



REGULAR MEETING – PARKING AUTHORITY AGENDA

**JULY 22, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Bryan Lutz at blutz@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ACCEPTANCE OF MINUTES**
 - A. Regular Meeting: June 24, 2026**
- IV. PUBLIC PARTICIPATION**
- V. REPORTS**
 - A. Engineering and Project Report**
 - 1. Update: NPA2024-02 Aesthetic Enhancements at Yankee Doodle Garage
 - 2. Update: NPA2026-02 Repairs and Improvements at Yankee Doodle Garage
 - 3. Update: NPA2025-01 Repairs and Improvements at Haviland Parking Deck

4. Update: NPA2026-01 Norwalk Citywide Wayfinding

B. Financial and Operating Report - LAZ

C. Parketing

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Update: Residential Parking Program

VIII. ADJOURNMENT

UPCOMING MEETINGS

**CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING MINUTES JUNE 24, 2026
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: Jud Aley (Acting Chair), Peter Fullam, Jessica Larche

STAFF: Bryan Lutz, James Travers, Sirak Legesse (LAZ), Luis Henriques

CALL TO ORDER

Acting Chair Jud Aley called the meeting to order at 6:00 p.m.

ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes – May 27, 2026

**** MR. FULLAM MOVED TO APPROVE THE MINUTES OF MAY 27, 2026, AS PRESENTED.**

**** MS. LARCHE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

PUBLIC PARTICIPATION

Irena Simeonova, tenant and founder of a fashion school located at the South Norwalk Train Station, addressed the Authority. She spoke about the school's 20-year history, its role in mentoring young students (including those with autism), and its positive impact on the community. She expressed gratitude for the City's support in allowing the school to operate in the building.

REPORTS

A. Engineering and Project Report (Bryan Lutz)

- **Yankee Doodle Garage (NPA2024-02):** Painting phase is approximately 95% complete. Punch list items remain, including corrected level stenciling. A ribbon-cutting event is being planned to celebrate the project's completion.
- **Haviland Parking Deck (NPA2025-01):** Concrete repairs and new stairwell installation are complete. Final phase work on the corridor floor is underway. A two-week closure is scheduled from August 3–14, 2026 for waterproofing and restriping. Permit holders will be accommodated at the Maritime Garage at no additional charge.
- **Citywide Wayfinding (NPA2026-1):** Contract has been executed. Internal kickoff meeting scheduled for later in the week.

B. Financial and Operating Report – LAZ (Sirak Legesse) Overall revenue for May was slightly under budget due to delayed advertisement payments (received in June). Expenses were under budget by 9.2%. Transient and meter revenue performed well, particularly at Webster Lot due to increased activity from a major movie release. Ticket issuance declined significantly, reflecting improved compliance and outreach efforts. The fund balance remains healthy.

NEW BUSINESS

A. New England Fashion Association Rent Deferral Bryan Lutz presented a request from the tenant for a temporary rent deferral due to financial hardship.

**** MR. FULLAM MOVED TO APPROVE THE RENT DEFERRAL REQUEST FOR THE NEW ENGLAND FASHION ASSOCIATION UNDER THE TERMS PRESENTED.**

**** MS. LARCHE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

B. NPA2026-02 Repairs and Improvements at Yankee Doodle Garage Bryan Lutz presented the next phase of structural repairs at Yankee Doodle Garage, including concrete restoration, waterproofing, and joint repairs. The lowest responsible bidder was Frank Capasso & Sons.

**** MS. LARCHE MOVED TO AUTHORIZE CHAIRMAN ERIC RAINES TO EXECUTE A CONTRACT WITH FRANK CAPASSO & SONS IN THE AMOUNT OF \$2,777,000 FOR PROJECT NPA2026-02.**

**** MR. FULLAM SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

**** MS. LARCHE MOVED TO AUTHORIZE THE DIRECTOR OF TRANSPORTATION, MOBILITY, AND PARKING TO EXECUTE CHANGE ORDERS UP TO 10% (\$277,700) OF THE CONTRACT VALUE FOR CONTINGENCIES.**

**** MR. FULLAM SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

C. FY26 Accrual Bryan Lutz requested approval to accrue \$395,000 in unexpended but committed funds from FY26 for projects continuing into FY27, including repairs and maintenance, LPR system installation, marketing initiatives, and website modernization.

**** MR. FULLAM MOVED TO APPROVE THE FY26 ACCRUAL REQUEST IN THE AMOUNT OF \$395,000.**
**** MS. LARCHE SECONDED THE MOTION.**
**** MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS

A. Website Modernization Initiative Bryan Lutz presented a proposal from Miranda Creative to fully modernize the Park Norwalk website. The scope includes a new WordPress framework, improved navigation, ADA compliance, mobile optimization, and better content organization.

**** MS. LARCHE MOVED TO AUTHORIZE CHAIRMAN ERIC RAINES TO EXECUTE A CONTRACT WITH MIRANDA CREATIVE IN THE AMOUNT OF \$18,462 FOR THE WEBSITE MODERNIZATION PROJECT.**
**** MR. FULLAM SECONDED THE MOTION.**
**** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MS. LARCHE MOVED TO ADJOURN THE MEETING.**
**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at approximately 7:06 p.m.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

NPA2024-02 Aesthetic Enhancements at Yankee Doodle Garage (Painting)





NPA2025-01 Repairs and Improvements at Haviland Parking Deck







July 2026 Board Meeting

Norwalk Parking Authority | Norwalk,
Connecticut

July 22, 2026





AGENDA

- Financial Review
- Operational Review
 - Update on 15 minutes usage
 - Satisfaction survey update
 - Mystery Shop results update
 - Maintenance update



June 2026 high level summary report

Summary Income Statement										
Norwalk Parking Authority										
For the Period Ending June 2026										
	June-26					FOR THE MONTH ENDING June 2026				
	Actual 2026	Budget 2026	Var \$	Var %	Actual PY	Actual 2026	Budget 2026	Var \$	Var %	Actual PY
REVENUES:										
Parking Revenue	642,959	645,966	(3,007)	-0.5%	643,750	7,015,044	7,185,097	(170,053)	-2.4%	6,912,798
Other Revenue	137,240	8,608	128,632	1494.3%	54,053	217,340	129,904	87,436	67.3%	132,308
Total System Revenue	780,200	654,575	125,625	19.2%	697,803	7,232,384	7,315,001	(82,617)	-1.1%	7,045,106
EXPENSES:										
Operations	735,640	355,793	379,847	106.8%	347,854	4,777,392	4,550,300	227,092	5.0%	4,180,572
City Support/Admin Svcs	37,399	62,002	(24,603)	-39.7%	(45,271)	719,417	744,019	(24,603)	-3.3%	737,109
Debt Service	105,517	105,517	0	0.0%	106,513	1,266,202	1,266,202	-	0.0%	1,278,156
Capital Reserve &Replacement	0	11,250	(11,250)	-100.0%	11,250	101,250	135,000	(33,750)	-25.0%	112,500
Total Expenses	878,556	534,561	343,994	64.4%	420,345	6,864,261	6,695,522	168,740	2.5%	6,308,338
Fund Balance	(98,356)	120,013	(218,369)	-182.0%	277,458	368,122	619,480	(251,357)	-40.6%	736,768

June 2026 variance report

VARIANCE REPORT - Major Variances (+/- 20% and \$5,000) Norwalk Parking Authority For the Month Ending June 30, 2026							
	ACTUAL	BUDGET	Var. (\$)	Var. (%)	COMMENTS	Actual YTD	Budget YTD
PARKING REVENUE							
Marketing/Advertising	\$24,476	\$0	\$24,476	0.0%	Revenue is under budget due to timing of payment. Revenue was collected in June, and this will be offset on YTD.	\$24,476	\$26,604
Investment Income	\$106,430	\$83	\$106,346	127620.6%	Investment received during the whole fiscal year. Numbers are provided from the city comptroller office.	\$106,430	\$1,000
OPERATING EXPENSES							
Group Health Insurance	\$19,209	\$11,760	\$7,449	63.3%	Expense for the month is higher due to increased health insurance cost that went in effect 01/01/26.	\$201,791	\$152,878
Building Repair & Maintenance	\$369,950	\$53,265	\$316,685	594.5%	Expense for the month is higher due to accrual approved prior month for projects slated for the fiscal year ended but have not been finished yet.	\$761,836	\$563,060
Utilities Expense	\$11,831	\$6,683	\$5,148	100.0%	Expense for the month is higher due to high electric usage.	\$84,097	\$82,955
Equipment expense	\$69,000	\$13,333	\$55,667	417.5%	Expense for the month is higher due to accrual for Camera system for the enforcement vehicle budgeted but not received yet for this fiscal year.	\$161,808	\$160,000

LAZ Karp Associates, LLC and Subsidiaries
Norwalk Parking Authority
For the Twelve Months Ending June 30, 2026

	Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
	PARKING REVENUE									
R1	Meter Revenue	70,375.56	69,505.44	870.12	1.3%	761,408.92	756,579.06	4,829.86	0.6%	756,579.06
R2	Transient Parking	266,828.36	260,329.98	6,498.38	2.5%	2,792,299.26	2,879,954.15	(87,654.89)	-3.0%	2,879,954.15
R3	Monthly Parking	211,610.96	211,787.86	(176.90)	-0.1%	2,525,190.60	2,541,454.32	(16,263.72)	-0.6%	2,541,454.32
R4	Less: Refunds	0.00	0.00	0.00	0.0%	(898.19)	0.00	(898.19)	0.0%	0.00
R5	Parking Violation	126,913.25	136,682.55	(9,769.30)	-7.1%	1,299,963.50	1,375,988.16	(76,024.66)	-5.5%	1,375,988.16
R6	Less: Sales Tax	(32,768.91)	(32,339.53)	(429.38)	1.3%	(362,919.99)	(368,878.45)	5,958.46	-1.6%	(368,878.45)
	TOTAL PARKING REVENUE	642,959.22	645,966.30	(3,007.08)	-0.5%	7,015,044.10	7,185,097.24	(170,053.14)	-2.4%	7,185,097.24
	OTHER REVENUE									
OR1	Marketing/Advertising	24,476.01	0.00	24,476.01	0.0%	24,476.01	26,604.00	(2,127.99)	-8.0%	26,604.00
OR2	ATM Machines	191.00	266.67	(75.67)	-28.4%	2,224.00	3,200.04	(976.04)	-30.5%	3,200.04
OR3	Lease Income - SNRR/MG	4,668.75	3,164.00	1,504.75	47.6%	53,413.14	37,968.00	15,445.14	40.7%	37,968.00
OR4	Lease Income_YDG	1,475.00	1,446.33	28.67	2.0%	17,613.00	17,355.96	257.04	1.5%	17,355.96
OR5	SNRR Concessions Income	0.00	3,648.00	(3,648.00)	-100.0%	13,184.00	43,776.00	(30,592.00)	-69.9%	43,776.00
OR6	Investment Income	106,429.58	83.33	106,346.25	127620.6%	106,429.58	999.96	105,429.62	10543.4%	999.96
	TOTAL OTHER REVENUE	137,240.34	8,608.33	128,632.01	1494.3%	217,339.73	129,903.96	87,435.77	67.3%	129,903.96
	TOTAL SYSTEM REVENUE	780,199.56	654,574.63	125,624.93	19.2%	7,232,383.83	7,315,001.20	(82,617.37)	-1.1%	7,315,001.20

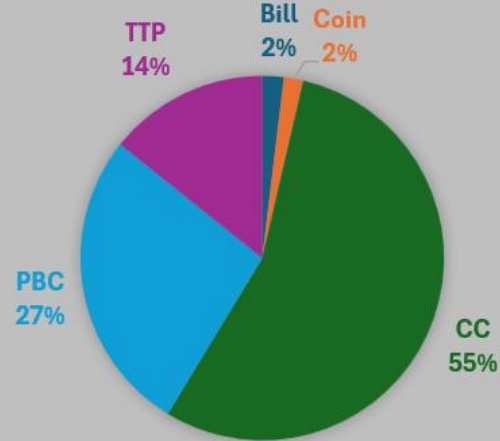
LAZ Karp Associates, LLC and Subsidiaries Norwalk Parking Authority For the Twelve Months Ending June 30, 2026										
	Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
	OPERATING EXPENSES									
E1	Gross Wages	120,867.74	111,998.84	(8,868.90)	-7.9%	1,463,122.68	1,455,984.92	(7,137.76)	-0.5%	1,455,984.92
E2	Payroll Tax Expense	13,579.68	14,167.86	588.18	4.2%	169,040.40	184,182.18	15,141.78	8.2%	184,182.18
E3	Group Health Insurance	19,208.74	11,759.87	(7,448.87)	-63.3%	201,790.67	152,877.74	(48,912.93)	-32.0%	152,877.74
E4	Worker's Compensation Expense	4,944.40	4,703.95	(240.45)	-5.1%	59,998.98	61,151.36	1,152.38	1.9%	61,151.36
E5	401K Match Expense	2,354.52	2,239.97	(114.55)	-5.1%	28,571.11	29,119.62	548.51	1.9%	29,119.62
E6	Operating Expenses	8,029.52	12,499.98	4,470.46	35.8%	129,605.21	149,999.76	20,394.55	13.6%	149,999.76
E7	Maritime Condo fees	2,644.90	2,452.08	(192.82)	-7.9%	30,827.00	29,424.96	(1,402.04)	-4.8%	29,424.96
E8	Management Fee Expense	8,333.33	8,333.35	0.02	0.0%	99,999.96	100,000.20	0.24	0.0%	100,000.20
E9	Uniforms	2,367.29	3,333.34	966.05	29.0%	10,035.29	40,000.08	29,964.79	74.9%	40,000.08
E10	Signage	2,471.05	4,166.66	1,695.61	40.7%	47,480.57	49,999.92	2,519.35	5.0%	49,999.92
E11	Tickets	0.00	416.68	416.68	100.0%	3,247.57	5,000.16	1,752.59	35.1%	5,000.16
E12	Office Expense	1,175.06	1,666.66	491.60	29.5%	31,898.47	19,999.92	(11,898.55)	-59.5%	19,999.92
E13	Building Repair & Maintenance	369,949.89	53,265.00	(316,684.89)	-594.5%	761,836.32	563,060.00	(198,776.32)	-35.3%	563,060.00
E14	Snow Removal	0.00	0.00	0.00	0.0%	368,765.07	183,500.00	(185,265.07)	-101.0%	183,500.00
E15	Service Contract	12,641.23	11,577.77	(1,063.46)	-9.2%	146,721.12	180,355.48	33,634.36	18.6%	180,355.48
E16	Sanitation	1,981.42	2,200.00	218.58	9.9%	25,841.36	26,400.00	558.64	2.1%	26,400.00
E17	Security Services	8,554.36	6,905.55	(1,648.81)	-23.9%	94,820.06	109,999.92	15,179.86	13.8%	109,999.92
E18	Permit/Violation Management	10,421.42	10,416.65	(4.77)	0.0%	127,963.66	124,999.80	(2,963.86)	-2.4%	124,999.80
E19	Utilities Expense	11,831.43	6,683.38	(5,148.05)	-77.0%	84,097.30	82,954.56	(1,142.74)	-1.4%	82,954.56
E20	Vehicle Expense	1,926.40	3,333.34	1,406.94	42.2%	39,439.84	40,000.08	560.24	1.4%	40,000.08
E21	Telephone	9,857.85	8,750.00	(1,107.85)	-12.7%	106,796.48	105,000.00	(1,796.48)	-1.7%	105,000.00
E22	Equipment Expense	69,000.00	13,333.33	(55,666.67)	-417.5%	161,807.63	159,999.96	(1,807.67)	-1.1%	159,999.96
E23	Bank and Credit Card Fees	30,728.34	32,794.98	2,066.64	6.3%	351,754.10	364,579.47	12,825.37	3.5%	364,579.47
E24	Liability Insurance	15,559.63	16,293.69	734.06	4.5%	169,861.58	181,709.37	11,847.79	6.5%	181,709.37
E25	Parking Program	7,106.78	8,333.35	1,226.57	14.7%	39,830.09	100,000.20	60,170.11	60.2%	100,000.20
E26	Marketing and Communication	104.84	4,166.66	4,061.82	97.5%	22,239.46	49,999.92	27,760.46	55.5%	49,999.92
	TOTAL OPERATING EXPENSES	735,639.82	355,792.94	(379,846.88)	-106.8%	4,777,391.98	4,550,299.58	(227,092.40)	-5.0%	4,550,299.58

LAZ Karp Associates, LLC and Subsidiaries										
Norwalk Parking Authority										
For the Twelve Months Ending June 30, 2026										
	Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
	CITY ADMINISTERED EXPENSES									
CE1	Other City Payroll Expenses	39,316.79	36,959.33	(2,357.46)	-6.4%	445,869.42	443,511.96	(2,357.46)	-0.5%	443,511.96
CE2	Electric	(7,317.92)	19,642.10	26,960.02	137.3%	208,745.18	235,705.20	26,960.02	11.4%	235,705.20
CE3	Sewer	968.26	968.26	0.00	0.0%	11,619.12	11,619.12	0.00	0.0%	11,619.12
CE4	Professional Services	3,750.01	3,750.01	0.00	0.0%	45,000.12	45,000.12	0.00	0.0%	45,000.12
CE5	Legal Service Retainer	416.65	416.65	0.00	0.0%	4,999.80	4,999.80	0.00	0.0%	4,999.80
CE6	Business Expense	265.27	265.27	0.00	0.0%	3,183.24	3,183.24	0.00	0.0%	3,183.24
	TOTAL CITY ADMINISTERED EXPENSES	37,399.06	62,001.62	24,602.56	39.7%	719,416.88	744,019.44	24,602.56	3.3%	744,019.44
	SUBTOTAL OPERATING EXPENSESES	773,038.88	417,794.56	(355,244.32)	-85.0%	5,496,808.86	5,294,319.02	(202,489.84)	-3.8%	5,294,319.02
DE1	Debt Service Interest	18,084.49	18,084.49	0.00	0.0%	217,013.88	217,013.88	0.00	0.0%	217,013.88
DE2	Debt Service Principle	87,432.38	87,432.38	0.00	0.0%	1,049,188.56	1,049,188.56	0.00	0.0%	1,049,188.56
	SUBTOTAL DEBT SERVICES	105,516.87	105,516.87	0.00	0.0%	1,266,202.44	1,266,202.44	0.00	0.0%	1,266,202.44
RE3	Capital Reserve and Replacement	0.00	11,250.01	11,250.01	100.0%	101,250.09	135,000.12	33,750.03	25.0%	135,000.12
	TOTAL EXPENSES	878,555.75	534,561.44	(343,994.31)	-64.4%	6,864,261.39	6,695,521.58	(168,739.81)	-2.5%	6,695,521.58
NI1	Fund Balance	(98,356.19)	120,013.19	(218,369.38)	-182.0%	368,122.44	619,479.62	(251,357.18)	-40.6%	619,479.62

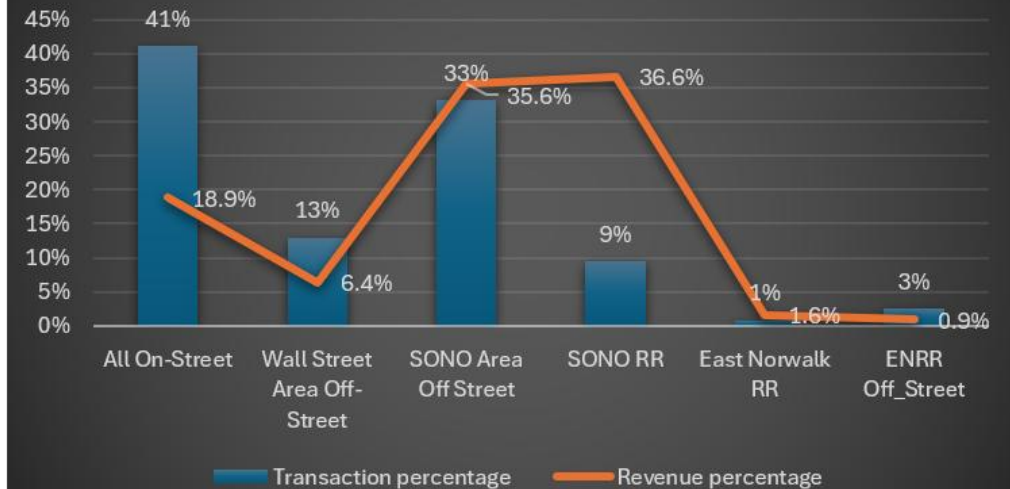
May 2026 and YTD Actual vs Budget.

Date (bins)	June 2026			Total		
Location	Actual	Budget	AvB	Actual	Budget	AvB
❑ M04118-Norwalk YMCA Lot	\$133.09	\$625.83	(\$492.74)	\$6,033.88	\$2,259.96	\$3,773.92
❑ M04225-Liberty Square Lot	\$156.32	\$1,604.47	(\$1,448.15)	(\$26,961.52)	(\$10,179.81)	(\$16,781.71)
❑ M04301-Norwalk Parking Enforcement	\$111,149.06	\$84,853.36	\$26,295.70	\$658,801.17	\$635,190.92	\$23,610.25
❑ M04305-South Norwalk Railroad Station Garage - west bound	\$60,003.26	\$29,870.18	\$30,133.08	\$485,314.10	\$282,183.69	\$203,130.41
❑ M04306-South Norwalk Railroad Station Garage - east bound	\$9,985.75	(\$6,500.70)	\$16,486.45	\$16,440.52	(\$38,749.80)	\$55,190.32
❑ M04307-Norwalk - Maritime Garage	(\$68,431.35)	(\$28,828.42)	(\$39,602.93)	(\$859,697.65)	(\$389,673.59)	(\$470,024.06)
❑ M04308-Haviland Deck	\$15,125.24	\$10,090.52	\$5,034.72	\$55,739.78	\$59,011.00	(\$3,271.22)
❑ M04309-Yankee Doodle Garage	(\$295,467.49)	(\$4,997.57)	(\$290,469.92)	(\$304,210.75)	(\$81,535.72)	(\$222,675.03)
❑ M04310-Webster Street Lot	\$58,178.31	\$27,732.20	\$30,446.11	\$382,104.20	\$189,378.85	\$192,725.35
❑ M04311-North Water Street Lot	\$2,228.96	\$205.21	\$2,023.75	\$5,445.24	(\$24,094.47)	\$29,539.71
❑ M04313-Wall Street Lot	\$3,222.63	(\$2,643.03)	\$5,865.66	(\$14,537.17)	(\$44,774.50)	\$30,237.33
❑ M04314-Main Street Lot	\$2,447.31	\$1,230.73	\$1,216.58	(\$7,117.78)	(\$9,730.62)	\$2,612.84
❑ M04316-East Norwalk Railroad Lot	\$2,912.72	\$6,770.41	(\$3,857.69)	(\$29,231.58)	\$50,193.71	(\$79,425.29)
Total	(\$98,356.19)	\$120,013.19	(\$218,369.38)	\$368,122.44	\$619,479.62	(\$251,357.18)

TRANSIENT REVENUE BREAKDOWN - ALL
LOCATIONS JUNE 2026

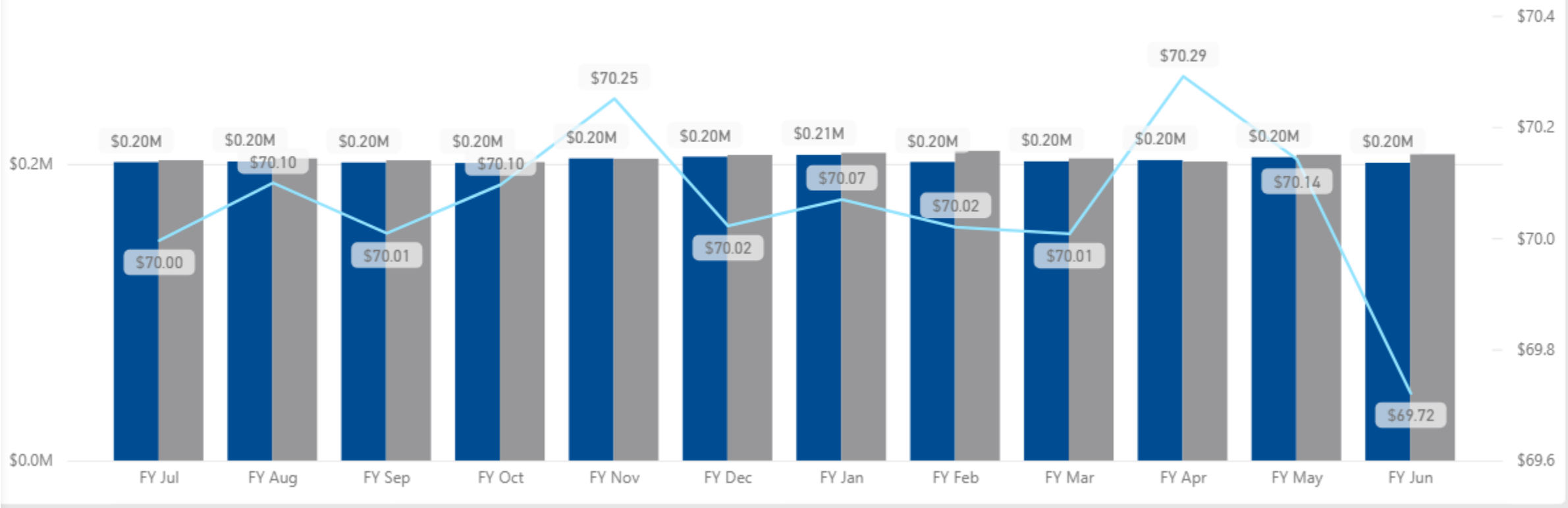


Revenue and Transactions Combined



Permit Revenue by Month YOY

Year ● FY 25 ● FY 26 ● APV



Permit revenue by location



Date Slider

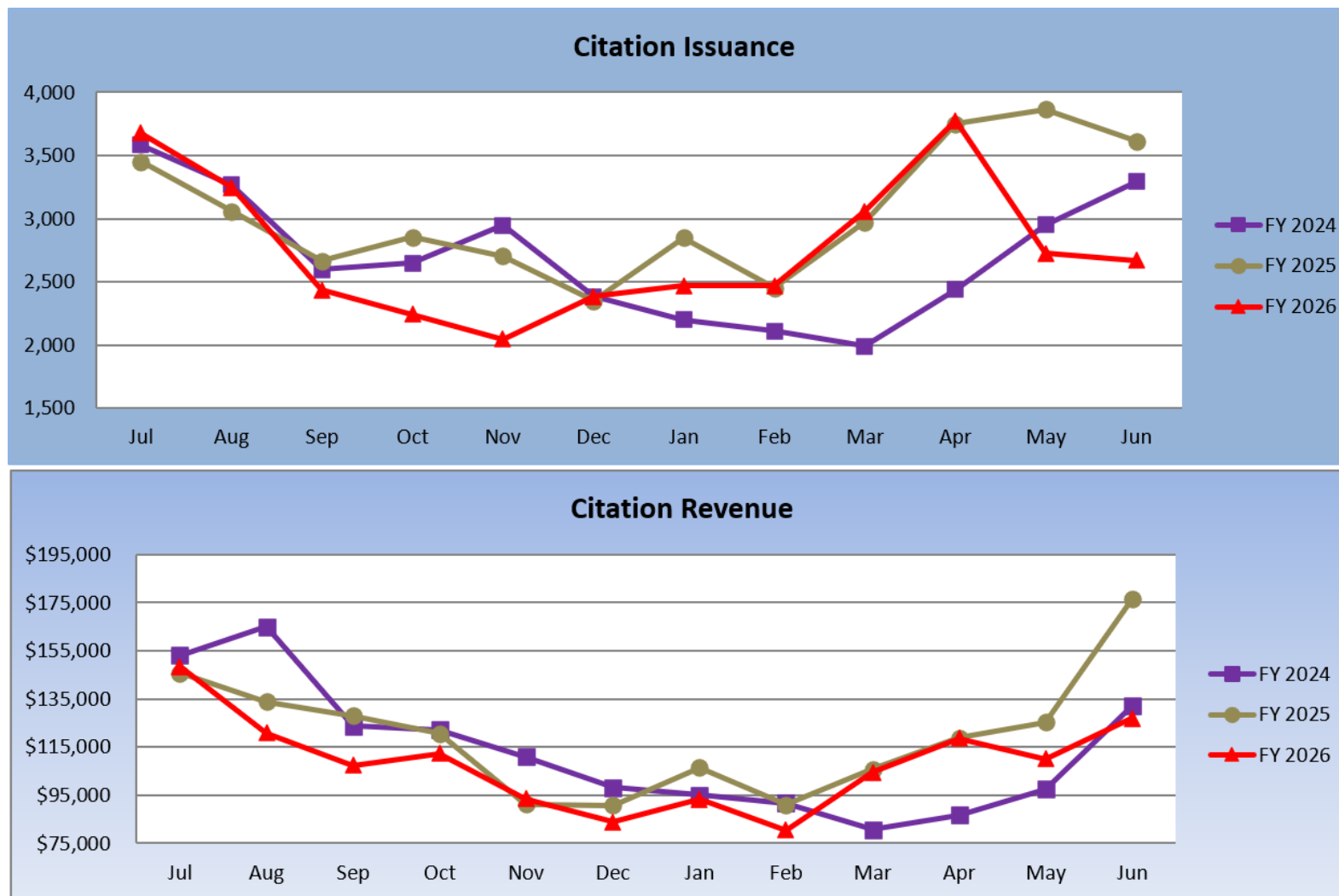
7/1/2024

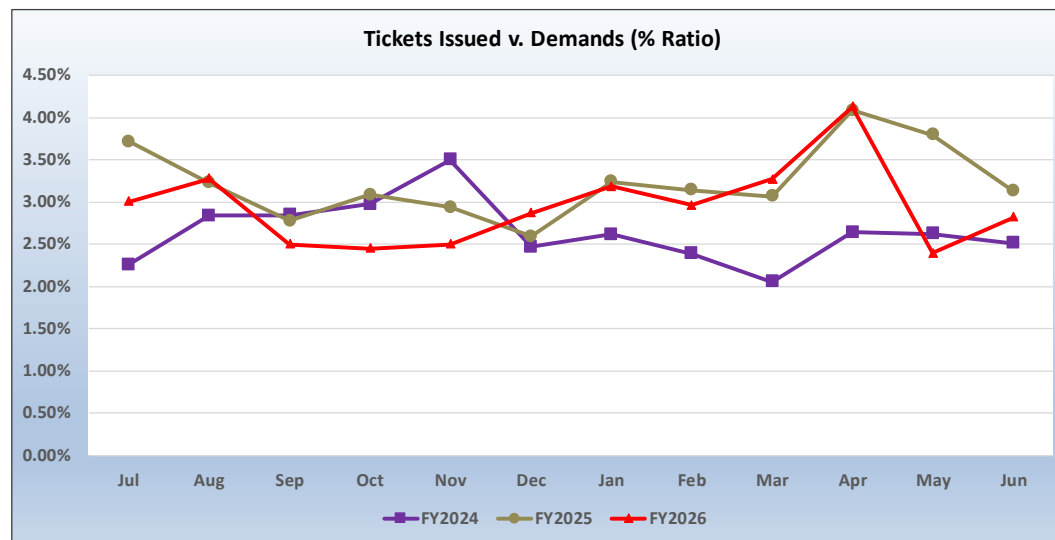
6/30/2026



Year	FY 25		FY 26	
Location Name	Permit Revenue	Permit Sales	Permit Revenue	Permit Sales
East Norwalk Railroad Lot	\$128,952.89	1,887	\$109,154.44	1,616
Haviland Deck	\$400,884.56	5,029	\$370,929.28	4,652
Liberty Square Lot	\$14,225.65	535	\$15,209.48	572
Main Street Lot	\$51,194.35	1,313	\$58,474.10	1,498
Norwalk - Maritime Garage	\$315,518.87	6,259	\$321,319.84	6,809
Norwalk YMCA Lot	\$12,656.84	238	\$8,987.42	169
South Norwalk Railroad Station Garage - west bound	\$759,877.93	8,080	\$770,829.06	8,337
Wall Street Lot	\$29,709.25	767	\$34,824.75	897
Webster Street Lot	\$548,132.40	8,272	\$573,612.42	8,582
Yankee Doodle Garage	\$168,576.25	4,293	\$190,159.06	4,692
Total	\$2,429,728.99	36,673	\$2,453,499.85	37,824

Citation issuance and revenue update.





Tickets Issued (NOT including Beaches & Police issued tickets)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2024	2,540	3,146	2,482	2,534	2,838	2,266	2,047	1,984	1,909	2,307	2,271	2,230	28,554	2,380
FY2025	3,452	3,058	2,119	2,504	2,539	2,250	2,692	2,451	2,867	3,621	3,487	2,712	33,752	2,813
FY2026	2,670	2,894	1,943	1,960	1,941	2,259	2,371	2,307	2,923	3,665	2,269	2,669	29,871	2,489

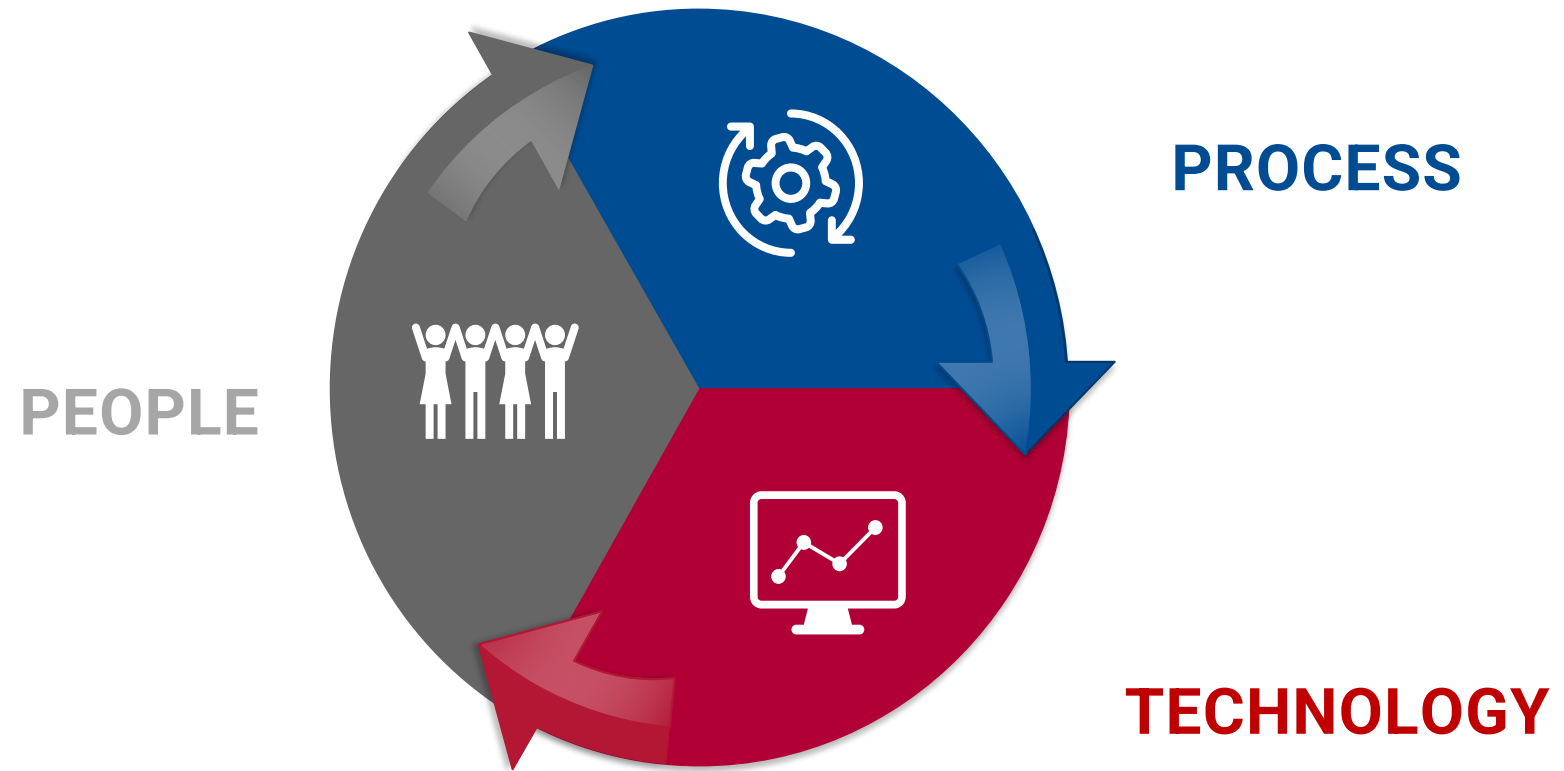
Transient Demands (NOT including Beaches)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2024	112,565	110,796	87,317	85,255	81,074	91,771	78,338	83,167	92,950	87,443	86,570	88,859	1,086,105	90,509
FY2025	92,995	94,839	76,405	81,209	86,488	86,748	83,130	78,111	93,471	88,595	91,859	86,619	1,040,470	86,706
FY2026	88,840	88,268	77,825	79,975	77,704	78,820	74,528	77,858	89,322	88,738	94,829	94,639	1,011,346	84,279

Ratio (%) - Tickets v. Demands

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	AVG.
FY2024	2.26%	2.84%	2.84%	2.97%	3.50%	2.47%	2.61%	2.39%	2.05%	2.64%	2.62%	2.51%	2.64%
FY2025	3.71%	3.22%	2.77%	3.08%	2.94%	2.59%	3.24%	3.14%	3.07%	4.09%	3.80%	3.13%	3.23%
FY2026	3.01%	3.28%	2.50%	2.45%	2.50%	2.87%	3.18%	2.96%	3.27%	4.13%	2.39%	2.82%	2.95%

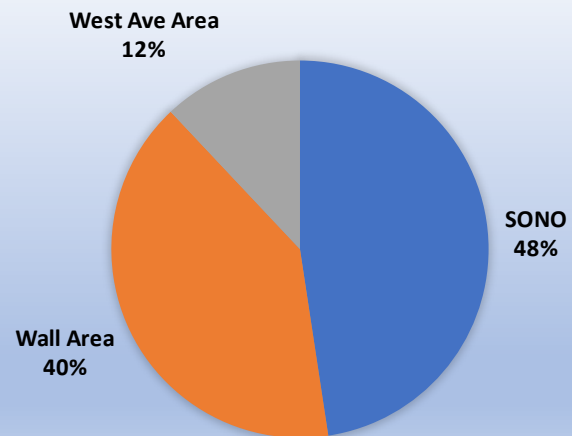
OPERATIONS



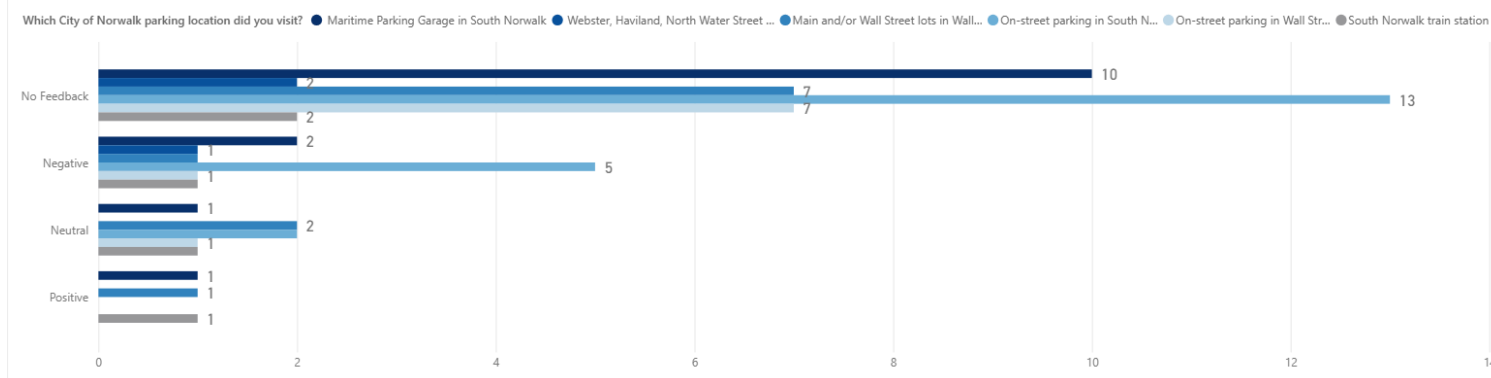
15 Minutes free parking usage update.

15 Minutes Usage update					
	Jun-26			May-26	
	# of Transactions	Area		# of Trans	Area
Total for the month	4727			4699	
Change in usage from Prior month	↑ 1%				
Sub Area	# of Transactions		Sub Area	# of Transactions	
SONO	2250	48%	SONO	2217	47%
Wall Area	1909	40%	Wall Area	2094	45%
West Ave Area	568	12%	West Ave	388	8%
Grand Total	4727		Grand Total	4699	

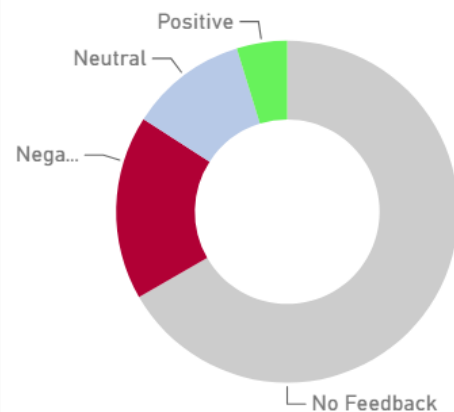
15 MINUTES FREE PARKING USAGE



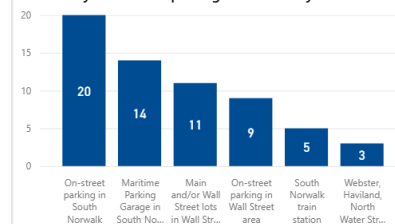
Surveys by Sentiments



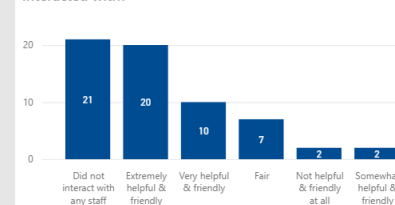
Sentiment Breakdown



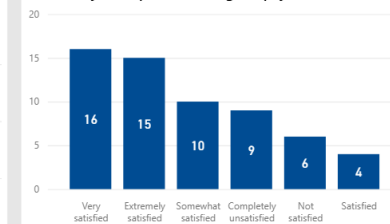
Which City of Norwalk parking location did you visit?



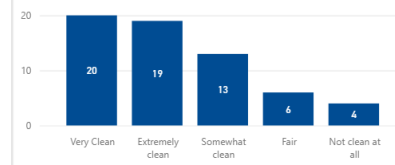
How attentive and courteous were the parking staff you interacted with?



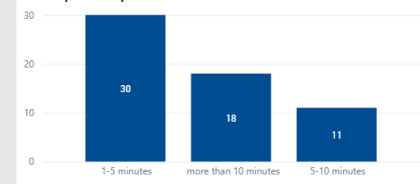
How was your experience using the payment methods?



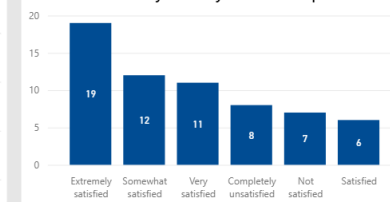
How would you rate the cleanliness and overall appearance of the facility and equipment you interacted with?



On average, how long would you say it typically takes you to find a place to park?



How satisfied were you with your overall experience?



June 2026 Mystery Shop Results

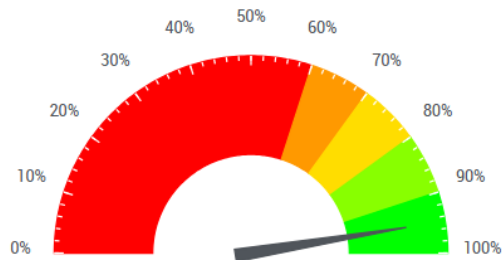
Average Score & # of Audits

Location Name	Audits	Points Awarded Total	Points Available Total	Average Score
☐ Norwalk Parking On-Street & Enforcement				
Tuesday, June 23, 2026	1	8	8	100.00%
☐ South Norwalk Railroad Station Garage - west bound				
Tuesday, June 23, 2026	1	55	58	94.83%

LAZ Self-Park & Valet
M04305 - South Norwalk Railroad Garage, 68 State St, Norwalk, CT, 06854
2026 - 06



SURVEY SCORE

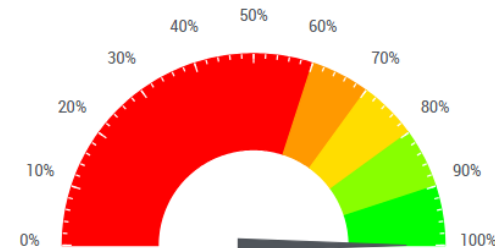


94.8%

LAZ Norwalk Parking Enforcement
M04301 - Norwalk Parking - Enforcement, Norwalk - Wall Street and South, ...
2026 - 06



SURVEY SCORE



100.0%

MAINTENANCE

- Spring Clean up – In progress.
- Facility Beautification – In progress.
- Yankee Doodle Garage full power wash - Completed.

