



CITY OF NORWALK
PARKING AUTHORITY
SPECIAL MEETING
January 11, 2017, 6 p.m.

ATTENDANCE: Richard Brescia
Mike Harden
Jud Aley

ABSENT: Olga Arteaga

STAFF: Kathryn Hebert, Administrative Services Manager
Dilene Byrd, Secretary

OTHERS: Stathis Manousos, LAZ Parking
Rocky Legesse, LAZ Parking

1. CALL TO ORDER

Mr. Brescia called the meeting to order at 6:00PM

1. DISCUSSION FY 2018 OPERATING BUDGET

Mr. Brescia started the meeting by saying it was helpful that Mr. Aley put his ideas in writing and it gives the members a chance to evaluate the proposals and LAZ to put financial weight against them. Mr. Brescia said that he does not think that the Parking Authority members would come to a final agreement tonight, but will discuss various aspects and get a consensus and revisit it at the next regular Parking Authority meeting. Mr. Brescia said that Mr. Aley's recommendations included a minor change to the hours of on-street parking, offering free parking in the SONO and Wall Street area on nights and

weekends, increase street parking capacity and increase the monthly fee at the South Norwalk Railroad Station.

There was discussion on Mr. Aley's recommendations and his first recommendation was changing the hours of on street parking from 8:00am to 9:00am. Mr. Brescia said that he requested that Ms. Hebert do some research on what the impact would be in doing that if there are any at all. Ms. Hebert said the lost revenue for one year that would include meter payment and the violation would be approximately \$28,000. Ms. Hebert said an important issue is that residents should not be parking on the street, and on-street parking should be for short term parking, creating turnover. Ms. Hebert suggested that the Parking Authority might want to evaluate residential permits. Ms. Hebert also said that there are still on street inconsistencies and some confusion by the public. Mr. Aley said that he is recommending changing the hours until 9:00AM in all areas to be consistent. Ms. Hebert said that there have been little to no complaints received regarding this. Ms. Hebert said that Mr. Legesse also did some research on this and none of the surrounding towns start at 9:00AM. Mr. Aley asked if any of the other cities that LAZ manages from around the country begin after 8:00AM. Mr. Manousos said he would research that. Mr. Aley said there are cities that do variable pricing very successfully. Ms. Hebert said the Parking Authority just implemented a rate policy change. If the NPA wants to make changes based on density or length of stay, then will need to decide to research a progressive rate policy and/or a demand rate policy, which some communities have done across the country.

Mr. Aley said that his next recommendation is free parking in SONO and Wall Street on nights and weekends to compete with the free parking at Waypointe and its adjacent restaurants. Mr. Brescia said he is not a big proponent of free parking because the one thing it fights is against is turnover. Mr. Harden said he is always looking for ways to give back, and to be a more gentler and responsive Parking Authority, but he does not support free parking. He has looked into other possibilities to give back to the community. Mr. Aley said that the places he is advocating to be free are not being used anyway, and would not be losing any money because nobody is parking there. Ms. Hebert said that will be changing very soon, and very few complaints are received regarding free parking and the complaints received is that the public have difficulty finding convenient parking. Mr. Brescia said that he is not against free parking as a promotional tool for short term events.

There was discussion regarding the installation of meters on Wall Street and Ms. Hebert said that there is \$250,000 in the capital budget, and it was discussed to install multi-space meters on the street. She said that there is a lot of feedback from many businesses and customers about putting meters back on the street since most of the on street spaces are used by long term parkers. Ms. Hebert said that there needs to be a conversation about the timing of the installation.

Mr. Brescia asked Mr. Harden if he had any items to he would like to discuss. Mr. Harden said he has a very similar version to Mr. Aley's recommendation in the Wall area and would like to include re-striping Wall Street and Main Street for angled parking, and not just for after the construction is done, but specifically in advance of the proposed Head of the Harbor North project to create on street capacity when the 91 parking spaces will be lost while the Main Lot is under construction. He said that it would also increase the street parking spaces substantially during the construction process if it was done now rather than after. Mr. Brescia asked what the approval process would be for the angled parking. Ms. Hebert said the Traffic Authority and Public Works. Mr. Brescia asked what the next step would be for them to review it. Ms. Hebert said Mr. Yeosock would evaluate it with his staff and take the plan to the Traffic Authority for approval. Mr. Brescia requested that Ms. Hebert take the recommend changes to Mr. Yeosock to review.

Mr. Harden said that he would also like to do a study of the affects of providing a discount to people who receive a parking ticket and pay it within 24 hours. There was discussion ensued regarding providing a

discount and requested that staff research what the impact to provide a discount to people who receive a parking ticket and physically pay at the office within 24 hours, and to review the data and criteria. Mr. Manousos said that Hartford has a program similar to this to use as a benchmark

Mr. Brescia also requested an evaluation of valet parking in the SoNo area on Friday and Saturday evenings and asked how many parking spaces would need to be set aside at the drop off and pick up zone on Washington Street. Mr. Manousos said at least four parking spaces on Washington Street on the weekends. There was discussion regarding valet parking to increase capacity in SoNo and Mr. Brescia requested that LAZ present costs including labor, lost on street revenue from drop off/pick up on Washington Street, the cost of storing cars and price point.

Mr. Brescia asked what the reasoning is for the increase in the personnel line is and why it is \$340,000 more than in was in 2016, and \$176,000 more than it was in 2017. Mr. Manousos said that it is due to the expanded customer service representative hours in SONO and the Wall Street offices on Thursday through Saturday evenings, and also to have additional roving security on Saturdays as a result of the MTA having issues at the railroad station. Ms. Hebert said there was also additional salary assuming that if the multi-space meters were added in the Wall Street district that would increase enforcement hours as well. She said that the number also includes salary plus benefits.

Mr. Brescia asked why the permit and violation management is going up 30%. Mr. Manousos said that that some accounts were consolidated, and some were eliminated to have fewer line items, and is also higher than it was for the budget of last year but lower than actual of 2016. Ms. Hebert December's financials, the line item comparing the actual year to date came in at just over \$63,000, and last year at the same time it was \$102,000 so we are seeing a reduction in that.

There was discussion on expanding the Online Reservation system at the South Norwalk Railroad Station and charging a premium daily rate of \$20.00 and staff will be reviewing that.

Mr. Brescia requested that staff reduce the recommended budget by \$65,000 or 1%. He also requested that the graph be changed to better reflect summary expenses.

Mr. Brescia requested that staff get the information that was requested prior to the next Parking Authority meeting so the value of the changes can be evaluated and decide if they are worth implementing .

ADJOURNMENT

**** MR. HARDEN MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:55PM