



CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING
March 25, 2015

ATTENDANCE: Julius Hayward, Chairman
Mike Harden, Vice Chairman
Richard Brescia

ABSENT: Olga Arteaga

STAFF: Hal Alvord, DPW Director
Kathryn Hebert, Administrative Services Manager
Dilene Byrd, Secretary

OTHERS: Stathis Manousos, LAZ Parking
Rocky Legesse, LAZ Parking
Tim Sheehan, Executive Director, Redevelopment Agency
Doug Adams, General Growth Properties
Jud Aley

PRESENTATION

Mr. Adams of General Growth Properties presented the 95/7 project and said it will expand South Norwalk's friendly and walk able district for pedestrians and bicyclists, explore the expansion of public transportation opportunities, and minimize vehicular traffic and parking impacts. He said that the smooth flow of vehicular traffic in the area is important to GGP and that they will be providing a complete traffic study for review during the approval process, and they have voluntarily submitted to review by a peer traffic consultant selected by city staff. He said that the project will be a mix of uses along the West Avenue Corridor and it will enhance the economic opportunity, create good local jobs, and increase property values. He discussed the master site plan concept and said that it will encourage connection with the South Norwalk

District and will provide visibility and transparency between indoor and outdoor space. He said that the project will include 3,000 paid parking spaces and they will be coordinating with the Parking Authority to be sure they are in-line with the market. Mr. Brescia asked about their experiences in other cities and what the challenges were and if there are any suggestions on how to work together. Mr. Adams said that the biggest issue is lack of communication. Mr. Hayward asked about enforcement and suggested they have a relationship with LAZ Parking. Mr. Adams said that there will be enforcement strategies as well as different parking rate structures and they will have an informal relationship with LAZ Parking. Mr. Adams said that there will be a significant amount of construction workers on site for 30 months and until the garage is opened which could take approximately one and half years they will need parking. Ms. Hebert suggested using the Maritime Garage.

BUSINESS PORTION

1. APPROVE THE MINUTES FROM THE PARKING AUTHORITY MEETING HELD ON WEDNESDAY, FEBRUARY 25, 2015.

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

**** MOTION PASSED UNANIMOUSLY**

GENERAL INFORMATION

1. FINANCIAL REPORT

Ms. Hebert reported and said there was a shortfall compared to the budget which was due to snow removal costs in February, but that the facilities are trending normal seasonally. She said that the projected year end expenses for snow are \$320,000 and the budget was \$291,000 which is \$102,428 over budget. She said that on the revenue side there are less permit sales due to timing and cash flow and that the transient collections are up due to increased activity. The net revenues are over \$400,000, but that will decrease as spring maintenance and smartparking upgrades are performed during the spring. Mr. Sheehan asked if the debt service is being carried for the Maritime Garage. Ms. Hebert said "no" and that the debt service is for several facilities.

2. OPERATING REPORT

Mr. Manousos reported on the highlights and said that the revenue from transient activity has increased compared to last fiscal year, but that it has decreased compared to January which is due to snow events. He said that the revenues for parking violations have decreased and that it is due to increased compliance, and that 62 percent of the total revenue collected was through credit card payments. He said that staff has had discussions and that at the beginning of July that a credit card payment will be required when purchasing permits.

3. WALL STREET DISTRICT PROPOSAL

Mr. Brescia presented the proposal with input from Mayor Rilling, Mr. Sheehan and staff. He said that the proposal is the start of a dialogue with the Parking Authority and the business community in order to develop a plan of implementation in the near term and the long term. He said that currently there is parking capacity, but as development is constructed and more people are living and working in the district, there will be a parking shortage and the Parking Authority needs to work closely with the Redevelopment Agency to plan for construction transition as well as full development. After further discussion it was decided that the Parking Authority will submit their input to Ms. Hebert for additional comments and ideas to be incorporated into the plan and that monthly discussions will continue until a plan is approved. Mr. Hayward applauded Mr. Brescia for all of his efforts, and thanked the Board in advance for their comments and ideas.

4. SMART PARKING REPORTS

Mr. Manousos showed a power point presentation that highlights how the smartparking data is useful to operational efficiencies and policy changes. He said that the parking patterns between 6PM and 9PM support the approved policy. He said he will continue to show monthly presentations with input from the Parking Authority.

5. OTHER BUSINESS

No discussion.

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

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

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:55PM