conservation.

How do you see that change affecting parking?

As far as parking is concerned, I definitely think that the majority of parking lots will use solar panels, especially in the warmer climates. Also, I think recycling and charge stations for electric cars will be more commonly utilized in parking garages.

“There will be more of a concern and focus on the current trend of energy efficiency.”

**Mustafa Guner
VP of
Operations,
USPM**





SUMMER IS HEATING UP IN THE THEATER DISTRICT

Alley Theatre

- *A Non-Stop Comedy*
Boeing-Boeing, June 4-27

Wortham Theater Center

- Night Court 2010: Legal Holidays, June 9-12
- Pecos, May 27- June 6

Hobby Center for Performing Arts

- Menopause: The Musical, June 15-27
- Young Frankenstein, May 25- June 6

Parking is available at

LYRIC CENTER

on the corner of Louisiana and Preston in Downtown Houston.



Employee Shout Outs:

MPC recognizes its employees achievements on & off the job

PROMOTION:

In November 2009, **Marik Gaugis** was promoted to Facility Supervisor of The Pan American Life Center in New Orleans, Louisiana. Last November, Merit Parking Company was chosen by Jones, Lang, & LaSalle to manage the garage, located in the heart of the New Orleans Central Business District. Marik has worked in the parking industry since 1990 and has consistently performed at a high level.



Prior to beginning operations at One Shell Square in New Orleans, he was the porter in charge of maintenance at that facility in 2005. Marik has proven to be a quick learner and has again displayed excellent skills in his new position. He continues to be a valuable asset to New Orleans operations.

IT'S A GIRL! :

We want to congratulate our office manager, **Priscilla Garcia**, on the birth of her daughter, Kayla Amiel Garcia. Kayla was born to Priscilla & Miguel Garcia on April 30, 2010. She weighed 6.3 lbs and was 20 inches long.



Priscilla has worked for Merit for over 7 years. She started as a part-time cashier during baseball season and is now the office manager at the corporate office.

Congratulations to PRISCILLA and her new addition!

Receive a
NO COST evaluation
for your next
parking project!

Call us at
713-840-PARK
(7275)

or email us at:
construction@meritparking.com



MERIT PARKING COMPANY, LTD.

www.meritparking.com



2010 Astros
Season Parking
Passes

Get your spot on *OUR* lot!

Parking as low as
\$5 per game!

[Click to view lot locations](#)

OR
Call us now at **832-305-8360**

CHECK US OUT ON

facebook



Friends of IREM



Got an
idea?

Have something to say?

Email us at

news@meritparking.com



Merit Parking Company, Ltd.

4265 San Felipe, Ste 750
Houston, TX 77027
(713) 840-7275

Business Development & Marketing Manager:
Stana Ocokoljic



Spotlight on a Location: MARKET SQUARE

This month's spotlight is on the

Market Square facility, owned by BMS Management. This facility includes a garage and lot and is located on the corner of Milam and Preston in the Market Square District right on the edge of Downtown Houston. Parkers include employees and visitors of O'Quinn Law Firm, The Houston Chronicle, Houston Ballet, and those going to the nearby courthouses.

Due to its location, it offers *the* most cost effective monthly parking rates over any parking garage in Downtown Houston. This location doesn't limit itself to catering to the 8pm to 6pm employee; late night parking is also provided on the weekends for the local night life including nearby hang outs like Hearsay Gastro Lounge, Frank's Pizza, and Shadow Bar.

What makes this facility so unique is the convenient shuttle service. Whether you are a daily or monthly contract parker, the shuttle service is *free of charge*, available Monday through Friday from 5:30am-6:30pm, and provides two routes that service

all areas of Downtown. The way it works is that passengers call the garage to request a pickup, and the facility employees dispatch the driver to the designated pickup spot including the nearby courthouses, One & Two Shell Plaza, Chase Building, Pennzoil Building, and El Paso Energy Building, to name a few.



Similar to the McKinney Place Garage discount program, Market Square also offers a Rewards Program. Daily customers that park in the garage 15 times will receive a \$5 gift certificate to any retail store in the McKinney Place Tunnel, including Jason's Deli, Ragin' Cajun, and Payless Shoes.

Apart from great monthly rates and free shuttle service, the customer service at this facility is a key factor in giving this facility, located on the edge of Downtown, the capability to take passengers anywhere they need to be in a timely fashion. One of the

drivers, Michael Bailey, has been driving the shuttle for over 7 years and enjoys getting to know his passengers. Bailey accredits his great customer service to familiarity with the area and the buses' *real* fuel- the passengers. "It's important to really listen to them and get to know the flow of businesses that they are going to in this area, like the courthouse schedules and shift changes for businesses." Besides that, you won't be able to sit on the bus without hearing a passenger say, "Thanks, Mike. See you this afternoon."

Want to know more
about the **REWARDS**
PROGRAMS &
MONTHLY PARKING
RATES?

Call **713-228-2088**
to find out more!