PARKING AUTHORITY MINUTES

MARCH 22, 2006

ATTENDANCE: Urban Mulvehill, Chairman; Stephen Bentkover, John Federici, Anowar Shahjahan (7:35 p.m.), Burton Shatz (7:35 p.m.)

STAFF: Kathryn Hebert, Administrative Services Manager

OTHERS: Mayor Richard Moccia (7:35 -7:37 p.m.); Hal Alvord, DPW Director; Frank Del Monaco, LAZ; Ronald Feldman, 50 Washington Street Partner; Jackie Lightfield.

1. CALL TO ORDER

Mr. Mulvehill called the meeting to order at 7:30 p.m. with a quorum of three members, Mr. Bentkover, Mr. Federici and himself.

PUBLIC HEARING

2. Parking Authority Operating Budget - FY 2006-07 and parking violation rate change.

Mr. Mulvehill called the public hearing to order at 7:32 p.m.

Operating Budget FY 2006-07.

Mr. Mulvehill opened the public session on the Operating Budget for the Fiscal Year 2006-07. Mr. Feldman commented that he had submitted a letter regarding this matter. Ms. Hebert explained that the letter would be discussed under Agenda Item #8, Other Business. No one else present wished to speak about any issues regarding the Operating Budget. Therefore, Mr. Mulvehill closed the public session on the Operating Budget for the Fiscal Year 2006-2007 at 7:33 p.m.

Parking Violation Rate

Mr. Mulvehill opened the public session on the Parking Violation Rate at 7:33 p.m.

Mr. Mulvehill asked if anyone present wished to speak to any issues regarding the Parking Violation Rate change from $15.00 to a proposed $25.00. Hearing none, Mr. Mulvehill closed the portion of the public hearing regarding the Parking Violation Rate Change at 7:35 p.m..

Mayor Moccia, Mr. Shahjahan and Mr. Shatz arrived at 7:35 p.m.

Mayor Moccia explained that he was scheduled to attend the Board of Estimate hearings on the parking and could not stay for the meeting.

Mr. Feldman asked if he could make a comment regarding the Operating Budget. Mr. Mulvehill explained that the public hearing had been closed.

** MR. FEDERICI MOVED TO REOPEN THE PUBLIC HEARING ON THE OPERATING BUDGET IN ORDER TO HEAR MR. FELDMAN'S COMMENTS.
** THE MOTION PASSED UNANIMOUSLY.

Mr. Mulvehill reopened the public hearing on the Operating Budget of the Fiscal Year 2006-07 at 7:37 p.m.

Mr. Feldman introduced himself to the Authority members and explained that he was a partner at 50 Washington Street. He explained that a concern for the partners at 50 Washington were the proposed parking rates for 50 Washington Street and the impact it would have on 50 Washington Street. He stated that he had submitted a letter to Ms. Hebert regarding this matter. Mr. Mulvehill explained that the rate increases were the subject of a prior public hearing and had been adopted by the Authority. The present hearing, Mr. Mulvehill stated, concerned a review of the entire budget which was based on the approved fees. Mr. Feldman stated the increase of 150 to 200 thousand dollars would have a serious impact on 50 Washington. Over the past seven years during the turn around of 50 Washington Street, the parking fees for that site have increased 400%. He stated that they have been transitioning the cost of the fees from the partnership to the occupants, but also reminded the Authority that 50 Washington Street was competing against the market.

Mr. Mulvehill asked if anyone else wished to comment. Hearing none, he closed the public hearing on the Operating Budget for the Fiscal Year 2006-07 at 7:40 p.m.

APPROVAL/AUTHORIZATIONS

3. Approve the Minutes from the Parking Authority meeting held on Wednesday, February 22, 2006

The following corrections/changes were made:

Page 2, paragraph 5, line 4 - please add "Discussion of Agenda Item 4 was temporarily suspended." at the end of the paragraph.

Page 5, paragraph 6, - please change the motion from:
"** MR. MULVEHILL MOVED TO APPROVE THE MARITIME PARKING PERMIT DECREASE OF $85.00/MONTHLY AND TRANSIENT RATES INCREASE TO $1,020.00/ANNUALLY AS PRESENTED.
** THE MOTION PASSED UNANIMOUSLY."
to

** MR. MULVEHILL MOVED TO APPROVE THE MARITIME PARKING PERMIT DECREASE OF $85.00/MONTHLY AND ANNUAL RATE DECREASED TO $1,020.00/ANNUALLY AS PRESENTED.
** THE MOTION PASSED UNANIMOUSLY."

Page 6, paragraph two, - please change the motion from :
"** MR. MULVEHILL MOVED TO APPROVE THE HAVILAND STREET PARKING DECK RATES CREASES AS PRESENTED.
** THE MOTION PASSED UNANIMOUSLY."
to
"** MR. MULVEHILL MOVED TO APPROVE THE HAVILAND STREET PARKING DECK RATES INCREASES AS PRESENTED. ($50/MONTH AND $600/YEAR)
** THE MOTION PASSED UNANIMOUSLY."

** MR. BENTKOVER MOVED TO APPROVE THE MINUTES AS CORRECTED.
** THE MOTION PASSED WITH ONE ABSTENTION (SHAHJAHAN).

DISCUSSION

4. Monthly Financial Report

Ms. Hebert reviewed the Financial Report for February 2006 and concluded by stating that the actual year to date income report shows a net cash shortfall of $361,680 including all debt service and all policy changes. Without debt service, the FY 2005-06 year end projection on operations only is a positive $498,810.

Mr. Mulvehill wished to know if the cost of the Yankee Doodle Garage could be reduced. Mr. Del Monaco explained that loitering is a problem and so security is needed between 10 a.m. to 6 p.m. Mr. Bentkover had several questions about the security camera at that particular garage. There was further discussion on the possibility of having roving patrols at that site.

Mr. Feldman asked if the Webster Street lot was going to be relined. Mr. Alvord told him that as soon as the Finance Director approved available funds, the Public Works Department will put Phase II out to bid. We are hoping to start this work in the summer and that most of the work would be during a week night (Monday-Wed.) to have the lowest impact to businesses.

5. Monthly Operation Report

Mr. Del Monaco stated that there has been a consistent increase at the Webster lot and the Maritime Garage. He also said that the police presence directing traffic at the Webster Street lot help a great deal by preventing a backlog. However, they were only there for one weekend. Mr. Alvord will follow up with Chief Rilling about this. Mr. Bentkover stated that the police presence would deter pan handling and other problems. He also noted that it has always been difficult to enter and exit the Webster Street lot. Mr. Alvord said that he would speak to the movie theater owners and suggest they adjust their movie schedules to avoid having all the films end at the same time.

6. South Main Parking Lot

Ms. Hebert gave a brief overview of the situation and the request to transfer the maintenance and upkeep of the South Main Street parking lot to the Norwalk Police Department. Mr. Alvord stated that if this was done, the Department of Public Works would be responsible for plowing and cleaning the lot. There is a technical issue involved here regarding the issuance of the Certificate of Occupancy for the new Police Station. If the transfer is not approved, the Police Station will not be issued a Certificate of Occupancy.

** MR. MULVEHILL MOVED TO APPROVE THE TRANSFER OF THE SOUTH MAIN PARKING LOT OPERATION, MAINTENANCE AND EXPENSES FROM LAZ PARKING TO THE NORWALK POLICE DEPARTMENT AND THE CITY OF NORWALK DEPARTMENT OF PUBLIC WORKS.
** THE MOTION PASSED UNANIMOUSLY.

7. Proposed Operating Budget FY 06-07 and parking violation rate change.

Mr. Alvord briefly reviewed the current situation with the Connecticut Department of Transportation (CDOT) regarding the State's acquisition of two parking spaces at the East Norwalk Train Station for a new CAT tower. The City is challenging CDOT on the amount of lost revenue for those two spaces because the City believes that the State's appraisal was incorrect. Currently there is a set amount of money which the State has turned over to the City as recompense for the spaces, but Mr. Alvord feels that the State will probably settle for a larger amount. If this does happen, that will increase the revenues for the budget. Mr. Alvord observed that since the challenge was filed, the City's administration has changed and that Ms. Hebert will be checking with Corporation Counsel on the status of this issue.

There was some discussion about the amount for the parking violation fee. Mr. Federici and Mr. Shahjahan felt that a fee of $50.00 was acceptable.

** MR. BENTKOVER MOVED TO RAISE THE PARKING VIOLATION FEE FROM $15.00 TO $45.00.
** THE MOTION PASSED WITH THREE IN FAVOR (BENTKOVER, SHATZ AND MULVEHILL) AND TWO OPPOSED (FEDERICI AND SHAHJAHAN).

Ms. Hebert will adjust the budget to reflect the CDOT money and the increase in the parking violation fees. These will be forwarded to the Finance Department as part of th overall budget presentation to the Board of Estimate and Taxation and the Common Council.

** MR. BENTKOVER MOVED TO APPROVE THE BUDGET WITH ADJUSTMENTS MADE TO REFLECT THE INCREASES IN THE PARKING VIOLATION FEE AND THE INCOME FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION CONDEMNATION AT THE SOUTH NORWALK TRAIN STATION.

8. Other Business

A question was raised regarding buying an annual permit at the South Norwalk Railroad Station. Mr. Del Monaco stated that currently there is no annual permit, so the client would simply purchase twelve monthly permits.

Mr. Bentkover stated that he wished to go on record for stating that he does not see cutting out employee positions to reduced costs. He did not wish to penalize people, he would rather cut waste.

Ms. Hebert reviewed the request from 50 Washington Street regarding the reserved parking for the facility and approval of the authorization of two 50 Washington Street employees to patrol the area and ticket illegally parked cars that are in the 50 Washington Street reserved spaces. Mr. Alvord reviewed the necessary procedure for deputizing the employees.

** MR. MULVEHILL MOVED APPROVAL OF THE PARKING AUTHORITY TO PURSUE THE DEPUTIZATION OF TWO (2) EMPLOYEES OF THE SONO CORPORATE CENTER LLC., LOCATED AT 50 WASHINGTON STREET FOR THE ISSUANCE OF TICKETS TO VEHICLES PARKED IN THE RESERVED SPACES LOCATED IN THE DESIGNATED AREA RESERVED FOR THE TENANTS OF 50 WASHINGTON STREET.

BE IT ALSO RESOLVED THAT THE FOLLOWING CONDITIONS WILL APPLY TO THIS PROPOSAL:

1.) THAT THE SONO CORPORATE CENTER, LLC WILL SIGN A HOLD HARMLESS WAIVER FOR THE CITY OF NORWALK AND THE PARKING AUTHORITY, AND; THAT THE SONO CORPORATE CENTER, LLC WILL PROVIDE ADEQUATE RISK MANAGEMENT LANGUAGE INCLUDING DISABILITY FOR THESE DEPUTIZED EMPLOYEES, AND;

2.) THAT THE SONO CORPORATE CENTER, LLC EMPLOYEES WILL HAVE IN THEIR POSSESSION IDENTIFICATION CARDS OR SOME FORM OF IDENTIFICATION TO IDENTIFY THESE PEOPLE TO THE PUBLIC WHICH STATES THEY ARE SPECIAL PARKING ENFORCEMENT CONSTABLES FOR THE SONO CORPORATE CENTER, LLC, AND;

3.) THAT THE PARKING AUTHORITY WILL DESIGNATE THE AREA TO BE ENFORCED, AND

4.) THE PARKING AUTHORITY WILL BE REIMBURSED BY THE SONO CORPORATE CENTER, LLC FOR ANY ADDITIONAL SIGNAGE EXPENSE AND;

5.) THAT THE AGREEMENT BETWEEN THE NORWALK PARKING AUTHORITY AND THE SONO CORPORATE CENTER, LLC BE APPROVED BY THE NORWALK CORPORATION COUNSEL.
** THE MOTION PASSED UNANIMOUSLY.

Ms. Hebert directed the Authority member's attention to a copy of a letter from Mr. Smith, the managing member of 50 Washington Street that had been sent to the Parking Authority. She stated that this was for information only and that the letter had been forwarded to Corporation Counsel.

Ms. Hebert informed the Authority members that Curves would be moving into the Maritime Garage in May rather than April. She said that all of the exercise equipment was hydraulic and therefore there would be no additional electrical expense. She also stated that Curves would be required to construct a facade for their space.

Mr. Alvord commented that 24 parking meters would be put on Haviland Street and that the residents would be issued permits. He also informed the Authority members that a consultant had been selected for the under bridge lighting on Ann and Marshall Streets.

ADJOURNMENT

The next scheduled Parking Authority meeting is Wednesday, April 26, 2006 at 7:30 p.m. in the Public Works Conference Room.

** MR. BENTKOVER MOVED TO ADJOURN THE MEETING.
** THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services.