# PARKING AUTHORITY MINUTES

**MAY 23, 2007**

ATTENDANCE: Stephen Bentkover, ActingChairman
John Federici
Burt Shatz
Victor Cavallo
Joe Santo

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

OTHERS:

CALL TO ORDER

Acting Chairman Bentkover called the meeting to order at 6:30 PM.
** MR. FEDERICI MOVED TO PROCEED INTO EXECUTIVE SESSION
** MOTION PASSED UNAUNIUMISLY
Executive session began at 6:35 PM
Executive session ended at 7:05 PM

** ACTING CHAIRMAN BENTKOVER MADE A MOTION TO AUTHORIZE THE CORPORATION COUNCIL'S OFFICE TO TAKE WHATEVER ACTION IS NECESSARY TO EFFECT THE SETTLEMENT OF THE LAWSUIT BETWEEN, 64 WALL STREET, LLC VS. THE CITY OF NORWALK, DOCKET NOS. CV-04-4000084-S (SUPERIOR COURT) AND A.C. 28467 (APPELLATE COURT), ON THE FOLLOWING TERMS:

1. For a period of one year, commencing July 1, 2007, the Parking Authority shall provide 64 Wall Street, LLC with up to 60 parking permits at no charge, in accordance with the normal procedures for the issuance of such permits; and
2. For a period of one year, commencing July 1, 2008, the Parking Authority shall provide 64 Wall Street, LLC with up to 60 parking permits at one half of the prevailing rate, in accordance with the normal procedures for the issuance of such permits; and
3. The parties to the aforesaid lawsuit shall enter a Motion and Stipulation for the vacatur of the Judgment entered in favor of the City of Norwalk;
4. Upon the entry of an Order vacating the Judgment, 64 Wall Street, LLC shall file a withdrawal of the lawsuit, with prejudice.

** MOTION PASSED UNANIMOUSLY

1. APPROVE THE MINUTES FOR PARKING AUTHORITY MEETING HELD ON APRIL 25, 2007

Mr. Federici said on Page 2, Item 3, replace "the Mayor can remove any Commissioner when they are elected by Council" to "the Mayor cannot remove any Commissioner when the Common Council elects them"
Mr. Federici said on Page 2, Item 3, be changed from "NolIn to Nolin"
Acting Chairman Bentkover said on Page 3, Item 3, "Chairman Santo" needs to be replaced with "Mr. Santo"
Acting Chairman Bentkover said on Page 3, Item 5, be changed to "Mr. Bentkover asked how much money was available in the budget to do this"

2. APPROVE THE BYLAWS

Mr. Santo said in Article 9, Section 2, on Page 5, that he does not agree with the wording "The Director has the right to approve the rates and fees". Mr. Alvord said that the intent of the language is not to enter into a new fiscal year without having a balanced budget. Acting Chairman Bentkover suggested changing the language to read "the Parking Authority must pass a non-deficit budget. Mr. Federici said that on Page 2, Section 1, that the word "city" is misspelled. Acting Chairman Bentkover said the language needs to be changed to read "if a member of the Parking Authority is no longer a citizen of Norwalk that they must resign from the Parking Authority". Mr. Federici said that on Page 3 the word "simultaneously" be removed. Mr. Federici said on Page 3, Section 5, the wording be changed to " The Vice Chairman shall perform all duties of the Chairman during any period of the absence of the Chairman" and on Page 3, the wording be changed to "in the absence of the Chairman the Vice Chairman shall call the meeting to order" Mr. Federici said on Page 4, Section 4, the wording be changed from "any all items" to "any items" and on Page 5, Section 2, the word "excess" be changed to "surplus"

** ACTING CHAIRMAN BENTKOVER MOVED TO TABLE THE ITEM
** MOTION PASSED UNANIMOUSLY

3. MONTHLY FINANCIAL REPORT

Ms. Hebert reported that there is a net cash flow of $435,000 through April 2007, and that the variance budget is $ 451,000 but that number does not include expenses for the spring clean-up. Acting Chairman Bentkover asked what the projected year end number would be. Ms. Hebert said it will probably be over the $451,000 because these numbers do not include the revenue from the boot tow program. Mr. Shatz asked when they would be seeing the numbers from that. Ms. Hebert said that there have been forty-six cars booted and three towed in the first two weeks that the program was implemented but she does not have a dollar amount at this time. She said that the surplus net cash would help offset capital budget improvements such as at the South Norwalk Railroad Station.. Mr.

Federici asked how much was saved on snow removal costs this year. Ms. Hebert said $50,000. She also said she is working on getting a proposal for a five-year capital budget plan on structural repairs for the facilities.

4. MONTHLY OPERATION REPORT

Ms. Hebert reported that the numbers at the Maritime Garage are lower due to the lower attendance at the Maritime Aquarium. Acting Chairman Bentkover asked how Goccia restaurant was doing. Ms. Hebert said they are doing well. She reported that Webster Lot is doing better compared to last year at this time but said she has received numerous complaints regarding the on-street parking in the SONO area and suggested expanding the hours of enforcement operations until 9:00 PM so that all areas are consistent. She said she would request a survey be performed in that area and would request the hours to be expanded at the June Parking Authority meeting and if approved would then be forwarded to the Traffic Authority. She said that the waitlist in the Wall Area is increasing she would ask the Redevelopment Agency to discuss the status of the 2 redevelopment projects with the Parking Authority regarding changes to the parking system during the construction transition and after completion.. She also said she would be bringing a landscaping plan from DeMileo Bros. for the South Norwalk Railroad Station..

5. CAPTAL PROJECTS

a. HAVILAND DECK
Ms. Hebert said that Desman's preliminary report shows that doing a repair instead of knocking it down and rebuilding makes more sense at this time. She said the report shows that the repair would last between ten andt fifteen years and would cost about $1.0 million dollars. She said that a full report and presentation would be given at the June Parking Authority meeting. Mr. Federici asked what the cost would be to rebuild. Ms. Hebert said about $15.0 to $20.0 million dollars.

b. SOUTH NORWALK RAILROAD STATION
Ms. Hebert said she would be meeting with Rob Cavello within the next couple of weeks and then will present a master plan improvement project report for the SNRR. She said by looking at the e-mails from Mr. Cavello that the cost would be about $100,000 and recommends the work be phased in by priority items.

c. YANKEE DOODLE GARAGE
Ms. Hebert said that the work is substantially complete except for the installation of the hardware. Mr. Alvord said that this fiscal years work has been completed which included the structural and ceiling work on the upper levels. He said at this time the contractor for the City will be repairing the hump leading into the garage from the River Street side and

during the construction that all traffic would enter the garage from the Burnell Blvd. side. Acting Chairman Bentkover asked how long the repair would take. Mr. Alvord said it would be about a week to complete.

d. OTHER

Mr. Alvord said that the two additional historic light poles on Ann Street are completed and are now working on getting the underpass lights on each of those.

6. OTHER BUSINESS

a. LEASES

ST. THOMAS SCHOOL CHURCH-ENRR STATION

Ms. Hebert said that she had to change some of the lines of responsibility language and a draft has been sent to their attorney for a signature.

NEW ENGLAND FASHION AND DESIGN ASSOCIATION-SNRR STATION

Ms. Hebert said that they are still working through the permit and fit out process. Mr. Santo asked what the term of the lease was. Ms. Hebert said it was a five year lease with the option to renew.

GOCCIA RESTAURANT-MARITIME GARAGE

Ms. Hebert said that they are definitely interested in leasing the space in the garage and that they would be sending her their proposal and that she would be negotiating the lease.

7. ACTION ON ANY ITEM DISCUSSED HEREIN

No discussion.

8. ADJOURNMENT

** ACTING CHAIRMAN BENTKOVER MOVED TO ADJOURN

** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 8:05 P.M.

Respectfully Submitted,

Dilene Byrd