



CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING
June 24, 2015

ATTENDANCE: Julius Hayward, Chairman
Mike Harden, Vice Chairman
Richard Brescia
Olga Arteaga
Jud Aley

STAFF: Bruce Chimento, DPW Director
Kathryn Hebert, Administrative Services Manager
Dilene Byrd, Secretary

OTHERS: Rocky Legesse, LAZ Parking
Bruce Beinfield, Beinfield Architecture
Keith Brown, SONO Metro
Attorney Chris Jarboe, St. Thomas Church

BUSINESS PORTION

Mr. Jarboe introduced himself and said that he is representing St. Thomas church. He said that there was a meeting held a few weeks ago with the Mayor, Dick Brescia representing the Parking Authority and Diane Beltz Jacobson, from the Corporation Counsel's Office. He was asked to come up with a short term parking contract extension in order to allow more time

for discussion regarding a potential longer term option. The church agreed to extend the contract between the Parking Authority and the church to provide commuter parking in the lot behind the St. Thomas School. The number of spaces will be reduced to 25 and the term through the end of the August 31, 2015.

PRESENTATION

Mr. Beinfield and Mr. Brown presented the Chestnut Street development project and said that the intended development project involves multiple parcels and land and includes multi-family housing, as well as ground floor commercial uses and parking, and the developers of the site are currently in the process of undertaking predevelopment work to prepare the site for development. He said that the parking structure will accommodate 500 spaces and that 125 spaces will be dedicated to the residential, retail, and office uses and will be accessed separately from Chestnut Street. Mr. Aley asked what kind of agreement he envisions having with the city. Mr. Beinfield said that the garage will be privately owned and developed and that there would be some sort of income guarantee issued by the city. Ms. Hebert said that she spoke to Mr. Sheehan and that the current concept as presented by the developer is that it is not a cost share, it is a revenue payment and that the commuters will be paying a monthly fee and that fee would then go towards the cost of the garage. Ms. Hebert asked how the operation of the garage will be paid for. Mr. Beinfield said that the goal is to work it out in such a way that the debt for the building and the operations are covered. Mr. Brescia asked if there are affordable housing requirements. Mr. Beinfield said yes and that 10 percent of the units will be affordable per the zoning regulation. Mr. Hayward said that the cab companies currently have an agreement with the city that only six cabs at a time are allowed at the South Norwalk Railroad Station and asked if there has been any discussions with the cab companies. Mr. Beinfield said that this project will allow a much greater area for the cabs to queue than what currently exists. Mr. Beinfield said that the next step is to put together a cost benefit analysis of the garage and the economics of the Parking Authority partnership.

ELECTIONS

**** MR. BRESCIA MOVED TO NOMINATE THE CURRENT SLATE OF OFFICERS AND SECRETARY. Julius Hayward, Chairman; Michael Harden, Vice Chairman and Dilene Byrd, Secretary.**

**** MS. ARTEAGA SECONDED THE MOTION**

**** MOTION PASSED UNANIMOUSLY**

1. APPROVE THE MINUTES FROM THE PARKING AUTHORITY MEETING HELD ON WEDNESDAY, MAY 27, 2015.

**** MR. BRESCIA MOVED TO APPROVE THE MINUTES AS AMENDED**

**** MOTION PASSED UNANIMOUSLY**

2. AUTHORIZE THE CHAIRMAN OR THE VICE CHAIRMAN OF THE NORWALK PARKING AUTHORITY TO EXECUTE AN EXTENSION TO THE AGREEMENT WITH THE ST. THOMAS CHURCH FOR 25 PARKING SPACES IN BACK OF THE ST. THOMAS SCHOOL THROUGH AUGUST 31, 2015 FOR A SUM NOT TO EXCEED \$1,146.

Ms. Hebert said that the parking spaces have been marked out and that signage will be installed. She said that a blast e-mail has also been sent out to all the permit holders and that a press release will be done.

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

**** MOTION PASSED UNANIMOUSLY**

3. AUTHORIZE THE CHAIRMAN OR THE VICE CHAIRMAN OF THE NORWALK PARKING AUTHORITY TO EXECUTE AN AGREEMENT WITH JENSU REALTY LLC FOR A PORTION OF REAL PROPERTY SITUATED AT 17 WEST WASHINGTON STREET IN ORDER TO BE INCORPORATED INTO THE PUBLIC ACCESS RIGHT OF WAY FOR WEBSTER STREET PARKING LOT. THE TERMS OF THE AGREEMENT SHALL BE AS NEGOTIATED BY THE PARKING AUTHORITY AND THE PROPERTY OWNER.

Ms. Hebert said that there is an easement that was given to the city in 1995 for the exit way from the Webster Lot to Washington Street, and instead of the Parking Authority paying a monthly fee the Parking Authority gives the property owner 49 free monthly parking permits and on average they use 32 of them. She said that the agreement has expired and are operating on a month to month basis within the terms of the agreement.

**** MR. BRESCIA MOVED TO APPROVE A MONTHLY MEMO OF UNDERSTANDING AND CONTINUE THE CURRENT TERMS**
**** MOTION PASSED UNANIMOUSLY**

GENERAL INFORMATION

1. FINANCIAL REPORT

Ms. Hebert reported on the financials and said that there is a shortfall of \$318,699 for the month of May due to the accrued maintenance expenses for the Maritime Garage, South Norwalk Railroad Station, Webster Parking Lot and the paystation upgrade. She said that the capital reserve year to date shows a positive of fund balance of \$193,768 and the year end capital reserve forecast is \$215,125. She said that the budget is trending as expected with higher than budgeted transient revenues in the South Norwalk area and at the South Norwalk Railroad Station.

2. OPERATING REPORT

Mr. Legesse reported on the highlights on the activity which parallels the monthly financials. Ms. Hebert said that the pay by cell marketing project with the Norwalk Community College will be implemented during the fall semester. She said that the online parking payment option on the Maritime Aquarium website and the installation of the paystation inside the aquarium will also happen in the fall, and that American Express credit cards will accepted and that there will be a press release issued to announce this. Mr. Legesse said that the bike racks will be installed in the Maritime Garage in mid July; and that Parking Authority staff is doing outreach with the business owners and tenants, and that they have spoken to three

businesses about the Parking Authority in general and specifically about the pay by cell payment option. This has been well received so far. Mr. Brescia requested that Mr. Legesse document this process.

3. ZONING AND TOD

Ms. Hebert said that Adam Blank who is the Zoning Task Force Chairman asked for NPA input to the recommended zoning changes. They are looking at redistricting the South Norwalk area and want to reduce the zoning required parking spaces for development. Mr. Hayward asked if it will be implemented by district or if it will be a sub-district with the TOD. Ms. Hebert said she does not know the details but there are various districts. She explained in general terms, related to the NPA, the recommended change would be to lower the parking zoning requirements for development. In the TOD areas, which are about ¼ mile circumference, required parking would be about ½ mile each way through a public garage. From the Parking Authority's point of view, when this is implemented and a reality, people may choose to park on the street instead of parking in the garage and walking. This may impact on street capacity for residents. At that time, the NPA would have to create and implement a residential parking permit program which would need to be evaluated with specific criteria. After further discussion it was the consensus of the Parking Authority that Ms. Hebert follows up with Adam Blank.

4. WALL STREET/SONO DISTRICT OUTREACH

Mr. Brescia presented the status of the Parking Authority outreach program in the South Norwalk and Wall Street areas, and said that at the last meeting he had said that the Parking Authority is not trying to replace the things that are being done by task forces or the

Redevelopment Agency but are looking at the parking perspective. He said that in the Wall area, the group came up with specific suggestions regarding rates. They also commented on the cleanliness of the Yankee Doodle Garage and the issues of vagrancy after hours. Ms. Hebert said that this has been an ongoing issue in the stairwells specifically. It was recommended by the members of the Parking Authority that the issues at the Yankee Doodle Garage be addressed to make it cleaner and safer. Ms. Hebert said that staff will review adding additional staff shifts and installing security cameras to monitor the garage. Mr. Brescia said that the South Norwalk Task Force sent the notes from their meeting to the attendees and that he has forwarded them to the Parking Authority. Ms. Arteaga asked the status of the Globe Theatre. Ms. Hebert said that they had a setback but are still moving forward and plan on opening this fall.

5. RATE ANALYSIS

Ms. Hebert reported and said that she has received feedback from Parking Authority members, some members of the community and will be meeting with the consultant at the beginning of July to start the process. She said that all members of the Parking Authority will be contacted for input including city staff and others and will also be given the ongoing input from the outreach program. After further discussion it was decided that there will be no rate changes made until the rate study has been completed and the Parking Authority evaluates the recommendations.

6. OTHER BUSINESS

No discussion.

7. NEXT PARKING AUTHORITY MEETING: WEDNESDAY, JULY 22, 2015, AT THE MARITIME GARAGE, PARKING AUTHORITY OFFICES, 11 N. WATER STREET, 6 PM.

**** MR. BRESCIA MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:05PM