



Wednesday, June 22, 2022

6:00 p.m.

By Zoom Virtual Video Conference and Tele Conference

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at

www.norwalkct.org/meetings



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email James Travers jtravers@norwalkct.org to provide written public comment prior to the meeting.

AGENDA

- 1) Public Comment, limited to three minutes each speaker
- 2) Discussion and action related to minutes from the Parking Authority meeting Wednesday, May 25, 2022
- 3) Financial and Operating Report
- 4) Engineering and Project Report
 - a) Haviland Deck Leak – James Emery
 - b) South Norwalk Train Station Charging Stations – James Emery
 - c) Webster Lot – James Emery
 - d) South Norwalk Train Station – Vanessa Valadares
- 5) New Business
 - a) Discuss and Vote – East Norwalk Train Station Parking Plan Approval. See attachment for details
 - b) Discuss and Vote – Unifying the citation value for “Expired meter” across the city.
 - CURRENT - \$8.00 at East Norwalk Train Station
 - PROPOSED – Increase to \$25.00 which will match the rest of Norwalk
 - c) Discuss and Vote – 50 Washington parking plan in the Webster Lot. See attachment for details
 - d) Discuss and Vote – Trial request to simplify the parking rules in the Wall Street area.
 - CURRENT – 2-hour max until 6pm then 3-hour max until 9pm
 - PROPOSED – 3-hour max stay until 9pm
- 6) Old Business
 - a) Enforcement Changes – James Emery
 - b) Yankee Doodle Garage Façade – James Emery
 - c) Wall Street Redesign kick off update – Jim Travers
- 7) Motion to Adjourn

Next Parking Authority meeting: Wednesday, July 27, 2022



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

Members of the public who wish to provide “live comments” will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.

Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via e-mail in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email James Travers at jtravers@norwalkct.org to provide written comment prior to the meeting.

**PARKING AUTHORITY
REGULAR MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE
AND TELECONFERENCE
MAY 25, 2022**

ATTENDANCE: Eric Rains, Chairman
Jud Aley
Matthew Seebeck
Pamela Parkington

STAFF

James Emery, Assistant Parking Director, TMP; James Travers,
Director, TMP, Garret Bolella, Asst. Director, TMP.

OTHERS:

Stathis Manousos, LAZ Parking
Rocky Legesse, LAZ Parking

CALL TO ORDER

Mr. Rains called the meeting to order at 6:00PM.

Mr. Rains welcomed Ms. Parkington and Mr. Seebeck to the Parking Authority and said they will bring their areas of expertise and he appreciates that they have accepted this position.

Mr. Rains thanked Mr. Vetter for his years served on the Parking Authority and always valued his input and contributions and that the Parking Authority members wish him well.

1. PUBLIC COMMENT, LIMITED TO THREE MINUTES EACH SPEAKER

There were no public comments this evening.

**2. DISCUSSION AND ACTION RELATED TO MINUTES FROM THE PARKING
AUTHORITY MEETING, WEDNESDAY, APRIL 27, 2022.**

**** THE ITEM WAS TABLED TO THE NEXT MEETING.**

3. FINANCIAL AND OPERATING REPORT

Mr. Manousos reported and said the revenue and expenses continue to be favorable to budget and all the non-commuter locations are performing at or above COVID levels, and the commuter locations are trending up but are still at only at 53% of pre COVID levels. He said the permits have been slowly recovering and are at approximately 82% of pre COVID levels.

Mr. Manousos reported on the variance report which identifies and explains the variances that are both positive or negative at least 20% and \$5,000 compared to budget and said overall are favorable to budget. Mr. Emery said going forward that the bank and credit card fees and the liability insurance should be omitted from the report.

Mr. Manousos reported on the COVID impact analysis. Mr. Emery said the Parking Authority is doing a really good job on the expenses and will continue to run lean into the foreseeable future until the revenues return to pre COVID levels.

Mr. Manousos reported on the systemwide activity and said overall, systemwide transient activity year to date is near pre COVID levels despite the temporary drop-off due to the Omicron variant. He said the permit sales are stable and on street parking has been much more active. He said there has also been more activity for parking enforcement which coincides with the on-street parking increase in activity, but over the last month did decrease 12.7% and the tickets issued versus demand is trending in the right direction. He said the Pay by Cell activity was up 90.1% and the revenue were up 96.1% compared to the same period last year.

Mr. Seebeck asked what constitutes other revenue versus parking revenue. Mr. Manousos said things such as leasing income from the railroad station facility, lease income at the Yankee Doodle Garage as well as any advertising revenue etc.

Mr. Travers joined the meeting at 6:10PM.

Ms. Parkington asked about the ticket issuance. Mr. Manousos said we want people to pay for parking and when there is increased compliance there is less tickets issued. Mr. Travers said that staff does analyze the ticket issuance and look for trends to see what can be done to elevate them and said for example Mr. Emery has been working with the Recreation and Parks department in creating new signage for the beach to help increase the level of compliance which will hopefully decrease the level of ticket issuance.

4. INTRODUCTION OF NEW BOARD MEMBERS- JIM TRAVERS

Mr. Travers said last night at the Common Council meeting both Ms. Parkington and Mr. Seebeck were appointed to the Parking Authority at the recommendation of Mayor Rilling, and he is excited that they are joining the team and he would like to schedule a time so that they can tour the facilities. Mr. Rains said that he and Mr. Alely share those same sentiments.

5. ENGINEERING AND PROJECT REPORT

a) Webster Lot Update

Mr. Emery said that the asphalt has been laid and the lot has been striped and marked out but during the audit found they had shorted them a few parking spaces in a few of the rows and the contractor will be coming back to restripe in the evening hours to reduce the impact to the businesses and patrons who use the lot. He said following that the last step in the project is the landscaping which will take place in the next couple of weeks but that the lot is fully useable, and all the parking spots are open.

b) South Norwalk Railroad Garage

Mr. Emery said that an additional \$150,000 in needed for the repairs and improvements at the South Norwalk Railroad Station because it was decided to move forward with some of the replacement windows on the New York bound side which took most of the funds that were in contingency. He said they do not expect to go near or over \$150,000 and whatever funds are not used will remain in the account.

Mr. Emery provided an update of the project and said based on the schedule GL Capasso expects to be done around August 1, 2022.

**AUTHORIZE THE CHAIRMAN OF THE PARKING AUTHORITY AND/OR THE
MAYOR, HARRY W, RILLING TO EXECUTE AN AMENDMENT NO. 1 TO THE
JULY 22, 2021 AGREEMENT WITH G.L. CAPASSO INC. FOR PROJECTS 4120/ TMP
2021-2 EXTERIOR REPAIRS AND IMPROVEMENTS AT THE SOUTH NORWALK
RAILROAD STATION PARKING GARAGE FOR METRO-NORTH RAILROAD
EXPENSES FOR A SUM NOT TO EXCEED \$150,000**

ACCOUNT NO'S: 0919-4095-5777-C0303
0920-4095-5777-C0303
0921-4095-5777-C0303

**** MR. ALEY MOVED TO APPROVE TO AUTHORIZE THE CHAIRMAN OF THE PARKING AUTHORITY AND/OR THE MAYOR, HARRY W, RILLING TO EXECUTE AN AMENDMENT NO. 1 TO THE JULY 22, 2021, AGREEMENT WITH G.L. CAPASSO INC. FOR PROJECTS 4120/ TMP 2021-2 EXTERIOR REPAIRS AND IMPROVEMENTS AT THE SOUTH NORWALK RAILROAD STATION PARKING GARAGE FOR METRO-NORTH RAILROAD EXPENSES FOR A SUM NOT TO EXCEED \$150,000**

**** MR. SEEBECK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

c.) Calf Pasture Parking

Mr. Emery said that he did a complete audit of the beach area to see what could be done for this upcoming season for better wayfinding and signage and that significant changes have been made at Calf Pasture Beach and is 100% complete and he presented the signage. Mr. Rains asked how the results of the changes will be monitored. Mr. Emery said by the complaints that are given to the employees as well as comparing the number of citations issued this year compared to last year and the year prior and will reevaluate based on that information. Mr. Rains said it is important to track the information and include it in the monthly report.

6. NEW BUSINESS

Mr. Bolella said some funding was allocated for the Wall Street area in last year's budget to conduct a large planning and design study to create some shovel ready project plans and transform the neighborhood. He invited the members of the Parking Authority to attend the first public workshop that will be held for the Wall Street corridor improvement project which will take place on June 14, 2022, from 4:00PM-8:00PM at the Wall Street Theater, and that he will be sending a flyer with the information and some of the preliminary project materials and can be found at www.norwalkct.org/wallstreetnorwalk.org

7. OLD BUSINESS

a) Discuss and Vote- SNRR Lease Updates

Mr. Emery said the leasing agent is going through and analyzing all the leases that need to be resigned with all the parties and there were some inconsistencies particular with the lease for Lobstercraft and what exists there. He said the current least calls for 350 square feet on the first floor but is 540 square feet and they also use the basement area which is 519 square feet and was not in the original lease. He said he leasing agent looked at the contract and decided that the original price per square foot of \$30.85 was accurate so they have only included the correct square footage. Mr. Rains asked if there are other spaces in the station that have similar configurations. Mr. Emery said “yes” but not to this magnitude such as the coffeeshop on the New York bound side which needs to be resigned and the leasing agent also evaluated that lease and does not see any changes needed in that lease so will just need to be resigned with the proper parties. Mr. Aley asked where the extra square footage is coming from. Mr. Emery said he does not know but the space was never 350 square feet.

**** MR. ALEY MOVED TO APPROVE THE SNRR LEASE UPDATES**

**** MR. SEEBECK SECONDED THE MOTION**

**** THE MOTION PASSED UNANIMOUSLY.**

b) Enforcement SOP update

Mr. Emery said over the past two months he has been working with LAZ to analyze the entire enforcement program as whole and based on those conversations have begun to implement some of those changes and will be monitoring the data for the citations and will report at the next meeting. Mr. Rains requested that the changes be tracked and reported.

8. MOTION TO ADJOURN

**** MR. SEEBECK MOVED TO ADJOURN.**

**** MS. PARKINGTON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:00PM.

Respectfully submitted,

Dilene Byrd



May
2022

Operations Report

FINANCIAL SUMMARY

	MONTH (May)					YTD (July-May)					FISCAL YEAR	
	Actual	Budget	Var \$	Var %	Actual PY	Actual	Budget	Var \$	Var %	Actual PY	Forecast	Budget
REVENUES:												
Parking Revenue	514,216	484,826	29,391	6.1%	419,540	5,591,910	5,319,802	272,108	5.1%	3,576,968	6,100,266	5,861,374
Other Revenue	22,668	9,753	12,915	132.4%	22,742	79,387	107,279	(27,892)	-26.0%	58,922	86,604	117,032
Total System Revenue	536,884	494,578	42,306	8.6%	442,282	5,671,297	5,427,081	244,216	4.5%	3,635,890	6,186,869	5,978,406
EXPENSES:												
Operations	283,049	327,755	(44,706)	-13.6%	355,025	3,418,016	3,615,590	(197,574)	-5.5%	3,101,641	3,728,745	3,911,143
City Support/Admin Svcs	61,617	63,010	(1,393)	-2.2%	87,915	637,211	693,108	(55,896)	-8.1%	732,032	695,140	756,117
Debt Service	96,635	96,635	0	0.0%	142,046	1,062,984	1,062,984	-	0.0%	987,326	1,159,618	1,159,618
Capital Reserve & Replacement	11,250	11,250	0	0.0%	0	101,250	123,750	(22,500)	-18.2%	0	110,454	135,000
Total Expenses	452,551	498,650	(46,099)	-9.2%	584,985	5,219,461	5,495,431	(275,970)	-5.0%	4,820,999	5,693,958	5,961,879
Fund Balance	84,333	(4,072)	88,405	2171.3%	(142,703)	451,836	(68,350)	520,186	761.1%	(1,185,109)	492,912	16,527

Budget Summary

- Parking revenue is **6.1% over** budget for the month and **5.1% over** budget YTD.
- Total expenses are **9.2% under** budget for the month and **5.0% under** budget YTD.
- Transient revenue is **24.4% under** budget for the month and **14.8% under** budget YTD. Compared to the same period last year, YTD transient revenue is **89.5% over** last year.

Month and YTD Comparisons

- Total Revenue for the month is **up 7.0%** compared to last month (April) and is **up 19.2%** compared to May of last year. Compared to the same period last year, YTD revenue is **55.6% over** last year.
- Transient activity for the month is **down 1.3%** compared to last month (April) and is **up 13.0%** compared to May of last year. Transient activity YTD is **up 48.8%** compared to last year.
- Permit activity (number of permits sold) is **up 0.6%** compared to last month (April) and **up 13.0%** compared to May of last year. Permit activity YTD is **up 4.6%** compared to last year.
- Permit Revenue is **up 0.2%** compared to last month (April) and **up 15.8%** compared to May of last year. Permit revenue YTD is **up 4.6%** compared to last year.

Variance Report (Actual v. Budget)

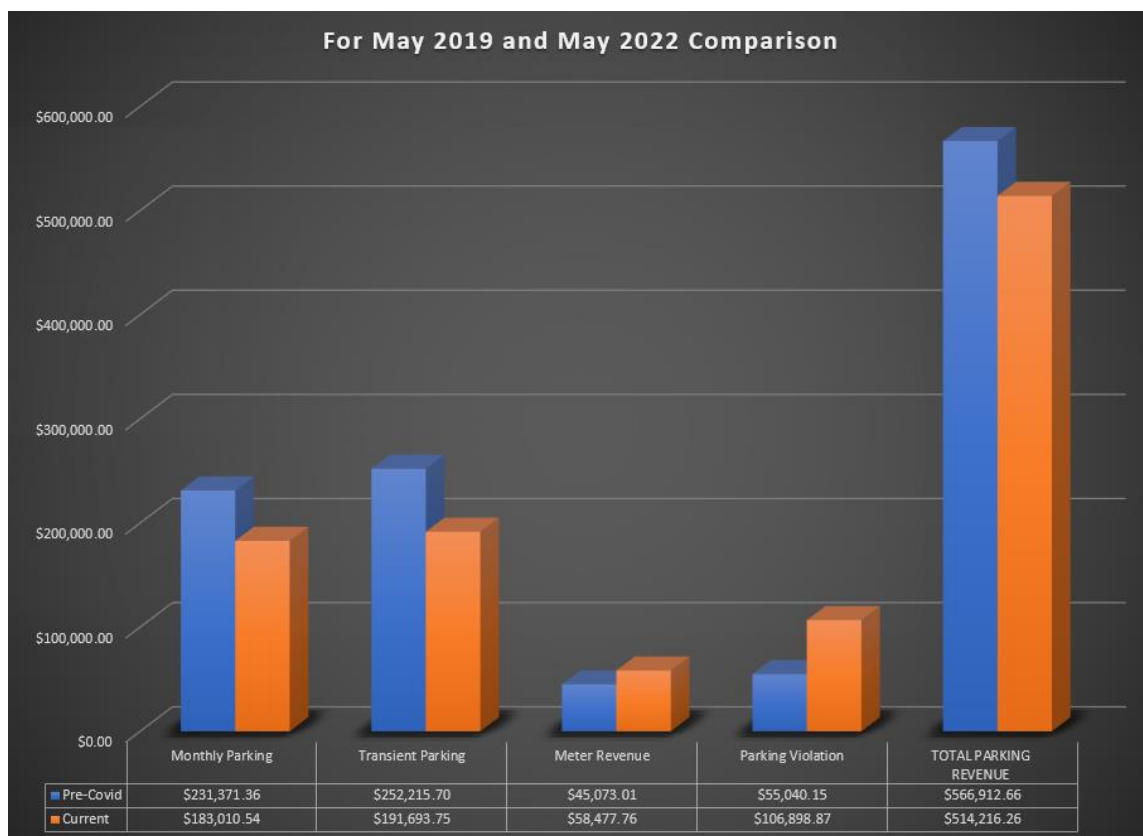
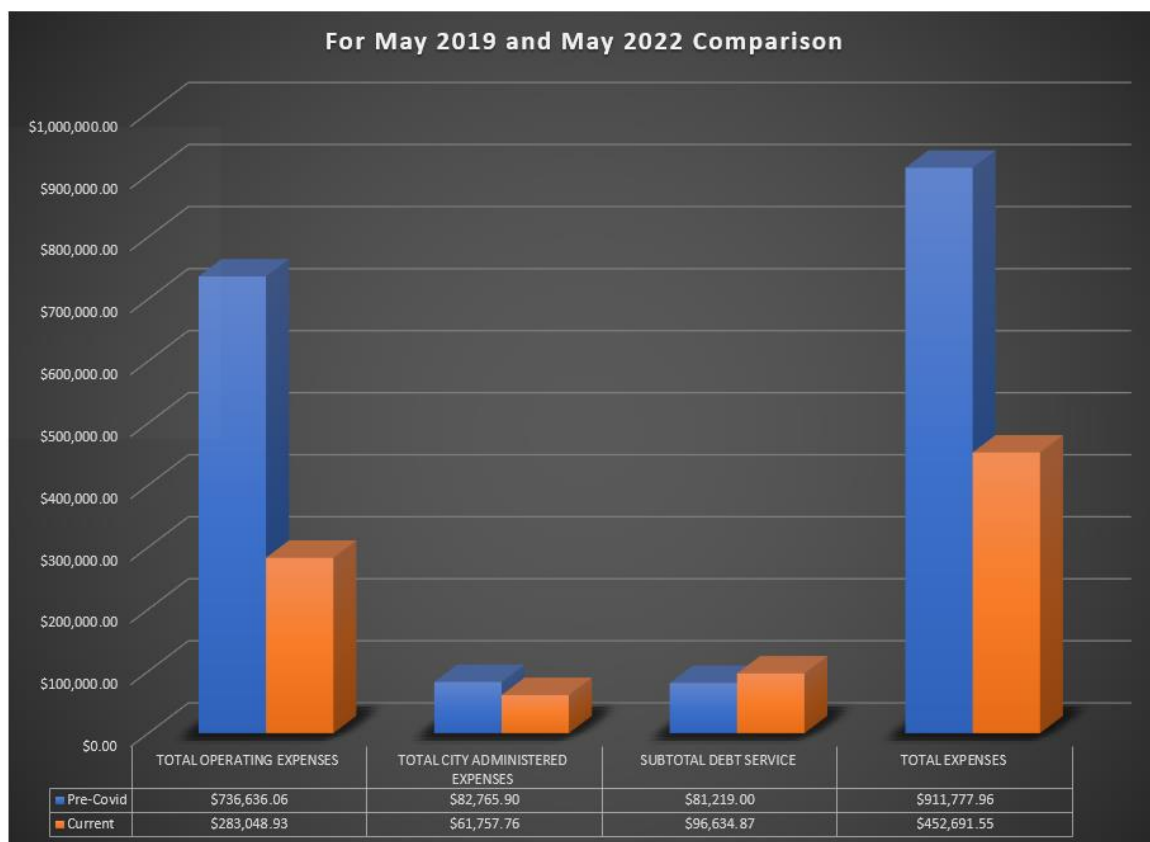
The Variance Report identifies and explains variances that are at least 20% and \$5,000 compared to budget.

VARIANCE REPORT - Major Variances (+/- 20% and \$5,000)
Norwalk Parking Authority
For the Month Ending May 31, 2022

	ACTUAL	BUDGET	VAR (\$)	VAR (%)	COMMENTS
PARKING REVENUE					
Transient Parking	191,694	253,570	(61,876)	-24.4%	Lower than projected at RR facilities, Webster, NW Lot, Wall & Main Lots, Liberty Sq.
Meter Revenue	58,478	41,755	16,722	40.0%	Increased activity mainly weekends
Parking Violation	106,899	21,695	85,204	392.7%	Significantly increased activity coupled with consistent enforcement; and customer courtesy program back to normal
OTHER REVENUE					
Advertising Revenue	18,955	1,167	17,788	1524.7%	A-Lot Media advertising revenue
OPERATING EXPENSES					
Security Services	2,751	10,833	(8,082)	-74.6%	Timing of invoice payments
Equipment Expense	0	8,333	(8,333)	-100.0%	No expenses for the month
Vehicle Expense	1,524	7,500	(5,976)	-79.7%	Lower expenses for than projected for the month
Building R&M	38,789	66,512	(27,723)	-41.7%	Lower expenses for than projected for the month
Service Contract	37,895	10,417	27,479	263.8%	Payment of disputed/corrected vendor invoices from prior months
Permit/Violation Mgmt	0	8,333	(8,333)	-100.0%	Timing of vendor invoice processing

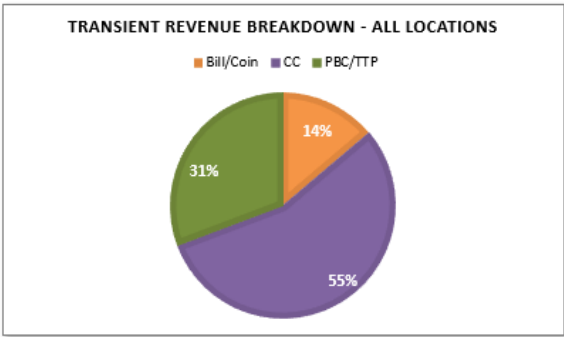
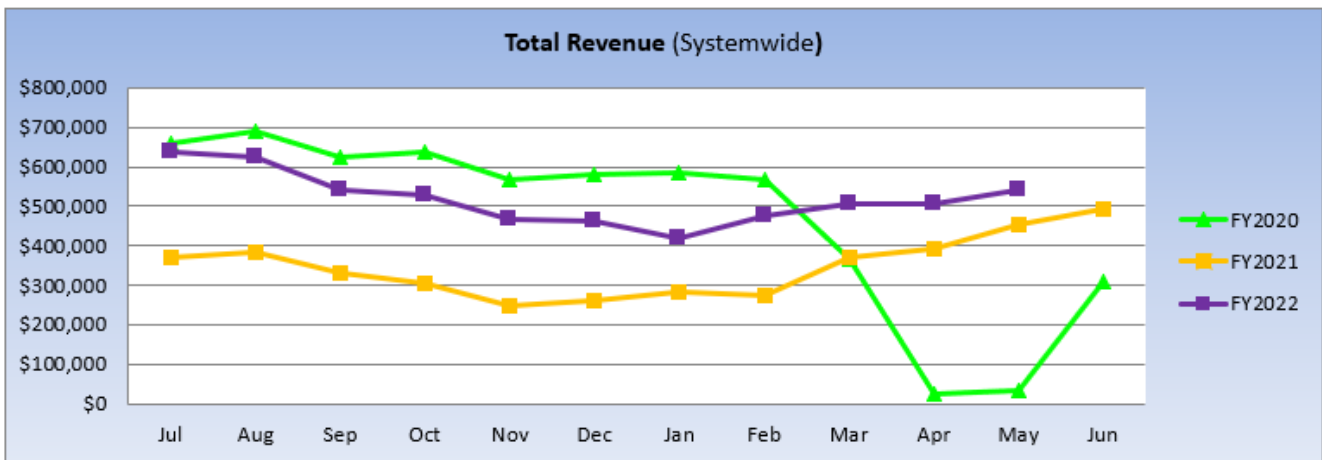
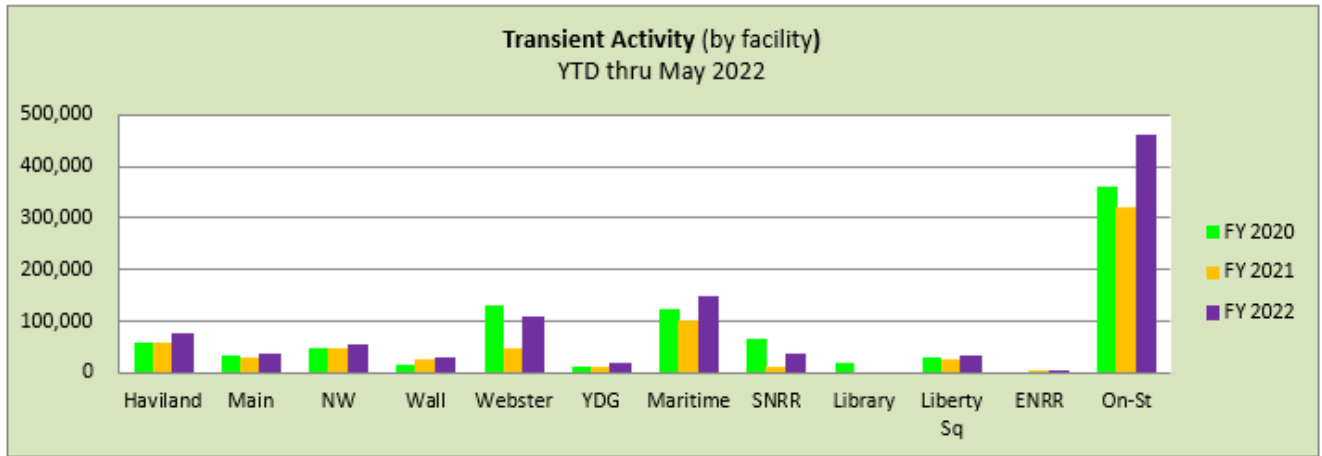
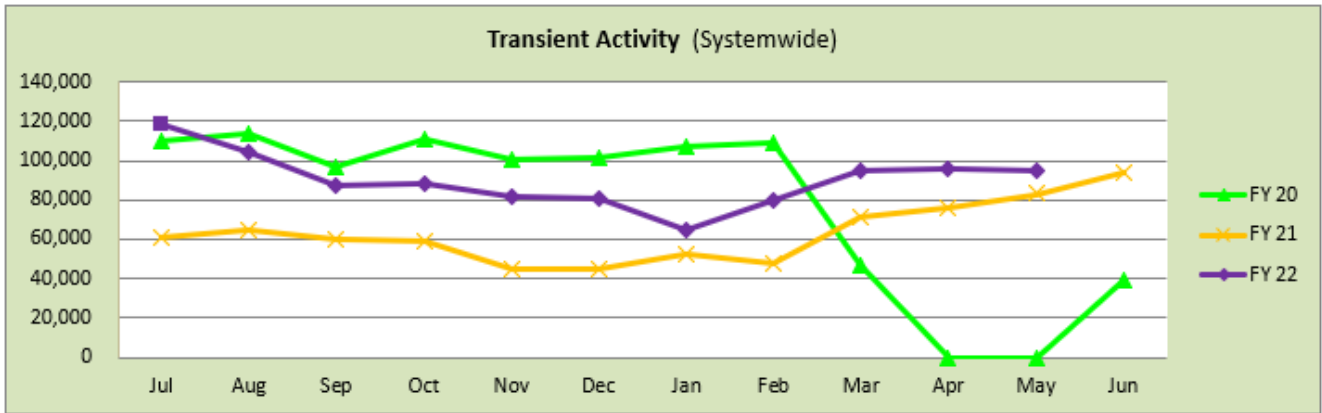
COVID Impact Analysis (Pre-Covid v. Current)

The following graphs illustrate the comparison between pre-COVID and current revenue and expense activity.



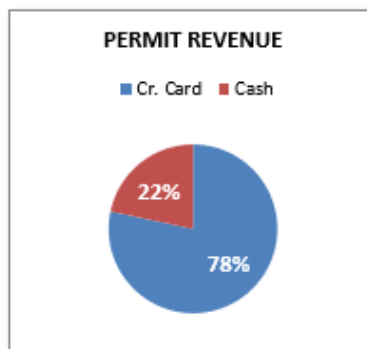
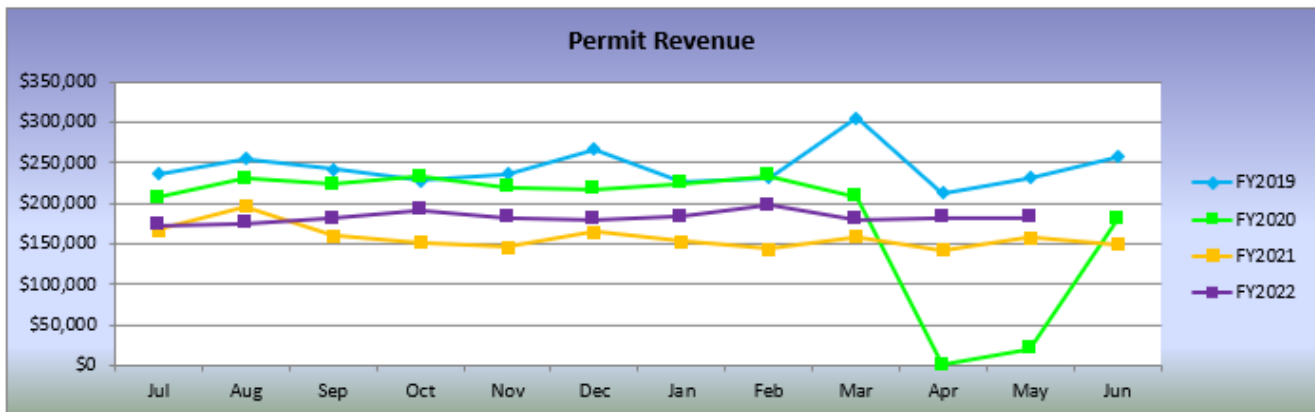
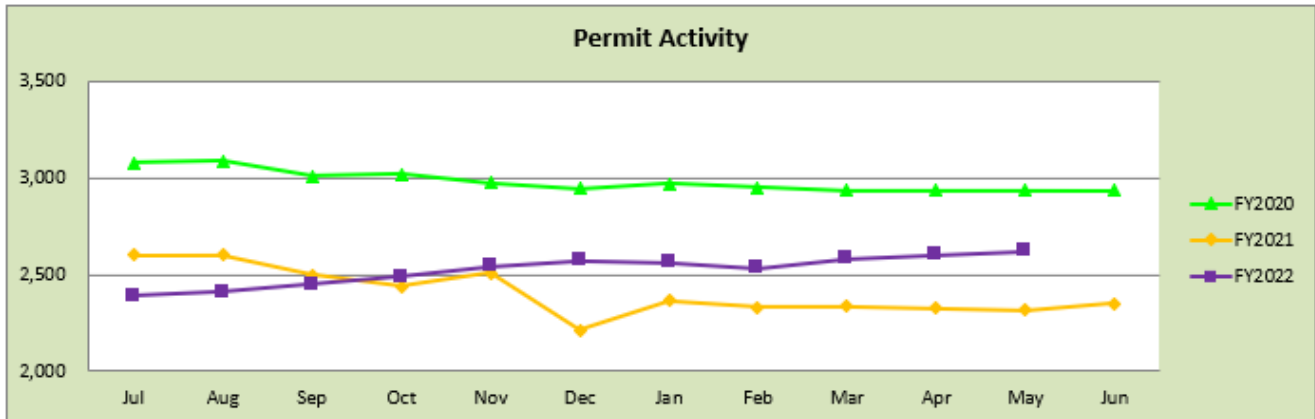
Systemwide Activity

- Overall, systemwide transient activity YTD at near pre-COVID levels despite the temporary drop-off due to the Omicron variant.



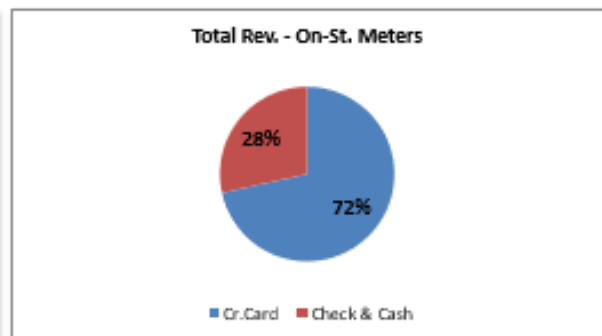
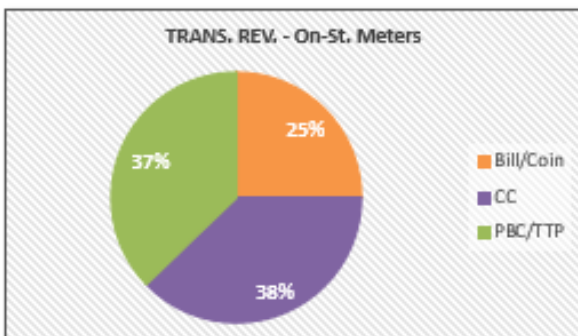
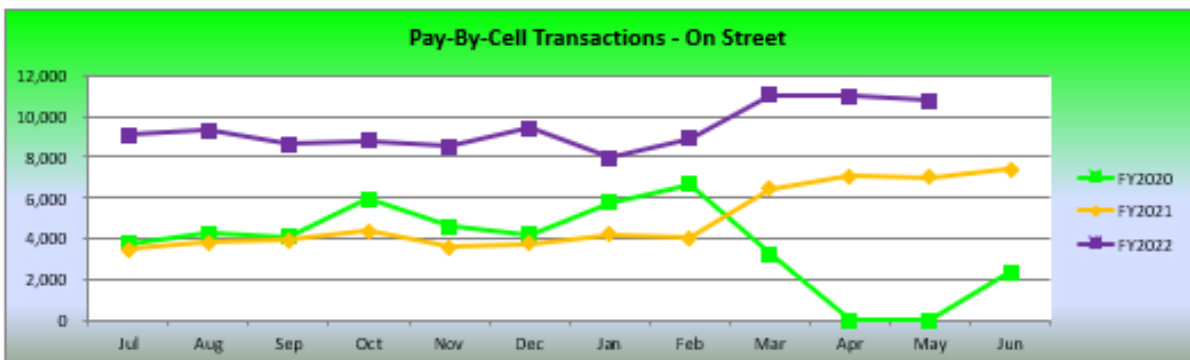
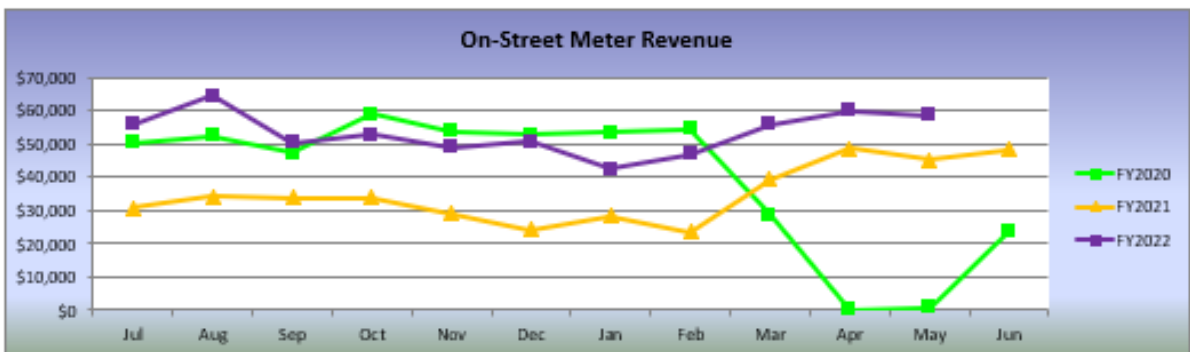
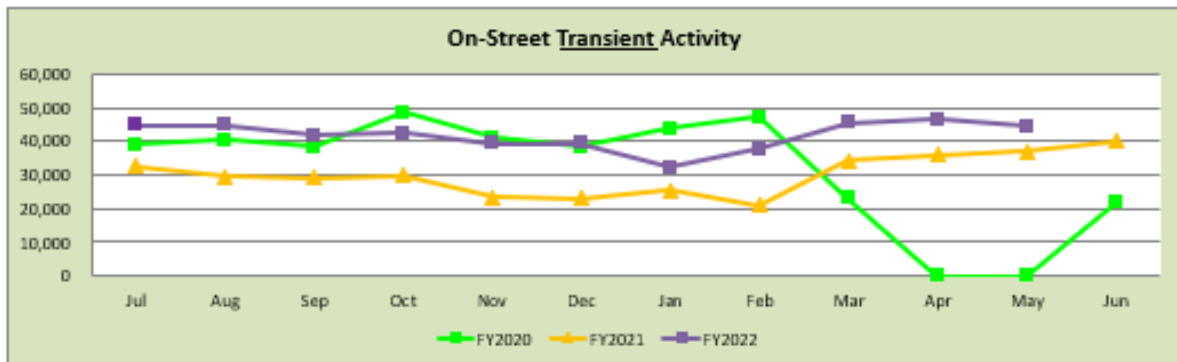
Permit Sales

- Compared to last month, May permits are **up 0.6%** and permit revenues are **up 0.2%**.
- Compared to last year, May permits are **up 13.0%** and permit revenues are **up 15.4%**.
- YTD compared to last year, permit activity is **up 4.6%** and revenue is **up 4.6%**.
- YTD permit revenue is **7.3% under** budget.
- **2,618** permits were sold systemwide. There are 3,591 spaces available for permits and 4,425 total spaces systemwide, including non-metered spaces.



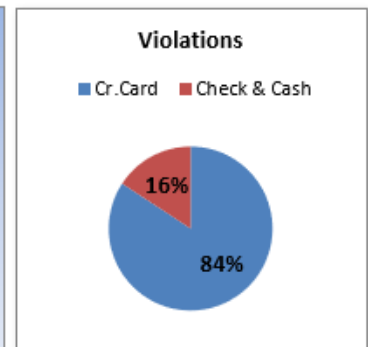
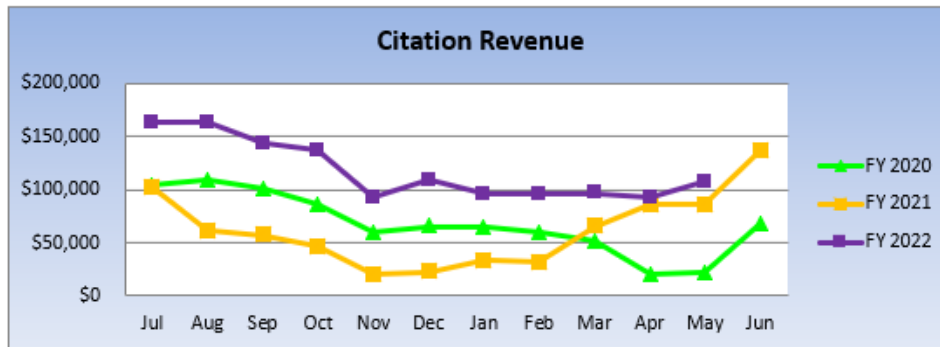
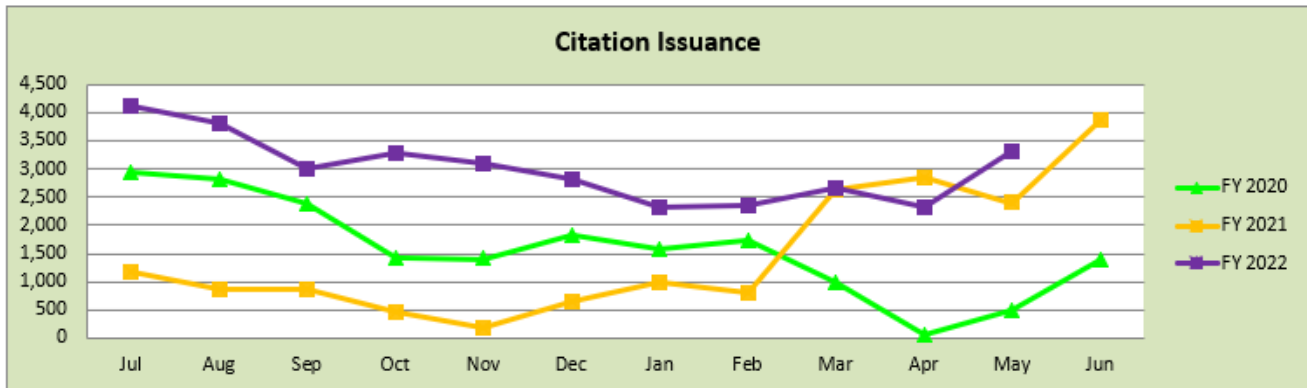
On-Street Parking

- YTD through May 2022, transient activity was **up 42.9%** and revenue was **up 58.3%** compared to last year.
- For the month of May, transient activity was **down 4.2%** compared to last month and **up 20.0%** compared to last May.
- Revenue was **down 2.6%** compared to last month and **up 29.7%** compared to last May.
- In SONO, the average PBC transaction was **\$2.27** or an Average Stay of **1.5** hours.
- In the Wall District, the average PBC transaction was **\$0.83** or an Average Stay of **1.7** hours.
- Average Transient Transaction = **\$1.31** or an Average Stay of **0.9** hours.



Parking Enforcement

- YTD through May 2021, ticket issuance was **up 138.6%** and citation revenue was **up 110.5%** compared to the same period last year.
- Compared to last month, ticket issuance was **up 42.0%** and citation revenue was **up 15.2%**.
- Citation revenue accounts for **22.0%** of system revenues YTD.



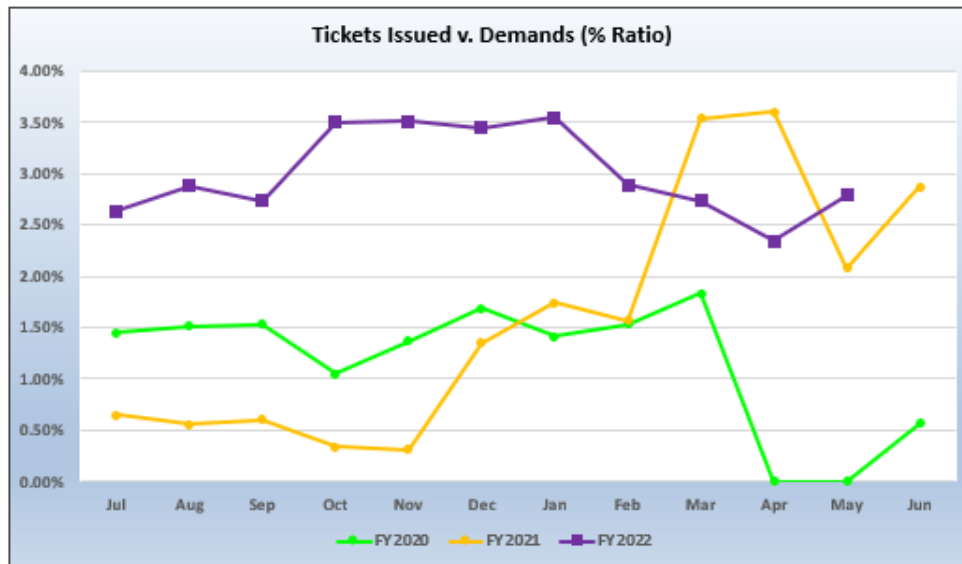
Parking Violations Collection Program

Fiscal Year	Delinquent \$ Collected
2013	\$131,458
2014	\$108,435
2015	\$84,233
2016	\$84,628
2017	\$152,412
2018	\$128,025
2019	\$103,032
2020	\$93,378
2021	\$71,346
2022	\$119,713

YTD thru May

Tickets Issued v. Demands Analysis

Analysis of the ratio of tickets issued compared to transient demands does not include citations issued at the beaches nor does it include violations issued by the Norwalk Police Department.



Tickets Issued (NOT including Beaches & Police issued tickets)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2019	1,574	1,843	1,461	1,569	1,515	1,594	1,294	1,072	1,491	1,468	1,131	1,505	17,517	1,460
FY2020	1,602	1,718	1,484	1,160	1,367	1,710	1,514	1,667	851	17	17	223	13,330	1,111
FY2021	397	362	360	201	136	601	916	752	2,529	2,745	1,728	2,689	13,416	1,118
FY2022	3,127	2,993	2,390	3,092	2,859	2,783	2,284	2,305	2,606	2,257	2,650		29,346	2,668

Transient Demands (NOT including Beaches)

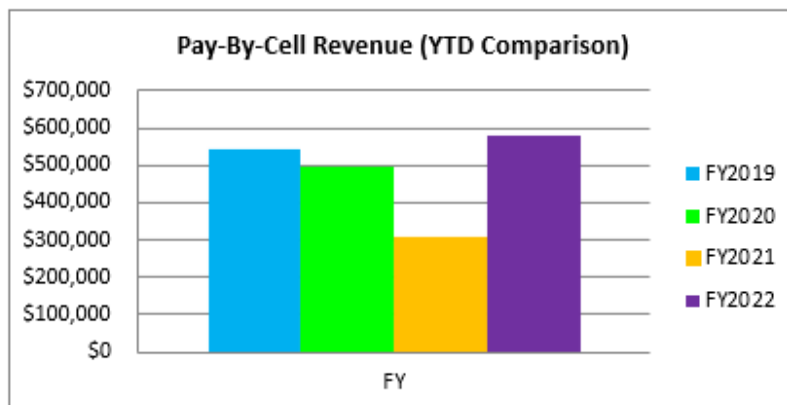
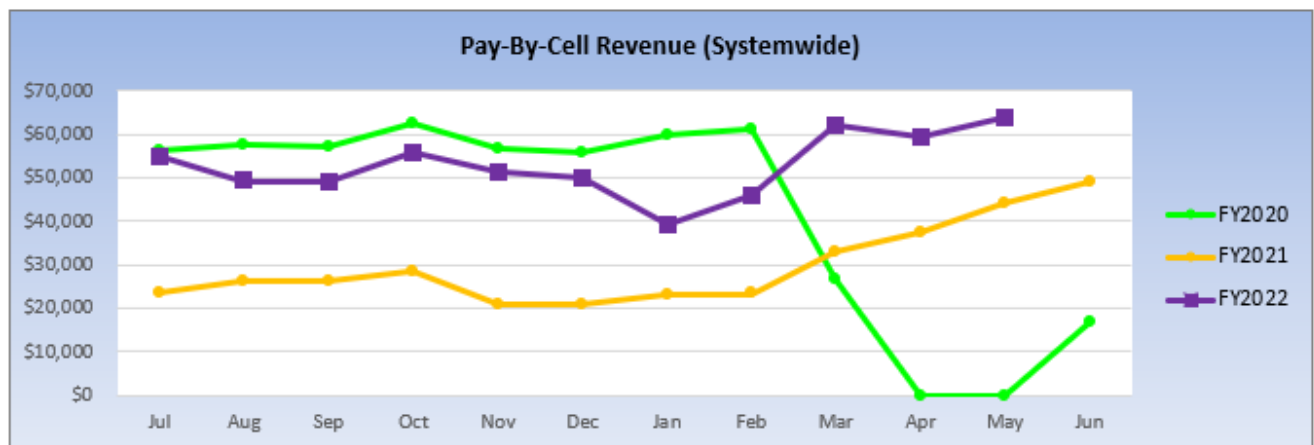
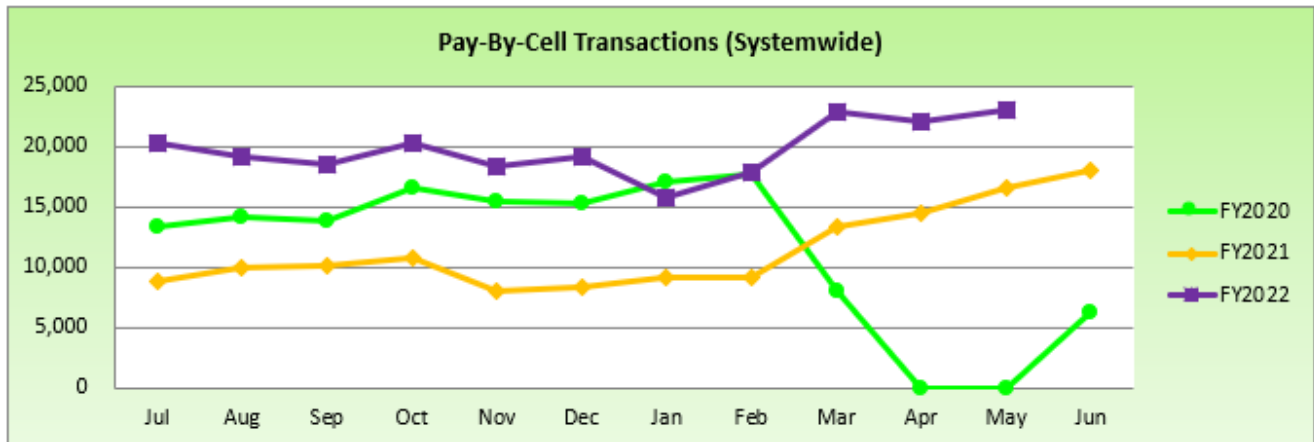
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2019	106,168	112,894	87,811	91,061	86,286	95,118	90,170	86,885	104,945	99,209	101,014	106,576	1,168,137	97,345
FY2020	110,327	113,742	96,762	110,459	100,233	101,475	106,779	108,995	46,453	0	0	39,154	934,379	77,865
FY2021	60,962	65,055	60,234	59,448	44,445	44,600	52,682	47,949	71,404	76,193	83,038	93,578	759,588	63,299
FY2022	118,674	103,859	87,480	88,359	81,427	80,829	64,339	79,672	95,094	96,140	94,935		990,808	90,073

Ratio (%) - Tickets v. Demands

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	AVG.
FY2019	1.48%	1.63%	1.66%	1.72%	1.76%	1.68%	1.44%	1.23%	1.42%	1.48%	1.12%	1.41%	1.51%
FY2020	1.45%	1.51%	1.53%	1.05%	1.36%	1.69%	1.42%	1.53%	1.83%	0.00%	0.00%	0.57%	1.22%
FY2021	0.65%	0.56%	0.60%	0.34%	0.31%	1.35%	1.74%	1.57%	3.54%	3.60%	2.08%	2.87%	1.48%
FY2022	2.63%	2.88%	2.73%	3.50%	3.51%	3.44%	3.55%	2.89%	2.74%	2.35%	2.79%		3.00%

Pay-By-Cell

- YTD through May, pay by cell activity was **up 83.1%** and revenue was **up 88.7%** compared to the same period last year.
- Compared to last month, May transactions were **up 4.4%** and revenue was **up 7.2%**.
- The average transaction is **up 2.7% from \$2.69** in April to **\$2.76** per transaction in May.



AREA A

Hours of Operation	
Paid parking and Train Permit	24/7
Resident permit overflow	6pm -6am

ENFORCEMENT:

Enforcement will be done by NPA for paid parking via parkmobile and resident permits, all based on the hours above.

REVENUE:

All daily parking and resident permit revenue will go to Spinnaker. All train permit and Enforcement revenue will go to NPA.

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 29		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA B

Hours of Operation	
Paid parking and Train Permit	24/7
Resident permit overflow	6pm -6am

SPECIAL SPACES:

- Signed "Future Resident Parking" spaces. 2-hour Max
- Signed "Magic 5 Pies Take Out" spaces. 20 min Max

ENFORCEMENT:

Enforcement will be done by NPA for paid parking via parkmobile and resident permits, all based on the hours above. Special spaces noted above will only be enforced if NPA is called to enforce by Spinnaker.

REVENUE:

All daily parking and resident permit revenue will go to Spinnaker. All train permit and enforcement revenue will go to NPA.

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 21		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA C

Hours of Operation		SPACES
Pooch Hotel Parking	24/7	11

ENFORCEMENT:

Enforcement will be done by NPA. All spaces will only be enforced if NPA is called to enforce by Spinnaker. Enforcement revenue will go to NPA

AREA D

Hours of Operation	
Paid parking	24/7
Resident permit overflow	24/7

ENFORCEMENT:

Enforcement will be done by NPA for paid parking via parkmobile and resident permits, all based on the hours above.

REVENUE:

Enforcement revenue will go to NPA. All other revenue will go to Spinnaker

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 4		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA E

Hours of Operation	
Paid parking	24/7
Resident permit overflow	24/7

ENFORCEMENT:

Enforcement will be done by NPA for paid parking via parkmobile and resident permits, all based on the hours above.

REVENUE:

Enforcement revenue will go to NPA. All other revenue will go to Spinnaker

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 7		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA F

No parking in this area. This is its own area for snow removal calculations only.

AREA G

Hours of Operation	
Train Permit parking only	6am - 9am
Paid parking and Train Permit	9am - 6am

ENFORC

EMENT:

Enforcement will be done by NPA, verifying train permits and/or paid parking via parkmobile.

REVENUE:

All daily parking, train permit and enforcement revenue will go to NPA

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:	Once \$8.00 is reached, the expiration time goes to 6am	
Spaces: 113		

AREA H

Hours of Operation	
Paid parking and Train Permit	24/7
Employee Permit	11am – 12am
Resident permit overflow	6pm -6am

ENFORCEMENT:

Enforcement will be done by NPA, verifying train permits, paid parking via parkmobile and resident permit overflow all based on the hours listed above.

REVENUE:

All daily parking and resident permit revenue will go to Spinnaker. All Enforcement and employee permit revenue will go to NPA.

NOTES: All employee permits must be processed through NPA employee verification Permit is \$25.00

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 42		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA I

Hours of Operation	
Paid parking and Train Permit	24/7
Employee Permit	11am – 12am
Resident permit overflow	6pm -6am

ENFORCEMENT:

Enforcement will be done by NPA, verifying train permits, paid parking via parkmobile and resident permit overflow all based on the hours listed above.

REVENUE:

All daily parking and resident permit revenue will go to Spinnaker. All Enforcement and employee permit revenue will go to NPA.

NOTES: All employee permits must be processed through NPA employee verification. Permit is \$25.00

Rates		
1st Hour:	\$0.50	
2nd Hour:	\$0.50	
3rd Hour:	\$3.50	
4th Hour:	\$3.50	
TOTAL:		Once \$8.00 is reached, the expiration time goes to 6am
Spaces: 20		
Once \$8.00 is paid, the customer can purchase multiple days at \$8.00 per day		

AREA J

This area is owned by Station House restaurant

AREA K

Shared drive space. No parking in this area. This is its own area for snow removal calculations only.

AREA L

Shared drive space. No parking in this area. This is its own area for snow removal calculations only.

OTHER NOTES:**AREAS H and I**

These areas will be constantly monitored for their capacity and use cases and can be adjusted in the future based on those findings. If any changes are deemed necessary by the city, the City of Norwalk will provide Spinnaker a minimum of 2 weeks' notice before the change.

AREA C

The spaces in this area are allocated for Pooch Hotel use only. If there are any changes to the tenant of the Pooch Hotel space, these spaces will revert to the NPA.

AREAS A and B

In exchange for the NPA loss of revenue for spaces in AREA A, Spinnaker agrees to allow commuter parking in areas A and B.

RESIDENT OVERFLOW PERMITS

License plates for valid resident overflow permits must be provided by Spinnaker to the NPA monthly, or as needed.

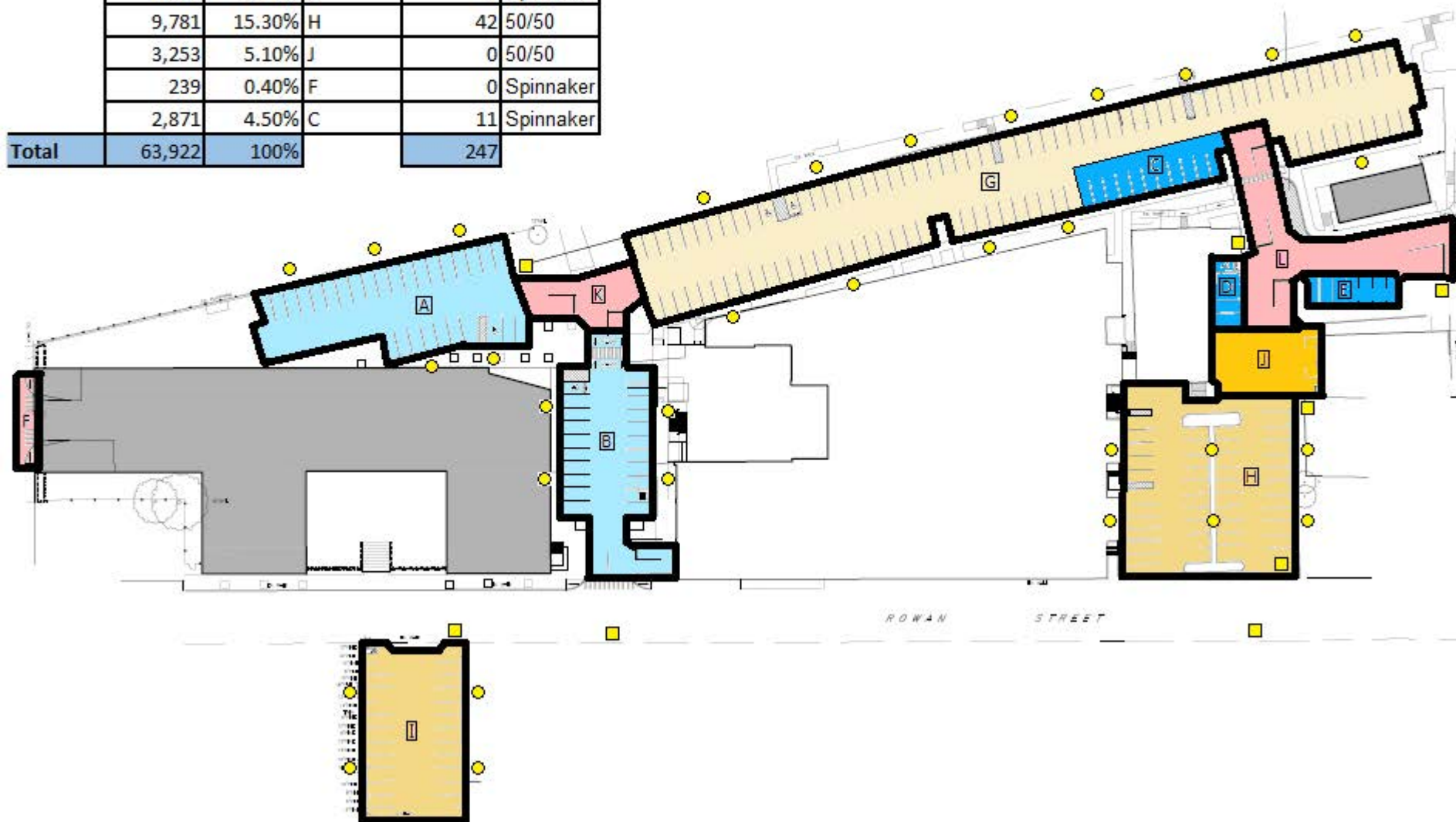
SNOW REMOVAL ALLOCATION:

SQFT	Percent	Area	Owner				
9,642	15.1%	A	Spinnaker				
2,418	3.8%	K	50/50				
8,199	12.8%	B	Spinnaker				
7,542	11.8%	I	50/50				
11,050	17.3%	G	NPA	Spinnaker	Full Share	Shared Split	TOTAL
6,753	10.6%	L	50/50	NPA	36.2%	23.25%	59.4%
920	1.4%	D	Spinnaker		17.3%	23.25%	40.5%
1,254	2.0%	E	Spinnaker				
9,781	15.3%	H	50/50				
3,253	5.1%	J	50/50				
239	0.4%	F	Spinnaker				
2,871	4.5%	C	Spinnaker				
Total	63,922						

SQFT	Percent	Area	Spaces	Owner
9,642	15.10%	A	29	Spinnaker
2,418	3.80%	K	0	50/50
8,199	12.80%	B	21	Spinnaker
7,542	11.80%	I	20	50/50
11,050	17.30%	G	113	NPA
6,753	10.60%	L	0	50/50
920	1.40%	D	4	Spinnaker
1,254	2.00%	E	7	Spinnaker
9,781	15.30%	H	42	50/50
3,253	5.10%	J	0	50/50
239	0.40%	F	0	Spinnaker
2,871	4.50%	C	11	Spinnaker
Total	63,922	100%	247	

	Full Share	Shared Split	TOTAL
Spinnaker	36.20%	23.25%	59.40%
NPA	17.30%	23.25%	40.50%

●	Payment Sign
■	Wayfinding Sign



Proposed Parking Change for 50 Washington in the Webster Lot:

- **Scenario:** Creation of a pooling system. Customers under the pool system will have to pre-register for parking on a daily basis prior to arrival to the reserved parking lot area. This puts the responsibility on the corporate account holders to do the pre-registering for the employees who are coming in to use the lot that day. There is no cost for this.

Analysis of Effect of Enforcement Changes 5/1/2022 - 5/22/2022 and 5/23/22 - 6/13/2022

PRE CHANGES										
Count of Infr. Code	Column Labels									
Row Labels	Bus Stop	Expired Meter	Handicapped	Multiple Spaces	No Parking	Obstructing Traffic	Overtime	Sidewalk	Wrong Side	Grand Total
Wall Street	1	383	2	11	54	50	26	4	1	532
COMMERCE STREET					27		11	4		42
HIGH STREET		15					10			25
HOYT STREET		10		1			2			13
ISAACS STREET					11					11
MAIN ST LOT		75	1							76
MAIN STREET		83		3	10	11	1		1	109
MOTT AVENUE		1								1
RIVER STREET		40		4	1	17	1			63
WALL ST LOT		46		1						47
WALL STREET	1	89	1	2	3	22	1			119
YANKEE DOODLE GARAGE		24			2					26
Grand Total	1	383	2	11	54	50	26	4	1	532

INFRACTION	CHANGE
Bus Stop	0%
Driveway	+ 100%
Expired Meter	- 5%
Handicapped	0%
Multiple Spaces	- 83%
No Parking	- 46%
No Permit	+ 100%
Obstructing Traffic	- 52%
Overtime	+ 35%
Sidewalk	- 33%
Wrong Side	0%

POST CHANGES											
Row Labels	Driveway	Expired Meter	Handicapped	Multiple Spaces	No Parking	No Permit	Obstructing Traffic	Overtime	Sidewalk	Wrong Side	Grand Total
Wall Street	1	365	2	6	37	1	33	40	3	1	489
COMMERCE STREET					18			8	3		29
HIGH STREET		10					1	13			24
HOYT STREET	1	17									18
ISAACS STREET					2						2
MAIN ST LOT		58									58
MAIN STREET		77		1	9		4	4			95
MOTT AVENUE		5				1					6
RIVER STREET		39	2	1	1		15	3			61
UTOWN AREA		1									1
WALL ST LOT		50									50
WALL STREET		83		4	6		13	12		1	119
YANKEE DOODLE GARAGE		25			1						26
Grand Total	1	365	2	6	37	1	33	40	3	1	489