

PARKING AUTHORITY MINUTES

NOVEMBER 7, 2006

ATTENDANCE: Urban Mulvehill, Chairman; Stephen Bentkover, John Federici, Victor Cavallo, Burton Shatz

STAFF: Hal Alvord, Director of Public Works; Kathryn Hebert, DPW Administrative Service Manager

OTHERS: Attorney Peter Nolin, City of Norwalk Corporation Counsel; Munro Johnson, Redevelopment Agency

CALL TO ORDER

Chairman Mulvehill called the meeting to order at 5:30 p.m.

EXECUTIVE SESSION

**** CHAIRMAN MULVEHILL MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE PROPOSED WEBSTER STREET PARKING LOT AGREEMENT BETWEEN THE CITY OF NORWALK AND CROWN THEATERS.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Parking Authority members, Mr. Alvord, Ms. Hebert and Attorney Nolan entered into executive session at 5:30 p.m. The Parking Authority re-entered their public session at 6:15 p.m.

**** CHAIRMAN MULVEHILL MOVED TO SUSPEND THE RULES TO CONSIDER THE MATTER OF THE WEBSTER STREET PARKING LOT.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** CHAIRMAN MULVEHILL MOVED APPROVAL OF THE FOLLOWING RESOLUTION:**

WHEREAS THE OFFICE AND THE MAYOR HAS REQUESTED THAT THE PARKING AUTHORITY OF THE CITY OF NORWALK APPROVE AN AGREEMENT THAT IS A RESULT OF NEGOTIATION BETWEEN THEM AND CROWN THEATERS TO PROVIDE FOR PARKING ARRANGMENTS AND FEES FOR A PERIOD OF UP TO TWO YEARS, SUBJECT TO SOME MODIFICATIONS THAT MAY BE MADE TO CERTAIN PARAGRAPHS BY THE CORPORATION COUNSEL CONSISTENT WITH DISCUSSIONS HELD IN EXECUTIVE SESSION AND ALSO AUTHORIZE EITHER THE CHAIRMAN, URBAN MULVEHILL, OR

THE VICE CHAIRMAN, STEPHEN BENTKOVER TO SIGN SUCH AN AGREEMENT.

**** THE MOTION PASSED UNANIMOUSLY.**

Attorney Nolin stated for the record, that on behalf of the City, he thanked the Authority for giving permission to enter into this agreement. He added that he would convey to Mr. Hamilton, the Finance Director, the fact that this may have an adverse impact on the budget, which is being done as an accommodation to City, the Redevelopment Agency and the greater good of the SONO community.

1. APPROVE THE AMENDED FEE SCHEDULE CHANGES

Chairman Mulvehill stated that he felt the proposed fee schedule and the proposed change to the grace period should be handled as separate items. Mr. Bentkover disagreed. Chairman Mulvehill stated that he was totally in favor of modifying the fee schedule, but that he was against changing the grace period. He reminded the Authority members of all those who came out to the recent public hearing and the number of small businesses located around the Webster Street Lot who may be harmed by this. Chairman Mulvehill stated that the idea that generating income by charging people after 15 minutes is flawed. He felt that people who have short errands to do, such as picking up a grinder or making a bank deposit would want to pay a dollar for parking, which will result in the customers choosing to go to other locations. Mr. Bentkover said that splitting the item was fine, but that a majority of three would approve the items.

**** CHAIRMAN MULVEHILL MOVED TO MODIFY THE WEBSTER STREET PARKING LOT RATES AS SET FORTH IN THE PROPOSED FEE SCHEDULE CHANGE, AND REMOVE THE ADJUSTMENT FOR THE GRACE PERIOD.**

THE EVENING RATES WOULD THEN BE ADJUSTED FROM:

6 P.M. TO 9 P.M. (FLAT FEE) OF \$3.00 TO 6 P.M. TO A 10:30 P.M. (FLAT FEE) OF \$2.00.

AFTER 9:00 P.M. (FLAT FEE) OF \$5.00 TO AN AFTER 10:30 P.M. (FLAT FEE) OF \$5.00.

Mr. Federici commented that the two items are interconnected. Chairman Mulvehill disagreed and reiterated his belief that reducing the grace period would not generate revenue, but would instead result in a loss of business.

Mr. Bentkover pointed out that in downtown Stamford, particular around Bedford Street area, there are numerous small businesses. He stated that there is no free parking in that area. He went on to say that SONO is no different in his eyes than Bedford Street in Stamford, or Chapel Street in New Haven. Mr. Shatz pointed out that there is a long history of not charging for parking. Mr. Bentkover replied that the City of Norwalk had given away this parking for years and it was time to stop, because the Parking Authority

is also a business. Mr. Shatz commented that he felt it was important to maintain the image of being user friendly. Mr. Bentkover replied that being user-friendly was a no win situation. Chairman Mulvehill commented that unlike Stamford and New Haven, there are other alternative locations in Norwalk where the parking is for free. He reiterated that the reduction in the grace period would not generate the lost income from reducing the fees. The reason for reducing the parking fees was to keep Crown Theaters happy, while the reason to reduce the grace period is to keep the Parking Authority happy.

**** THE MOTION TO ADJUST THE HOURLY RATES PASSED UNANIMOUSLY.**

**** CHAIRMAN MULVEHILL MOVED THE MOTION TO REDUCE THE GRACE PERIOD AT THE WEBSTER STREET PARKING LOT FROM 45 MINUTES TO 15 MINUTES BEFORE 6 P.M. AND THE ELIMINATION OF THE GRACE PERIOD AFTER 6 P.M.**

**** THE MOTION PASSED WITH THREE IN FAVOR (BENTKOVER, FEDERICI, AND CAVALLO) AND TWO OPPOSED (MULVEHILL AND SHATZ)**

Mr. Johnson then greeted the Authority members. He then distributed copies of a memo from Mr. Greene of the Planning and Zoning Department that stated the issue of future parking had been considered and a survey on parking had been done. Mr. Johnson asked that this issue be included on the agenda for November 15th meeting.

ADJOURNMENT

**** MR. BENTKOVER MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:35 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services