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**PARKING AUTHORITY
REGULAR MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE AND
TELECONFERENCE
DECEMBER 17, 2025**

ATTENDANCE: Eric Rains, Chairman
Jud Aley
Peter Fullam
Jessica Larch

STAFF James Travers, Director, TMP

OTHERS: Rocky Legesse, LAZ Parking
Louis Henriques, LAZ Parking
Cara Hyder, LAZ Parking

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Rains called the roll, and those listed in the attendance were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 19, 2025

**** MR. ALEY MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

**** MS. LARCH SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There were no public comments this evening.

V. NEW BUSINESS

A. Discuss and Vote: Annual Rate Review (with potential advancement)

Mr. Travers said at the last meeting that Mr. Lutz presented potential rate increases as the budget for the next fiscal year is finalized. In that review, it included parking operations and usage, as well as the foresight into the development happening in particular areas.

Mr. Legesse presented the proposed rate increases, all of which include the 6.35% sales tax. He said the first rate increase they are recommending is at the Yankee Doodle parking garage, based on high demand, the planned development in the area, and market conditions in surrounding areas. He said they are recommending an increase in the hourly rate from 0.25 to 0.75 and an increase in the permit rate from \$30 to \$35.

Mr. Travers said staff is recommending modest rate increases to avoid a one-time large increase and noted the investments that have been made to the garage, in particular, not only were there investments to the aesthetics to the Yankee Doodle Garage, but there were also significant investments made to the structural repairs based on the facility assessment and need to make sure the revenue is there is to support this. The

recommended increase will allow them to continue operating, balance the parking supply, and ensure they remain responsible in maintaining the facility.

Mr. Legesse said the next proposed rate increase is at the Main Street Lot based on higher demand compared to prior years, with the improvements on Wall Street, and is reaching capacity almost daily, and is proposing an increase from .060 cents per hour to 0.75 per hour.

Mr. Legesse said the next proposed rate increase is at the Wall Street Lot and is the same situation as the Main Street Lot. In the first three months, we saw a decline in activity when Bank of America closed, but we are now seeing activity in the lot and recommend increasing the rate from 0.060 cents per hour to 0.75 per hour.

Mr. Legesse said the next proposed rate increase is for on-street parking in the Wall Street District, as the rates are below the SONO area and surrounding markets. The proposed rate increase is to \$1.00 per hour, which is still below the surrounding markets.

Mr. Legesse said the next proposed rate increase is at the South Norwalk Railroad Garage, as they are seeing monthly multi-day parking and are proposing an increase to \$16.00 to the daily rate for up to 24 hours, while keeping the \$12.75 maximum for up to 16 hours.

Mr. Legesse said the next proposed rate increase is for the South Norwalk Railroad Overflow Rate, due to high demand, and is proposing a rate increase to \$16.00 for up to 24 hours.

Mr. Fullam suggested a discussion with the police department about removing their impound vehicles from the Yankee Doodle Garage, as the garage is at capacity, and the Parking Authority needs to add additional parking on the roof.

Mr. Travers noted that they had hoped to finish the work on East Wall Street this year, but delays have pushed it back to the beginning of next year. They will not be doing any work on Wall Street for the next couple of years, but due to all of the utility work on the street, it will be milled, and an overlay will be installed. Mr. Aley asked if, when East Wall Street is completed, they will be moving to Main Street and Burnell Blvd. Mr. Travers said "Yes" up to Hoyt Street and will include a raised intersection. Mr. Aley suggested the Parking Authority fund 10 street trees on Main Street.

**** MR. ALEY MOVED TO APPROVE THE PROPOSED RATE INCREASES AS PRESENTED.**

**** MS. LARCH SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

VI. ADJOURNMENT

**** MR. FULLAM MOVED TO ADJOURN
** MR. ALEY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:55 PM.

Respectfully submitted,

Dilene Byrd