

PARKING AUTHORITY MINUTES

PARKING AUTHORITY DECEMBER 15, 2004

ATTENDANCE: Urban Mulvehill, Chair; Anowar Shahjahan; Burt Shatz

STAFF: Kathryn Hebert, Administrative Services Manager; Hal Alvord, Director Public Works

OTHERS: Frank Del Monaco, LAZ Parking; Jerry Petrini, My Three Sons; Attorney Robert Genuario

CALL TO ORDER

Mr. Mulvehill called the meeting to order at 7:35 p.m.

APPROVALS/AUTHORIZATIONS

APPROVE THE MINUTES FROM THE PARKING AUTHORITY MEETING HELD ON WEDNESDAY, NOVEMBER 17, 2004

The following corrections were made to the minutes of November 17, 2004:

Page 2: Sixth paragraph, first sentence, add "is closer to Crown Theaters than parts of the Webster Street lot."

Page 3: add "and North Water Street" to Maritime Garage heading; first sentence, change garage to North Water Street lot. Third paragraph change would to "could possibly".

Page 4: first sentence, add "building" after waiting area.

Page 5: under "Other", second sentence This parking lot will be for the members of the public having business with the Police Department. Last sentence: The Police Department will operate its own interior parking area at the Police Station.

Add the following to the motion. "and accept the revenue generated from its operation".

**** MR. MULVEHILL MOVED TO ACCEPT THE MINUTES AS CORRECTED**

**** MOTION PASSED UNANIMOUSLY**

AUTHORIZE THE NON-EXCLUSIVE USE OF 18 UNDESIGNATED PARKING SPACES AT THE THEN PREVAILING RATES AT THE YANKEE DOODLE GARAGE FOR ZONING REQUIREMENTS FOR USE BY THE PETRINI FAMILY INVESTMENTS, LLC FOR THE PURPOSES OF BUSINESS EXPANSION AT MY THREE SONS AS SET FORTH IN THEIR LETTER DATED DECEMBER 8, 2004

Attorney Robert Genuario represented Mr. Petrini, the owner of My Three Sons located at 64 Wall Street, noting that he has been one of the most successful businesses in that

area over the last 7-8 years. This is one of the few business in that area that has its own parking. Mr. Petrini would like to put in a miniature golf course on the roof of the building, but before he can do that he has to demonstrate that he has enough parking.

Attorney Genuario explained the request and said that he was before the Authority at the suggestion of Planning & Zoning. Mr. Mulvehill said that he was not aware of a municipality dedicating parking spaces on a long-term basis to satisfy Planning and Zoning regulations.

Mr. Mulvehill said that if the spaces were being leased for a seasonal outdoor use, he would not be as concerned, but leasing on a long-term basis is problematic. Mr. Mulvehill said that he would like to talk to Planning and Zoning for their input.

Mr. Mulvehill said that they need to find a solution to this and that Planning and Zoning needs to look at this further so that they can come up with a joint plan between Planning and Zoning and the Parking Authority.

For clarification, Attorney Genuario asked if the Parking Authority would be willing to provide 18 permits to My Three Sons, but they would not be willing to commit for 25 years.

After further discussion it was decided that additional dialogue would take place with Planning and Zoning and the Norwalk Redevelopment Agency.

DISCUSSION – CONSIDERATION TO ENTER INTO A LONG TERM LEASE (25 YEARS) FROM ACTION HOUSING FOR THE NON-EXCLUSIVE USE OF 7 PARKING SPACES AT THE THEN PREVAILING RATES AT THE ISAACS STREET PARKING LOT FOR ZONING REQUIREMENTS FOR THE PURPOSES OF DEVELOPING AFFORDABLE HOUSING UNITS

Attorney Robert Genuario explained that this was a request from Action Housing. They are proposing to build 7 affordable housing units on Isaac Street. They can provide 7 units, but are required to provide 2 parking spaces per unit. They are asking to lease 7 parking spaces at the Isaac Street parking lot.

Mr. Mulvehill suggested that the Zoning Board of Appeals could grant a variance. He also said that Planning and Zoning should look at this. After further discussion, Mr. Mulvehill said that he was not ready to agree to leasing parking spaces for a long period of time. Mr. Shahjahan agreed.

DISCUSSION

LAZ PARKING REPORT

SONO AREA

Mr. Del Monaco reviewed his written report. The agreement with Crown Theatres has been finalized and they are working on joint marketing public relations efforts. He said that he has addressed Crown Theatre's concerns about lighting on Ann Street.

Mr. Del Monaco reported that they overcame their initial challenges at Webster Street. A discussion took place about the traffic at Martin Luther King Blvd. Mr. Alvord said that a lot of work has been done at that intersection and the traffic has calmed down significantly. Mr. DelMonaco said that he has been taking queuing surveys for the last two weeks and there have been improvements.

In the spirit of cooperation, Mr. Del Monaco said that they had a holiday promotion that runs until January 2, 2005. He asked for guidance and suggested that effective Monday, January 3, 2005 that the grace period be changed from 20 minutes to 30 minutes.

**** MR. MULVEHILL MOVED THAT EFFECTIVE JANUARY 3, 2005 THE GRACE PERIOD WILL BE CHANGED FROM 20 MINUTES TO 30 MINUTES AT THE WEBSTER STREET PARKING LOT**

**** MOTION PASSED UNANIMOUSLY**

Mr. Del Monaco reported that the pay and display machines are at the Haviland Parking lot. Additional temporary signage will be put up.

RAILROAD STATIONS

Mr. Del Monaco reported that everything is going fairly well at the South Norwalk station. They are waiting for MTA approval to proceed at the East Norwalk station.

WALL STREET AREA

Mr. Del Monaco reported that permit sales have increased significantly.

ON STREET METERS

Mr. Del Monaco said that the reconfigured meters would be installed in the Wall Street area. Ninety meters will be installed throughout South Norwalk.

Ms. Hebert reported that LAZ received two proposals for snow removal and will sub-contract to Eastern Horticultural Services, LLC. Mr. Alvord said that he anticipates that LAZ will take care of the snow removal in the parking lots.

Mr. Mulvehill suggested that people may want to park their cars in the parking garage during a snowstorm. Ms. Hebert will talk to Tom Becker about this.

The website should be fully operational by spring 2005.

MAINTENANCE

Mr. Del Monaco reported that they are performing maintenance duties as scheduled and approved by the Authority. They have prepared for the winter.

SECURITY

Mr. Del Monaco said that they are satisfied with the services provided by Securitas and they are playing an active role in the operations.

STAFF REPORT

OPERATING BUDGET DEVELOPMENT FY 05/06

Ms. Hebert reported that they are meeting with the Finance Department next week to develop the Operating budget.

CAPITAL BUDGET DEVELOPMENT FY 05/06

Ms. Hebert reported that the Capital budget goes through various committees and commissions. She distributed an updated Capital budget and the Authority discussed and made revisions to the budget.

**** MR. MULVEHILL MOVED TO ACCEPT THE PROPOSED CAPITAL BUDGET AS REVISED**

**** MOTION PASSED UNANIMOUSLY**

ARTICLE FROM URBAN LAND INSTITUTE

Ms. Hebert said that there was a very nice article in the Urban Land Institute about the Maritime Garage.

ACTION ON ANY ITEM DISCUSSED HEREIN

There was no action taken.

**NEXT PARKING AUTHORITY MEETING: WEDNESDAY, JANUARY 26,
2005/7:30 P.M. PUBLIC WORKS CONFERENCE ROOM**

There was no further business and the meeting was unanimously adjourned at 10:25 p.m.

Respectfully submitted

Rosemarie Lombardi
Telesco Secretarial Services