

PARKING AUTHORITY MINUTES

MAY 25, 2005

ATTENDANCE: Urban Mulvehill, Chair; Shahjahan Anowar; Stephen Bentkover; Troy Jellerette; Burton Shatz

STAFF: Kathryn Hebert, Administrative Manager; Hal Alvord, Director Public Works; Ed Schmidt, Assistant to the Mayor

OTHERS: John Perrotta, LAZ Parking

Call to Order

Mr. Mulvehill called the meeting to order at 7:30 p.m.

APPROVALS/AUTHORIZATIONS

Approve the Minutes from the Parking Authority meeting held on Wednesday, April 27, 2005.

The following corrections were made to the minutes:

Page 3: first paragraph, last sentence should read: Mr. Shatz suggested that all curbs, garages, in-fill throughout Norwalk should be uniform in appearance.

Page 6: second paragraph, first sentence: police sub station

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

**** MOTION PASSED UNANIMOUSLY**

To accommodate the members of the public, Mr. Mulvehill took the agenda out of order.

Mr. John Schwartz explained the following request and said that the vendors participating in the Farmers' Market need parking spaces for the entire time the market is open.

**** MR. BENTKOVER MOVED TO APPROVE THE USE OF 7 PARKING SPACES IN THE NORTH WATER PARKING LOT BY THE FARMER'S MARKET, WEDNESDAYS, FROM 12:00 NOON THROUGH 6:00 P.M. BEGINNING JULY 20, 2005 OCTOBER 26, 2005 FOR AN AMOUNT PAYABLE TO THE PARKING AUTHORITY OF \$525.**

**** MOTION PASSED UNANIMOUSLY**

DISCUSSION

LAZ PARKING REPORT

Mr. Perrotta briefly reviewed Mr. DelMonaco's written report.

Wall Street Area

Mr. Ken Morrow of the New York Bakery explained that he and other business people opened their parking lot for their customers, because they have been getting complaints since the parking meters were installed. The problem is that non-customers are now using that lot that they have opened for their customers. He said that there are about 12 parking spaces in that lot and he purchases another 6 to accommodate his customers.

Mr. Peter Alatsas, the owner of the Ambrosia Restaurant and that after being in that location for 5 years, the vacancy rate is at 50%. Paying to park in that area is a bad idea. After 6:00 p.m. Ambrosia is the only establishment open. There are more banks than anything else in that area. He pointed out that no one would pay to park at a bank; they would go to another bank if they had to pay.

Mr. Alatsas expressed his concern that paying to park will decrease the number of customers, resulting in a financial impact on the merchants. If more merchants leave, there will be less incentive to stay in the Wall Street area. Paid parking is counter productive and Ambrosia can not afford to stay in business if he has to reimburse parking fees to all of his customers. He said that the average stay for his customers is 1 ½ hours.

Mr. Alatsas said that a lot of his customers feel it is a nuisance to pay for parking. He has 1,500 signatures from people who think that paid parking is ridiculous. He said that he has seen some improvement in the area, but it is premature to pay for parking, since this is not a destination the way SoNo is.

Mr. Mulvehill pointed out that what they are charging for parking in the Wall Street area is modest compared to what they are charging in SoNo. The municipality can not provide parking for free.

Mr. Alatsas agreed that they can not get nothing for nothing, but hopes that the Parking Authority will re-visit the issue.

Mr. Jerry Petrini, 62 Wall Street, My 3 Sons, said that he is unique in that he is a destination. A major concern was that the garage used to be closed on Sunday. He added that he has safety concerns because he deals with young children. Mr. Petrini said that he reimburses customers who park in the Yankee Doodle garage by giving them tokens to use at his establishment, My Three Sons.

Mr. Petrini said that he feels that people should be charged to park in the parking garage, but to charge for on-street parking will hurt businesses. The cost is not the issue; it is an issue of inconvenience.

Mr. Schmidt said that this is a conversation that will continue. He said that enforcement on Wall Street ends at 6:00 p.m., which is different from SoNo, where enforcement takes place at night.

Mr. Schmidt said that many merchants reported to the Parking Authority that they want more enforcement in the regard. The Parking Authority and LAZ have been asked to increase staffing. The street parking rates are the same as were in effect in 1988. Mr. Schmidt talked about the problems that had taken place at the Yankee Doodle garage. He said that Mr. Alvord and Ms. Hebert met with the merchants, but this is only the beginning of the plan to enhance services. He said that the inconvenience factor could be diminished through technology.

Mr. Schmidt said that the Wall Street lot has always been a permit lot. But for the last year, only one permit was sold. In the last two months, 14 people purchased annual permits and 60 monthly permits. With the proceeds from those permit purchases, there is enough money to clean up the lot and provide security. In addition, no permits were sold for the Main Street lot, which was always a permit lot; recently 19 annual and 48 monthly permits were sold.

Mr. Petrini said that the banks may be hurt because people can go to another branch, where they do not have to pay for parking. Mr. Schmidt said that there are options for short term parking.

Mr. Gerald Frank asked why there is no security between Wednesday and Friday at the Webster Street parking lot. Mr. Perotta said that there is a security presence 24/7. Mr. Frank explained that his daughter and a friend were assaulted last Wednesday at around 1:00 a.m. when the pool hall closed. He said that they did not know their assailants. Mr. Schmidt told Mr. Frank that he would call the Police Chief in the morning.

Concession

Ms. Hebert explained that this is a five year base contract with a five year extension option. Their current contract ends on June 30, 2005 and the public is happy with their service and products. Mr. Schmidt said that SWRPA approved a study to turn the eastbound side of the train station into an intermodal transportation center.

**** MR. BENTKOVER MOVED TO AUTHORIZE THE CHAIRMAN OF THE PARKING AUTHORITY, URBAN MULVEHILL, TO EXECUTE AN AGREEMENT WITH COFFEE CREATIONS, INC., TO PROVIDE CONCESSION SERVICES AT THE SOUTH AND EAST NORWALK RAILROAD STATION, VENDING AND DRY CLEANING SERVICES AT THE SOUTH NORWALK RAILROAD STATION FOR A 5 YEAR BASE CONTRACT BEGINNING JULY 1, 2005 THROUGH JUNE 30, 2010 WITH A 5 YEAR EXTENTION OPTION AT THE DISCRETION OF THE PARKING AUTHORITY.**

**** MOTION PASSED UNANIMOUSLY**

Splash

**** MR. BURTON MOVED TO APPROVE THE USE OF THE NORTH WATER PARKING LOT BY THE SPLASH FESTIVAL FOR ONE DAY ON SUNDAY, JUNE 5, 2005 FROM 2:00 A.M. THROUGH 6:00 P.M. FOR AN AMOUNT PAYABLE TO THE PARKING AUTHORITY OF \$300.**

**** MOTION PASSED UNANIMOUSLY**

SoNo Arts Celebration

Ms. Hebert explained that the SoNo Arts Festival organizers have to get a City permit. Mr. Mulvehill said that the Parking Authority should be named as additional insured on the permit.

**** MR. MULVEHILL MOVED TO APPROVE THE USE OF 128 PARKING SPACES IN THE UPPER HAVILAND DECK AND 30 PARKING SPACES IN THE WEBSTER OVERFLOW PARKING LOT BY THE SONO ARTS CELEBRATION FROM SATURDAY, AUGUST 6, 2005 AT 2:00 P.M. UNTIL SUNDAY, AUGUST 7, 2005 AT 8:00 P.M. FOR AN AMOUNT PAYABLE TO THE PARKING AUTHORITY OF \$1,580**

**** MOTION PASSED UNANIMOUSLY.**

Redevelopment Agency

Mr. Mulvehill said that the roof of The Maritime Garage is an excellent venue to hold concerts. He said that this is a good start.

**** MR. MULVEHILL MOVED TO APPROVE THE USE OF THE MARITIME GARAGE ROOF (OR LOBBY AREA IF INCLEMENT WEATHER) BY THE NORWALK REDEVELOPMENT AGENCY ANNUAL MEETING ON THURSDAY, JULY 14, 2005 FROM 5:00 P.M. – 7:00 P.M (ALL PARKING WILL BE PAID FOR BY THE ATTENDEES).**

**** MOTION PASSED UNANIMOUSLY**

STAFF REPORT

The following Staff reports were included in the packets and briefly discussed.

b. Status – East Norwalk Railroad Station Building Project

c. Status – Webster Parking Lot Improvement Project

d. Status – MTA Installation of Lighting Below Bridge Overpass

OTHER

Action on any item discussed herein.

There were no other items discussed

There was no further business and the meeting was unanimously adjourned at 9:40 p.m.

Respectfully submitted

Rosemarie Lombardi

Telesco Secretarial Services