



CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING
September 28, 2016

ATTENDANCE: Richard Brescia
Mike Harden
Olga Arteaga
Jud Aley

ABSENT: Julius Hayward

STAFF: Kathryn Hebert, Administrative Services Manager
Dilene Byrd, Secretary
Vanessa Valadares, Senior Civil Engineer

OTHERS: Rocky Legesse, LAZ Parking
Tim Sheehan, Executive Director, Redevelopment Agency

PUBLIC COMMENT

Mr. Bondi said that he is an elected constable and according to the state statute he should not be ticketed, but that he has been ticketed three times in the past two weeks even though his placard is displayed in his car. He said that all of the tickets were voided, but that it is an inconvenient to have to continually go to the Parking Authority office to have them voided. Ms. Hebert provided Mr. Bondi with her contact information and asked that he contact her and she would discuss a solution.

Ms. Morton, Executive Director of the Norwalk Transit District spoke about the need to continue to use the Burnell Blvd Bridge for the CT Transit and Transit District transfer buses. She said that she has

responded and provided comments to the questions that were asked at last month's Parking Authority meeting, and said she had also previously provided aerial photos of the buses parking on the bridge and said that she hopes to continue that initiative.

Ms. Tsiranides, of Salon Etre and Matt Storch, of the Match Restaurant discussed that would like the hours of operation pulled back to 6:00P.M. and the rates reduced back to \$1.00 per hour. Mr. Storch said that no one is parking on the street late at night between 11:00PM and midnight and they would prefer to make the street free with no time restrictions after 6:00P.M This would give the perception that there is constant activity. He also suggested that residents should be kept from parking on the streets and that they should be given passes stating that they are a SONO resident, and should be parking in a designated residential zone, and if a resident is parked in these spaces they should be ticketed. He said that they are aiming for consistency, a cheaper parking rate at night and a reduced ticket rate. They also stated that they like the pay by cell method and continue to promote it their customers. Mr. Sheehan questioned the request to allow anyone, including residents and employees, to park on the street for free without restrictions and not making on street parking available and convenient to customers.

**1. APPROVE THE MINUTES FROM THE PARKING
AUTHORITY MEETING HELD ON WEDNESDAY, JUNE 22,
2016.**

**** MR. HARDEN MOVED TO APPROVE THE MINUTES
** MOTION PASSED UNANIMOUSLY**

**2. APPROVE THE MINUTES FROM THE PARKING
AUTHORITY MEETING HELD ON WEDNESDAY, JULY 27, 2016.**

**** MR. HARDEN MOVED TO APPROVE THE MINUTES
** MOTION PASSED UNANIMOUSLY**

**3. APPROVE 2 HOUR ON STREET PARKING 8A.M.-6P.M. IN SONO DURING SHOP
SMALL BUSINESS SATURDAY ON NOVEMBER 26, 2016.**

Ms. Hebert said that Ms. Stocker had approached her to ensure that the Parking Authority will be part of Small Business Saturday again this year. She said it will be for free on street parking in SONO and that the reason why it is only SoNo is because it is still free 2 hour parking on the street in the Wall Street District. Mr. Brescia said that this does not preclude the Parking Authority from being creative in trying to do something additional on our own, and that this is a nationwide initiative.

**** MR. HARDEN MOVED TO APPROVE THE ITEM
** MOTION PASSED UNANIMOUSLY**

GENERAL INFORMATION

1. COLLABORATIVE SPEAKER, TIM SHEEHAN, EXECUTIVE DIRECTOR REDEVELOPMENT AGENCY

Mr. Sheehan thanked the Parking Authority for the opportunity to talk about what is happening with the Redevelopment Agency in terms of the various projects that are coming into the urban core, and their potential impact to the Parking Authority. Mr. Sheehan presented and said that one of the most significant projects is the redevelopment of the Washington Village project and said that it is close to a \$100 million project and is scheduled to begin Phase I 2017. He said it is in the area Spinnaker has a development project on Day Street and FD Rich a project where the old medical center used to be, and that development parking is all within the project. He said the impact will be on the surrounding streets, and the Parking Authority will have to establish some type of control through meters, time restrictions and enforcement.

He reported on The Pearl and said it opened recently and is already 20% occupied. He said that the internal parking with limited paid public parking either self-park or valet.

He reported on TOD and said it was recently approved by the Common Council extending the boundaries to the Lexington Avenue section. He said that Parking related to consider cross utilization and shared parking arrangements such as at the Railroad station at night and weekends where there is capacity.

He reported on the Webster Lot plan and said it was a phased development to accommodate a parking garage in phase I, and that the issue will be displaced parkers.

He reported on Waypointe and said that there is on street metered parking on Orchard and Merwin Streets, and after Berkley Street is complete there will be meters installed on Maple and Berkley Streets, and that it has already been approved by Traffic Authority.

He reported on the SoNo Collection Mall and that construction is expected to begin by the beginning of 2017. He said that the issue will be on street parking on Water Street and free parking at the playground by Oyster Shell Park.

He reported on the Globe Theater and said that it is scheduled to open January 2017, and parking is expected at the Yankee Doodle Garage.

He reported on the POKO project and said that Citibank will take over the financing and complete the project. He said that they are expected to complete the exterior within 30 days of signed final docs, and that they will still be building the auto parking garage that was part of the original approved plan.

He reported on the Head of the Harbor South and said that it is underway and expects completion in the middle of 2017. He said that the Head of the Harbor North is in the conceptual phase only, and that there is still a lot of work related to the details of the temporary parking plan and how they are planning on managing the 92 public parking spaces on private property. He said that the appraisal is pending.

Ms. Arteaga asked the status of the Duleep property. Mr. Sheehan said that it is his understanding from the building department that the permits have all been pulled to do the construction, and that there is no code violation associated with the building, so they cannot pull any of the approved permits.

2. CHAIRMAN REPORT

Mr. Brescia said that during the past few months there has been a lot of activity within the privy of the Parking Authority and in the city as well. He said that Mr. Harden had come up with a concept to invite members of the Common Council to be invited for a collaborative discussion. He said that he agrees with the concept and that there should be more communication with the Council and that he would like to invite Council representative(s) to the next Parking Authority meeting under the Collaborative Speaker item. After further discussion it was the consensus of the Parking Authority that Ms. Hebert would send the invite to Bruce Kimmel, President of the Council. Mr. Brescia said that he and Ms. Hebert will be attending the next Ordinance Committee meeting on October 18, 2016.

Mr. Brescia suggested that the Parking Authority meeting time be moved to 6:30P.M. to respond to complaints that people cannot get to the meetings by 5:30P.M. There was discussion ensued and it was decided to move the meetings to 6:00P.M.

3. RESTAURANT COLLOBORATION

Mr. Harden said that he and Ms. Hebert met with approximately eight business owners from SoNo and that it was a good positive meeting. He provided an overview of the meeting and said that they discussed some of the issues they are having related to parking operations, and the rate changes, and to have better communication when policies are changed and implemented. He said that their biggest concerns were the overcrowding at the lower Haviland Deck since the rate changes, and the move to midnight. Mr. Brescia recommended establishing a plan that deals with the activity and the time element. Ms. Hebert said that discussed the availability of parking dollars to assist them with marketing and advertising the district and that this was well received, and they are organizing a small group to develop a proposal to present to the Parking Authority. She said that the Parking Authority will continue to be involved with the planning, execution and contribute financially.

4. PARKING PROGRAMS

Mr. Aley said that he will present at the October Parking Authority meeting.

5. PEO/CUSTOMER SERVICE COMMUNICATION

Mr. Harden reported and said that he and Mr. Legesse have had a few conversations with the enforcement officers regarding a softer gentler approach to enforcement. He said that it has definitely had a good impact on their performance, and that the idea is to try to quail some of the arguments that they have with customers and to try and keep the confrontations down to a minimum, and to try and establish policies that might help that.

Mr. Harden discussed the grace periods at the on street meters and to explore the possibility of this through the pay by cell.

6. TRANSIT DISTRICT BUSES ON BURNELL BLVD. BRIDGE

Ms. Hebert said that there is a desire to share the bridge with cars, buses, bikes, pedestrians and that it is important to have connectivity. She said that the compromise solution is to designate three bus parking spaces on the bridge, but to restrict the transfer buses hours to drop off and pick up and not allow the buses to park Monday through Friday from 10:00AM to 3:00PM without ever moving. She said that the solution will be presented to the Traffic Authority for approval, and that the Parking Authority will enforce the restrictions once it is approved by the Traffic Authority.

7. ENRR TEMPORARY COMMUTER PARKING

Ms. Hebert said that the State had removed three houses on Fort Point Street at East Avenue to ultimately be used for a construction lay down area for the East Avenue bridge project. She said that the project is not scheduled to begin for another one to three years, and that she has requested the approval to use the lot for commuter parking. She said that the State approved the use of the temporary parking area, until they need it for an equipment laydown area. She said that the Parking Authority will be responsible for the cost of the temporary improvements, and that the city engineers have done a landscaping survey, and some engineering that will need to be done. She said the cost of the temporary improvements are estimated at \$36,000. Ms. Valadares said that the temporary parking lot will not been asphalted but will have compacted millings, and that it will be striped but that may come off depending on the severity of the winter, and how much snow plowing will need to be done. Mr. Brescia said since there is a least a year and a half waiting list for the project to begin if it would better service the public by offering permits even though it's a temporary lot. Ms. Valadares said her concern with that is the permit holders would somehow have to know that there may be fewer spaces available depending on the severity of the winter and if the line striping holds up. Mr. Harden asked if proper signage is included. Ms. Hebert said "yes" and said that after the bridge project is complete, the State will pay for a permanent paving solution to the lot.

**** MR. HARDEN MOVED TO SUSPEND THE RULES**

**** MOTION PASSED UNANIMOUSLY**

**** MR. HARDEN MOVED TO APPROVE THE CHAIRMAN OR THE VICE CHAIRMAN OF THE NORWALK PARKING AUTHORITY TO EXECUTE A LICENSE AGREEMENT WITH THE STATE OF CONNECTICUT OFFICE OF RAILS FOR THE TEMPORARY USE OF THE OPEN LAND LOCATED AT THE CORNER OF FORT POINT STREET AND EAST AVENUE FOR RAILROAD COMMUTER PARKING FOR THE TEMPORARY IMPROVEMENTS FOR A SUM NOT TO EXCEED \$36,000.**

**** MR. HARDEN MOVED TO APPROVE THE ITEM**

**** MOTION PASSED UNANIMOUSLY**

8. ACTIVITY ANALYSIS

Ms. Hebert said that the activity analysis will be discussed at the October Parking Authority meeting.

9. FINANCIAL REPORT

Ms. Hebert reported and said that the financial are looking good and that they mirror the rate changes. She said that there was a reduction in revenues at the Maritime Garage as expected due to the rates going down, but there was in an increase in revenue at the Yankee Doodle Garage because there is now a charge at night and on Sundays. She said that expenses are overall down compared to last year related to certain projects and payments being made during that time.

10. OPERATING REPORT

Mr. Legesse reported and said that both permit and transient activity is up overall compared to last year except at the South Norwalk Railroad Station which is due to the opening of the Stamford Railroad Station. He said that the Pay by cell activity had doubled compared to previous years, and was up 91% through August. He said that staff will continue hand out pay by cell cards and promote this easy to use payment method

11. CAPITAL PROJECT REPORT

Ms. Valadares reported and said that the Yankee Doodle Garage satellite office is complete and has received the certificate of occupancy. Ms. Hebert said that customer service staff have been hired and trained and will be moving there in the next few weeks and that once they are settled, she will issue a press release to notify the public.

12. OTHER BUSINESS

No discussion.

13. ACTION ON ANY ITEM DISCUSSED HEREIN

No discussion.

14. ADJOURNMENT

**** MS. ARTEAGA MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:40PM

NEXT PARKING AUTHORITY MEETING: WEDNESDAY, OCTOBER 26, 2016,
MARITIME GARAGE, PARKING AUTHORITY OFFICES, 11 NORTH WATER
STREET, 6:00PM