



REGULAR MEETING – PARKING AUTHORITY AGENDA

SEPTEMBER 24, 2025, 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. **Special Meeting: July 24, 2025**

B. **Special Meeting: August 27, 2025**

IV. **PUBLIC PARTICIPATION**

V. **REPORTS**

A. **Engineering and Project Report**

1. Update: NPA2025-01 Repairs and Improvements at Haviland Parking Deck
2. Update: NPA2024-02 Aesthetic Enhancements at Yankee Doodle Garage (Painting &

Selective Demo)

B. Financial and Operating Report - LAZ

VI. **NEW BUSINESS**

A. Discuss: Chairman's letter to the Editor

B. Discuss and Vote: Norwalk Health Department — Suicide & Crisis Lifeline Signs

VII. **OLD BUSINESS**

A. Update: SNRR Lease (Tacos 203 Grand Opening)

B. Update: Proposed Residential Parking Program Ordinance

VIII. **ADJOURNMENT**

UPCOMING MEETINGS

October 22, 2025

Members of the public can call in and listen to a meeting. They cannot speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

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Members of the public who wish to provide public comment are encouraged to submit those via e-mail in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Brian Lutz blutz@norwalkct.gov to provide written comment prior to the meeting.

**PARKING AUTHORITY
SPECIAL MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE
AND TELECONFERENCE
JULY 24, 2025**

- ATTENDANCE:** Eric Rains, Chairman
Jud Aley
Peter Fullam
Jessica Larche
- STAFF** Bryan Lutz, Asst. Parking Director, TMP
- OTHERS:** Rocky Legesse, LAZ Parking
Louis Henriques, LAZ Parking

I. CALL TO ORDER

Mr. Rains called the meeting to order at 6:02 PM.

II. ROLL CALL

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

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 25, 2025

- ** MR. FULLAM MOVED TO APPROVE THE MINUTES AS SUBMITTED.**
- ** MR. ALEY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

Roberta Dibisceglie-Osborne Avenue

Ms. Dibisceglie read the following statement into the record:

I reside on Osborne Avenue and have been a resident of East Norwalk for over 20 years, and have been advocating for a residential parking permit program in my neighborhood, a cause I have supported since 2017. Over the past five years, the parking situation has deteriorated significantly. Daily, residents compete with commuters, restaurant patrons, and other visitors for limited street parking. Many of us come home from work and run errands, only to circle the block for 20 minutes or park multiple streets away. This is especially hard for older residents, families with young children, and those with mobility issues. It is not just an inconvenience; it affects our quality of life and, in some cases, our safety. Our streets are packed with non-resident vehicles, including commercial trucks with combination plates and company branding. Illegal rooming houses contribute significantly to the overflow, producing far more vehicles than a legal one or two-family home would. With more development on the way and many new buildings exempt from minimum on-street and off-street parking, we are approaching a tipping point. As someone without a driveway and no feasible way to create one, both my legal tenant and I rely entirely on on-street parking at our conforming two-family home. My car has been sideswiped three times while parked on Osborne Avenue, resulting in costly repairs and stress. The stretch between Seaview and Goodrow Avenue is too narrow for two-way traffic when both sides are fully parked, and nearby Betts and Cottage streets face similar conditions. The situation worsens during peak hours, weekends, and events at Veterans' Park and the Pastime Club. Emergency vehicles and sanitation trucks have struggled to pass through due to congestion. I strongly urge

the city to establish a residential parking program that gives priority to residents on designated streets. Stamford, New Haven, and Greenwich already have successful systems that strike a balance between resident needs and visitor access. If those communities can manage successfully, Norwalk can too. I understand there may be concerns, but most permit programs include guest passes and visitor allowances. Many of us, including my husband and I, are willing to pay a reasonable fee to support a fair and well-managed program. We are open to phased-in or low-cost approaches that make sense for the city. Please continue working towards a solution that supports the residents who live here. I would very much appreciate being included in any next steps or future discussions.

Mr. Rains said there is recent legislation that gives the Parking Authority the power to pursue something like this, and it is something they have been discussing, and there will most certainly be next steps.

Mr. Lutz said they appreciate the comments, and it is something they have been working on diligently. he is hoping to bring an operational solution to the Parking Authority to use as a tool, and it is a priority.

V. REPORTS

A. ENGINEERING AND PROJECT REPORT

1. Update: NPA 2025-01 Repairs and Improvements at Haviland Parking Deck

Mr. Lutz said he is excited to announce that the Haviland Deck improvement project will commence on Monday, July 28th. This initiative marks a significant step towards enhancing the safety, functionality, and aesthetics of the Haviland Parking Deck, ensuring a modern and user-friendly experience. Over the past two weeks, their team has diligently notified permit holders, local businesses, and transient customers through emails and hand-delivered notices. These communications detailed the project scope and guided alternative parking arrangements during construction. He provided an overview of the project and said that Park Norwalk is dedicated to delivering a modern, safe, and welcoming parking environment. They recognize the construction may cause a temporary inconvenience, and they sincerely appreciate everyone's patience and cooperation as they work to enhance the deck. There is a landing page on the website, and social posts will go out shortly to expand their messaging.

Mr. Rains asked if the message would go out frequently, as was done with the Walk Bridge Program. Mr. Lutz said they can certainly look to do that as the project progresses.

2. Update: Residential Parking Program (RPP)

There was no discussion.

A. FINANCIAL AND OPERATING REPORT-LAZ

Mr. Legesse reported and said that for June, they finished strong on the revenue side and were favorably under budget on the expense side, resulting in a \$277,000 fund balance for the month. The main drivers were meter revenue, violation collection, as well as advertising income and investment income.

Mr. Rains asked where the revenue from the parking lot on West Avenue gets logged. Mr. Legesse said it gets reported on the monthly revenue, and that is why they have been over budget for the year, as it was unbudgeted revenue. Mr. Rains inquired about the project's progress. Mr. Lutz said they expect to say by September, but we believe it will be towards October at the earliest. He said he is working on some alternative ideas for the lot, and the contractor will rebuild the lot following the construction. Mr. Rains asked if, when the revenue stops, there will be ripples that will reverse any of the current trends. Mr. Legesse said they expect to receive some of the residential components from the parking lots, as well as the commercial component that will be located on the first floor of the building. Mr. Lutz said the lot currently has a timed regulation, and he and Mr. Travers have been working on a recommendation for different regulations.

Mr. Fullam asked if the increased revenue from the parking violations was due to the construction. Mr. Legesse said, "Yes," the tickets mainly were for construction area violations, as well as the increase in value of the parking tickets.

Mr. Aley asked how many parking spaces would be available following the construction. Mr. Legesse said there are approximately 50-55 parking spaces. Mr. Aley suggested adding a pay station in the lot. Mr. Fullam supported including a pay station.

Mr. Legesse said that on a year-to-date basis, they finished 2.3% over budget for parking revenue, with a budget of \$ 6.7 million.

Mr. Legesse reported on the variance report and stated that there were two revenue items: one from parking violations, which were 29% over budget as previously discussed, and the other from marketing and advertising. On the expense side, the expenses for signage were over budget due to the insurance monies collected for the repairs to the Maritime

Garage entrance. Expenses for security services were under budget, as the alarm system invoice had not yet been received. The expenses for marketing and communication for the month were higher due to increased marketing, coupled with the 50% payment for the “Dine in Norwalk” campaign. He noted that the expenses for signage were misreported at \$259,000; the correct amount is \$23,800. He will correct the error and send the revised report.

Mr. Legesse said there has been a minor decline in the 15-minute free parking in June throughout the three areas of the city, which he attributes to the decline in meter usage. However, he will continue to monitor it and provide an update at the September meeting.

Mr. Fullam noted that he has observed more than half the people in the Wall Street area still don’t know about the free 15-minute parking.

VI. NEW BUSINESS

A. DISCUSS AND VOTE: NPA-02 AESTHETIC ENHANCEMENTS AT YANKEE DOODLE GARAGE PAINTING

Mr. Lutz provided a summary of the Yankee Doodle Garage over the past year and said the repairs began last year. The bidding process for the next phase, which is the painting portion of the project, has been completed. A bid opening was held on June 23rd, and after evaluating the vendor and their past projects, it is recommended that the contract be awarded to Gilberto and Sons, LLC. The project encompasses painting the concrete ribs, stairwells, and landings, and will be funded through capital funding.

Mr. Aley asked how many bidders there were. Mr. Lutz said he had gone out to bid three times and received three bids the first time, but they came in very high. When the project was bid on this time, only one bid was received. Mr. Aley asked if the bidder has done similar work to this project. Mr. Lutz said, “Yes,” and they have done work on the mansion at Cranbury Park. The Recreation and Parks Department was happy with its work. Additionally, they completed work on the façade at Southern Connecticut State University, as well as the Connecticut Convention Center deck repairs.

Ms. Larche asked if the \$638,518 is just for the painting or does it include the repairs. Mr. Lutz said it is just for the outside perimeter painting, and the repairs are done as a separate project. Ms. Larche asked if the Parking Authority would vote on each phase of the project. Mr. Lutz said, “Yes.”

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT AGREEMENT WITH GILBERTO AND SONS, LLC. IN THE AMOUNT OF \$638,518 FOR PROJECT NPA 2024-02, AESTHETIC ENHANCEMENTS (PAINTING) AT THE YANKEE DOODLE GARAGE

ACCOUNT NUMBERS:

0920 4095 5777 C0303

0921 4095 5777 C0303

0923 4095 5777 C0303

**** MR. ALEY MOVED TO APPROVE THE ITEM.**

**** MS. LANCHE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

VIII. ADJOURNMENT

**** MR. FULLAM MOVED TO ADJOURN.**

**** MS. LANCHE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:40 PM.

Respectfully submitted,

Dilene Byrd

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**PARKING AUTHORITY
REGULAR MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE AND
TELECONFERENCE
AUGUST 27, 2025**

ATTENDANCE: Matthew Seebeck, Vice Chairman
Jud Aley
Peter Fullam

STAFF Bryan Lutz, Asst. Parking Director, TMP

OTHERS: Rocky Legesse, LAZ Parking

I. CALL TO ORDER

Mr. Seebeck called the meeting to order at 6:05 PM.

II. ROLL CALL

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

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 24, 2025

The approval of the minutes was tabled due to a lack of a quorum.

IV. PUBLIC PARTICIPATION

There was no public participation this evening.

V. REPORTS

A. DISCUSS: PROPOSED RESIDENTIAL PARKING PROGRAM ORDINANCE

Mr. Lutz said the need for a Residential Parking Permit Program has been a recurring topic among residents for over ten years. The proposed Residential Parking Program ordinance addresses a critical issue in Norwalk's densely populated areas, where motor vehicles, congestion, and long-term parking by non-residents have strained the residential parking ability. The ordinance is outlined in the agenda packet and will empower Park Norwalk to develop and implement a Residential Parking Program (RPP) to mitigate these challenges. The ordinance follows a state legislative change that allows the Parking Authority to effectively address residential parking needs. The proposed ordinance guideline section empowers the Norwalk Parking Authority to take a leading role in establishing and managing the RPP. Under this framework, the Parking Authority is tasked with developing comprehensive guidelines and standards that outline the program's process, procedures, criteria, goals, roles, and requirements. These guidelines can be amended as needed to adapt to changing circumstances, ensuring the program's long-term effectiveness. To promote transparency and community involvement, the initial guidelines must undergo a 30-day public comment period followed by a public hearing before the Parking Authority. This process allows residents, stakeholders, and board members to provide input, fostering a collaborative approach to program design. Once approved, the guidelines will be made publicly accessible on the City of Norwalk's website, at the Parking Authority Office, and through the Traffic, Mobility, and Parking Office, ensuring widespread access for all interested parties. This section positions the Parking Authority as an essential entity for creating a fair, efficient, and resident-focused RPP that aligns with the broader ordinance goals by reducing congestion and prioritizing local parking access.

Mr. Lutz stated that he and Mr. Travers will present recommendations to the Parking Authority at the next meeting to further guide the development of the program's alignment and ensure alignment with community needs and the Parking Authority's objectives.

Mr. Seebeck asked if the Ordinance Committee had made a specification or recommendation on a timeline to complete this initial process. Mr. Lutz said "Yes," and the goal is to schedule a public hearing at their October meeting. Mr. Seebeck asked if the Ordinance Committee had requested a timeline from the Parking Authority for the initial proposal. Mr. Lutz said, "No," but he would like the Parking Authority to push for this to be done before the spring of next year.

Mr. Aley and Mr. Fullam agreed that the RPP is long overdue and is a good idea for the residents.

Mr. Lutz said that after the Parking Authority has had a chance to review the RPP, if there are any concerns, they should email them to him so that he can bring those concerns to the attention of the Ordinance Committee.

Mr. Seebeck said he believes the Parking Authority is in support of working through this, but asked what this would do to the contract with LAZ Parking. Mr. Lutz said he is unsure but will look into it to see if it affects the current contract and whether they can continue to function under it. Mr. Seebeck stated that whatever the issue is, it should not hinder the Parking Authority's continued support for this program. Mr. Legesse said he does not think this will be an added responsibility for LAZ, aside from the need for additional staff. However, contractually, this will not affect the partnership with the Parking Authority. Mr. Seebeck suggested that Mr. Lutz review the scope and ensure that Corporation Council, as well as the team at City Hall, are involved if any changes are needed to protect both the Parking Authority and the contractor.

B. DISCUSS AND VOTE: TACOS 203 (SNRR TENANT) LEASE REQUEST

Mr. Lutz said Adrian Hurtado, who is the newest tenant, is requesting an additional rent-free month. In the initial agreement, he was given three months' rent free for his build-out, but he was unable to complete it in that time period. The major delay was caused by a lack of a gas line into the space. Lobster Craft had used exterior propane tanks, which were eliminated with the upcoming streetscape project.

Mr. Aley asked what the monthly rent cost was. Mr. Legesse said \$1,830.

Mr. Seebeck asked if there is a full gas line to the space now. Mr. Lutz said, "Yes," and explained that there is an existing line at the south end of the station, which he needed to pipe through to his space. Mr. Aley asked if he had paid for bringing the gas line into his space. Mr. Lutz said "No". Mr. Aley suggested splitting the difference.

Mr. Seebeck asked if this request had been made by the tenant. Mr. Lutz stated that during the leasing process, it was understood that the propane tanks would be present for Mr. Hurtado. However, with the elimination of the propane tanks, he required gas to be brought into the space to operate the kitchen. Mr. Seebeck stated that the lease was not amended to change the terms, and, independent of their real estate contract, they agreed to modify the method of determining the utility as part of the delivery condition. Mr. Lutz said, "Yes," that is safe to say. Mr. Aley stated that the delay was not the tenant's fault. Mr. Lutz said "No," and it held up his inspection. Mr. Aley said that because the propane tanks were pulled out, which created this situation, he would be inclined to give him the extra month rent-free. Mr. Fullam said he agrees with Mr. Aley.

**** MR. FULLAM MOVED TO APPROVE GRANTING ONE ADDITIONAL RENT-FREE MONTH IN THE AMOUNT OF \$1,830 DUE TO THE REMOVAL OF THE EXISTING PROPANE TANKS AND TO RUN A NEW GAS LINE.**

**** MR. ALEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Lutz said a ribbon-cutting ceremony will be held tomorrow at 3:00 PM at the New Haven-bound side of the train station, in front of his restaurant.

VI. ADJOURNMENT

**** MR. ALLEY MOVED TO ADJOURN.**

**** MS. FULLAM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:30 PM.

Respectfully submitted,
Dilene Byrd

NPA2025-01 Repairs and Improvements at Haviland Parking Deck











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





August
2025

Operations/Financial Report

FINANCIAL SUMMARY

Summary Income Statement											
Norwalk Parking Authority											
For the Period Ending August 2025											
	August-25				FOR THE MONTH ENDING AUGUST 2025					FISCAL YEAR	
	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Budget
REVENUES:											
Parking Revenue	595,974	635,718	(39,744)	-6.3%	601,109	1,222,134	1,281,284	(59,151)	-4.6%	1,208,788	7,185,097
Other Revenue	6,529	8,608	(2,080)	-24.2%	9,677	11,589	17,217	(5,628)	-32.7%	19,296	129,904
Total System Revenue	602,502	644,326	(41,824)	-6.5%	610,786	1,233,722	1,298,501	(64,779)	-5.0%	1,228,084	7,315,001
EXPENSES:											
Operations	281,993	421,722	(139,728)	-33.1%	262,004	610,658	791,373	(180,715)	-22.8%	574,000	4,550,300
City Support/Admin Svcs	62,002	62,002	0	0.0%	71,126	124,003	124,003	-	0.0%	142,251	744,019
Debt Service	105,517	105,517	0	0.0%	106,513	211,034	211,034	-	0.0%	213,026	1,266,202
Capital Reserve & Replacement	11,250	11,250	0	0.0%	11,250	22,500	22,500	-	0.0%	22,500	135,000
Total Expenses	460,762	600,490	(139,728)	-23.3%	450,893	968,195	1,148,910	(180,715)	-15.7%	951,777	6,695,522
Fund Balance	141,741	43,836	97,904	223.3%	159,893	265,528	149,591	115,937	77.5%	276,307	619,479

Budget Summary

- Parking revenue is **6.3% under** budget for the month and **4.6% under** budget YTD.
- Transient revenue is **10.9% under** budget for the month and **11.3% under** budget YTD.
- Meter revenue is **13.7% over** budget for the month and **19.3% over** budget YTD.
- Monthly revenue is **2.8% under** budget for the month and **2.6% under** budget YTD.
- Parking violation is **11.5% under** budget for the month and **5.6% under** budget YTD.
- Total expenses are **23.3% under** budget for the month and **15.7% under** budget YTD.

Variance Report (Actual v. Budget)

The Variance Report identifies and explains variances that are at least 20% and \$5,000 compared to budget.

VARIANCE REPORT - Major Variances (+/- 20% and \$5,000)
 Norwalk Parking Authority
 For the Month Ending August 31, 2025

	ACTUAL	BUDGET	Var. (\$)	Var. (%)	COMMENTS	Actual YTD	Budget YTD
PARKING REVENUE							
N/A	-	-	-	-	-	-	-
OPERATING EXPENSES							
Payroll and Related	\$137,750	\$217,306	(\$79,556)	-36.6%	Expense for the month is under due to budgeting error. Three pay period was mistakenly budgeted in August creating a major variance for the month. This will correct itself on the actual three pay period month.	\$281,415	\$362,176
Building Repair & Maintenance	\$35,802	\$47,495	(\$11,693)	-24.6%	Expense for the month is under budget due to timing. Concrete and electrical repair work invoices have not been paid for the month.	\$84,773	\$97,490
Snow Removal	-\$16,583	\$0	(\$16,583)	0.0%	Expense for the month is getting a credit due to receiving payment for a portion we get reimbursed at the East Norwalk Rail Road lots.	(\$16,583)	\$0
Utilities Expense	\$1,267	\$6,683	(\$5,416)	-81.0%	Expense for the month is under due to reduced utility payment for the month.	\$4,330	\$13,367
Equipment Expense	\$0	\$13,333	(\$13,333)	-100.0%	Expense for the month is under due to delay in equipment order. This will get used when actual order is received.	\$1,692	\$26,667

Financial Statement

For the Month ending August 31, 2025

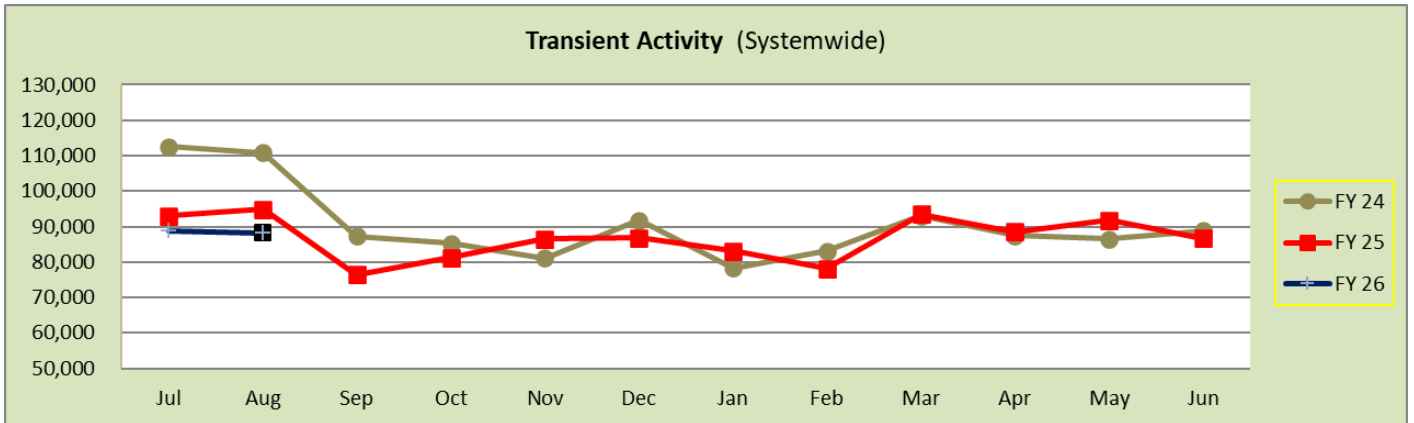
LAZ Karp Associates, LLC and Subsidiaries									
Norwalk Parking Authority									
For the Two Months Ending August 31, 2025									
Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
PARKING REVENUE									
Meter Revenue	69,872.69	61,460.31	8,412.38	13.7%	145,401.88	121,842.85	23,559.03	19.3%	756,579.06
Transient Parking	229,688.05	257,657.44	(27,969.39)	-10.9%	455,780.27	514,078.29	(58,298.02)	-11.3%	2,879,954.15
Monthly Parking	205,819.33	211,787.86	(5,968.53)	-2.8%	412,374.80	423,575.72	(11,200.92)	-2.6%	2,541,454.32
Less: Refunds	(17.00)	0.00	(17.00)	0.0%	(17.00)	0.00	(17.00)	0.0%	0.00
Parking Violation	120,785.00	136,511.96	(15,726.96)	-11.5%	269,110.00	285,048.44	(15,938.44)	-5.6%	1,375,988.16
Less: Sales Tax	(30,174.48)	(31,699.58)	1,525.10	-4.8%	(60,516.23)	(63,260.98)	2,744.75	-4.3%	(368,878.45)
TOTAL PARKING REVENUE	595,973.59	635,717.99	(39,744.40)	-6.3%	1,222,133.72	1,281,284.32	(59,150.60)	-4.6%	7,185,097.24
OTHER REVENUE									
Marketing/Advertising	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	26,604.00
ATM Machines	202.00	266.67	(64.67)	-24.3%	410.00	533.34	(123.34)	-23.1%	3,200.04
Lease Income - SNRR/MG	3,232.82	3,164.00	68.82	2.2%	4,990.64	6,328.00	(1,337.36)	-21.1%	37,968.00
Lease Income_YDG	1,446.00	1,446.33	(0.33)	0.0%	2,892.00	2,892.66	(0.66)	0.0%	17,355.96
SNRR Concessions Income	1,648.00	3,648.00	(2,000.00)	-54.8%	3,296.00	7,296.00	(4,000.00)	-54.8%	43,776.00
Investment Income	0.00	83.33	(83.33)	-100.0%	0.00	166.66	(166.66)	-100.0%	999.96
TOTAL OTHER REVENUE	6,528.82	8,608.33	(2,079.51)	-24.2%	11,588.64	17,216.66	(5,628.02)	-32.7%	129,903.96
TOTAL SYSTEM REVENUE	602,502.41	644,326.32	(41,823.91)	-6.5%	1,233,722.36	1,298,500.98	(64,778.62)	-5.0%	7,315,001.20
OPERATING EXPENSES									
Gross Wages	103,956.25	167,998.26	64,042.01	38.1%	213,386.76	279,997.10	66,610.34	23.8%	1,455,984.92
Payroll Tax Expense	13,150.46	21,251.79	8,101.33	38.1%	26,595.93	35,419.65	8,823.72	24.9%	184,182.18
Group Health Insurance	14,198.47	17,639.83	3,441.36	19.5%	28,396.83	29,399.70	1,002.87	3.4%	152,878.36
Worker's Compensation Expense	4,366.13	7,055.93	2,689.80	38.1%	8,830.24	11,759.88	2,929.64	24.9%	61,151.36
401K Match Expense	2,079.11	3,359.96	1,280.85	38.1%	4,204.87	5,599.93	1,395.06	24.9%	29,119.62
Operating Expenses	9,727.38	12,499.98	2,772.60	22.2%	20,399.75	24,999.96	4,600.21	18.4%	149,999.76
Maritime Condo fees	2,404.45	2,452.08	47.63	1.9%	4,808.90	4,904.16	95.26	1.9%	29,424.96
Management Fee Expense	8,333.33	8,333.35	0.02	0.0%	16,666.66	16,666.70	0.04	0.0%	100,000.20
Uniforms	0.00	3,333.34	3,333.34	100.0%	0.00	6,666.68	6,666.68	100.0%	40,000.08
Signage	3,641.03	4,166.66	525.63	12.6%	4,629.81	8,333.32	3,703.51	44.4%	49,999.92
Tickets	0.00	416.68	416.68	100.0%	0.00	833.36	833.36	100.0%	5,000.16
Office Expense	1,427.35	1,666.66	239.31	14.4%	4,372.76	3,333.32	(1,039.44)	-31.2%	19,999.92
Building Repair & Maintenance	35,802.31	47,495.00	11,692.69	24.6%	84,772.84	97,490.00	12,717.16	13.0%	563,060.00
Snow Removal	(16,583.00)	0.00	(16,583.00)	0.0%	(16,583.00)	0.00	16,583.00	0.0%	183,500.00
Service Contract	10,006.74	11,577.77	1,571.03	13.6%	11,796.09	33,511.10	21,715.01	64.8%	180,355.48
Sanitation	1,928.67	2,200.00	271.33	12.3%	3,525.98	4,400.00	874.02	19.9%	26,400.00
Security Services	2,932.00	6,905.55	3,973.55	57.5%	20,969.60	20,594.43	(375.17)	-1.8%	109,999.92
Permit/Violation Management	10,278.75	10,416.65	137.90	1.3%	23,680.07	20,833.30	(2,846.77)	-13.7%	124,999.80
Utilities Expense	1,266.94	6,683.38	5,416.44	81.0%	4,330.05	13,366.76	9,036.71	67.6%	82,954.56
Vehicle Expense	6,459.10	3,333.34	(3,125.76)	-93.8%	10,174.65	6,666.68	(3,507.97)	-52.6%	40,000.08
Telephone	8,096.87	8,750.00	653.13	7.5%	17,022.78	17,500.00	477.22	2.7%	105,000.00
Equipment Expense	0.00	13,333.33	13,333.33	100.0%	1,691.63	26,666.66	24,975.03	93.7%	159,999.96
Bank and Credit Card Fees	32,714.83	32,325.04	(389.79)	-1.2%	59,501.13	65,114.21	5,613.08	8.6%	364,579.47
Liability Insurance	14,303.96	16,027.07	1,723.11	10.8%	29,331.54	32,315.84	2,984.30	9.2%	181,709.37
Parking Program	5,539.72	8,333.35	2,793.63	33.5%	13,914.72	16,666.70	2,751.98	16.5%	100,000.20
Marketing and Communication	5,962.50	4,166.66	(1,795.84)	-43.1%	14,236.96	8,333.32	(5,903.64)	-70.8%	49,999.92
TOTAL OPERATING EXPENSES	281,993.35	421,721.66	139,728.31	33.1%	610,657.55	791,372.76	180,715.21	22.8%	4,550,300.20
CITY ADMINISTERED EXPENSES									
Other City Payroll Expenses	36,959.33	36,959.33	0.00	0.0%	73,918.66	73,918.66	0.00	0.0%	443,511.96
Electric	19,642.10	19,642.10	0.00	0.0%	39,284.20	39,284.20	0.00	0.0%	235,705.20
Sewer	968.26	968.26	0.00	0.0%	1,936.52	1,936.52	0.00	0.0%	11,619.12
Professional Services	3,750.01	3,750.01	0.00	0.0%	7,500.02	7,500.02	0.00	0.0%	45,000.12
Legal Service Retainer	416.65	416.65	0.00	0.0%	833.30	833.30	0.00	0.0%	4,999.80
Business Expense	265.27	265.27	0.00	0.0%	530.54	530.54	0.00	0.0%	3,183.24
TOTAL CITY ADMINISTERED EXPENSES	62,001.62	62,001.62	0.00	0.0%	124,003.24	124,003.24	0.00	0.0%	744,019.44
SUBTOTAL OPERATING EXPENSES	343,994.97	483,723.28	139,728.31	28.9%	734,660.79	915,376.00	180,715.21	19.7%	5,294,319.64
Debt Service Interest	18,084.49	18,084.49	0.00	0.0%	36,168.98	36,168.98	0.00	0.0%	217,013.88
Debt Service Principle	87,432.38	87,432.38	0.00	0.0%	174,864.76	174,864.76	0.00	0.0%	1,049,188.56
SUBTOTAL DEBT SERVICES	105,516.87	105,516.87	0.00	0.0%	211,033.74	211,033.74	0.00	0.0%	1,266,202.44
Capital Reserve and Replacement	11,250.01	11,250.01	0.00	0.0%	22,500.02	22,500.02	0.00	0.0%	135,000.12
TOTAL EXPENSES	460,761.85	600,490.16	139,728.31	23.3%	968,194.55	1,148,909.76	180,715.21	15.7%	6,695,522.20
Fund Balance	141,740.56	43,836.16	97,904.40	223.3%	265,527.81	149,591.22	115,936.59	77.5%	619,479.00

15 Minutes Usage update					
Aug-25			Jul-25		
	# of Transactions	Area		# of Trans	Area
Total for the month	4178			4065	
Increase in usage from Prior month	↑ 3%				
Sub Area	# of Transactions		Sub Area	# of Transactions	
SONO	1812	43%	SONO	1734	43%
Wall Area	1818	44%	Wall Area	1825	45%
West Ave Area	548	13%	West Ave	506	12%
Grand Total	4178		Grand Total	4065	

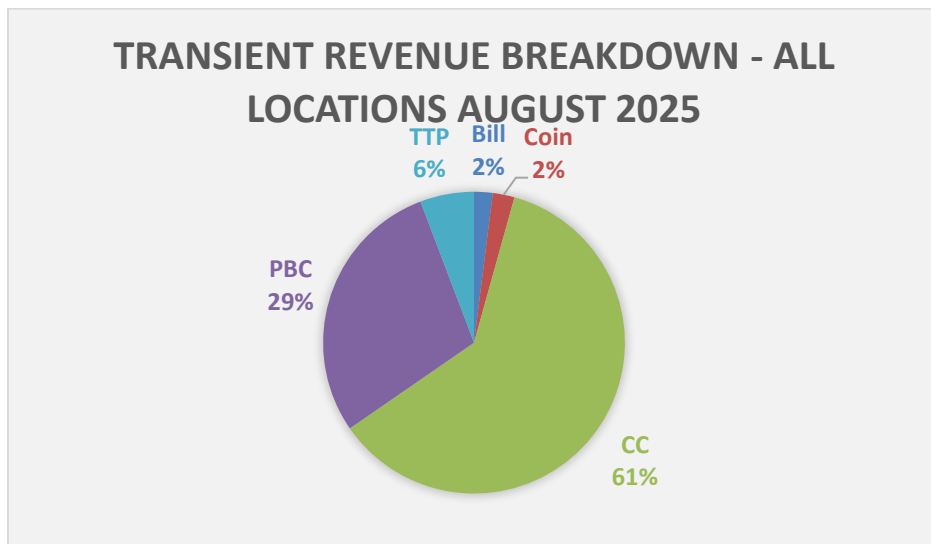


Systemwide Transient Activity

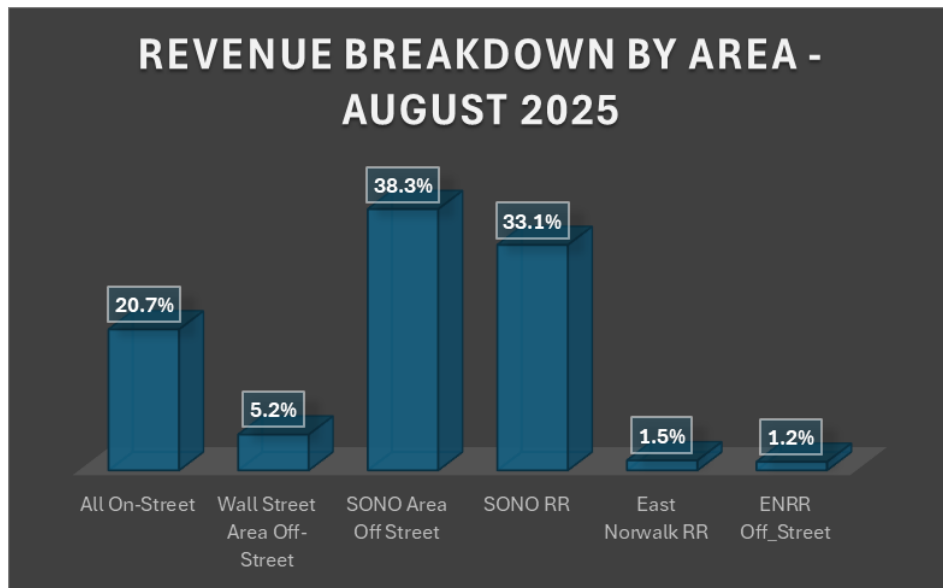
- Overall, systemwide transient activity for YTD is **5.71% below** the previous year.



Systemwide transient payment breakdown for the month

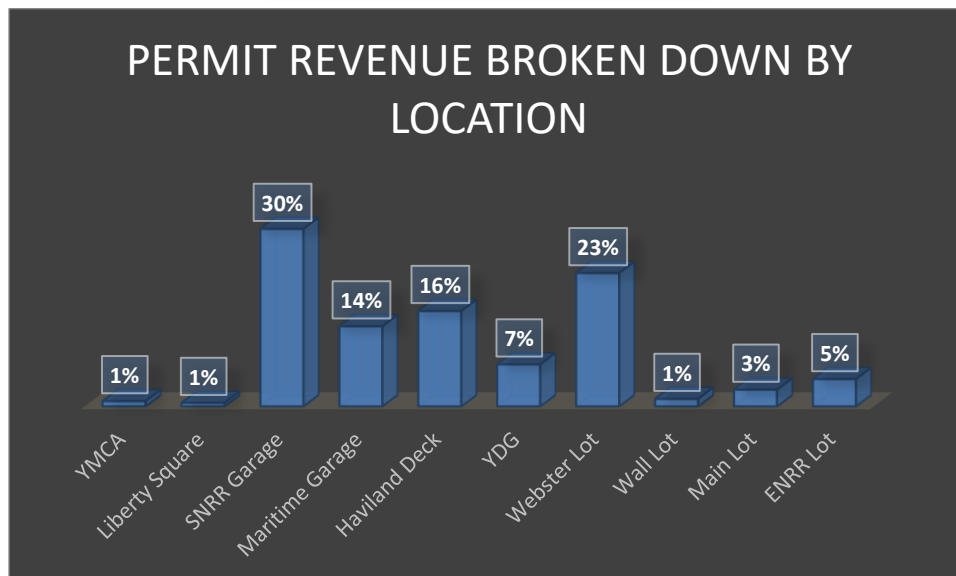
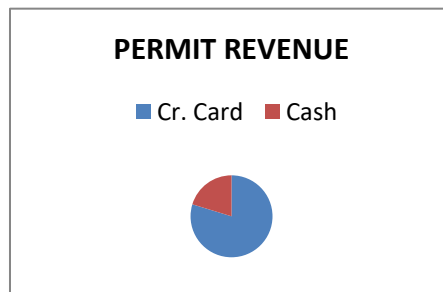
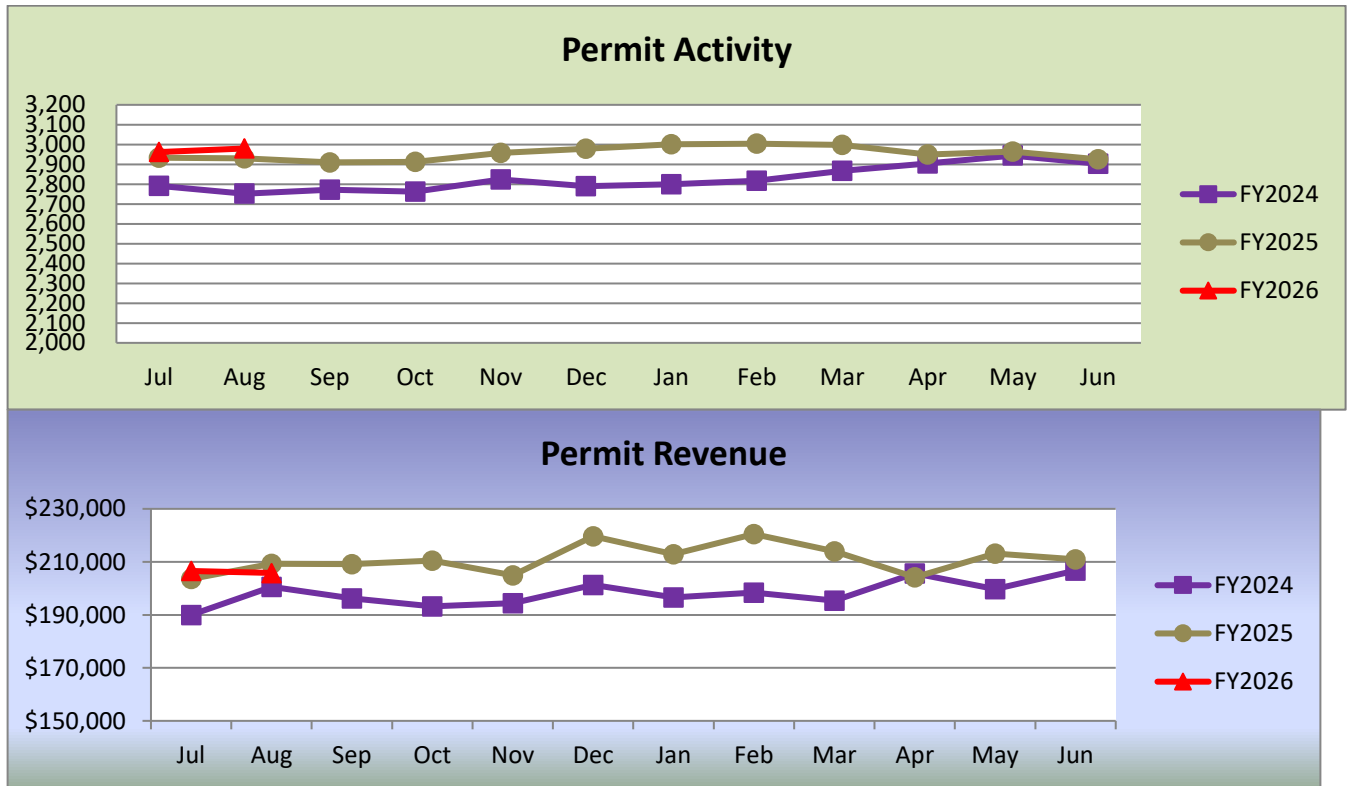


Systemwide transient revenue breakdown by area for the month



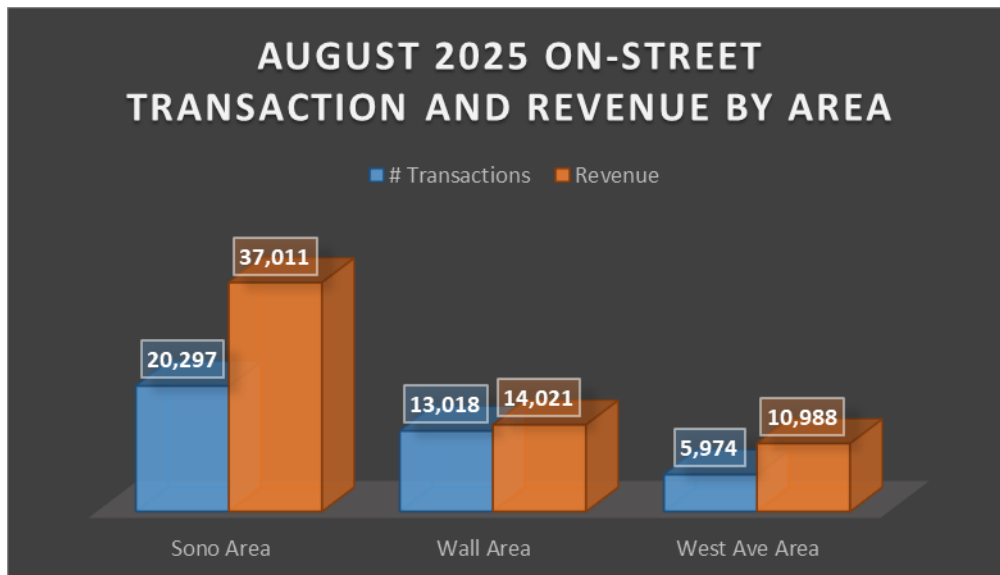
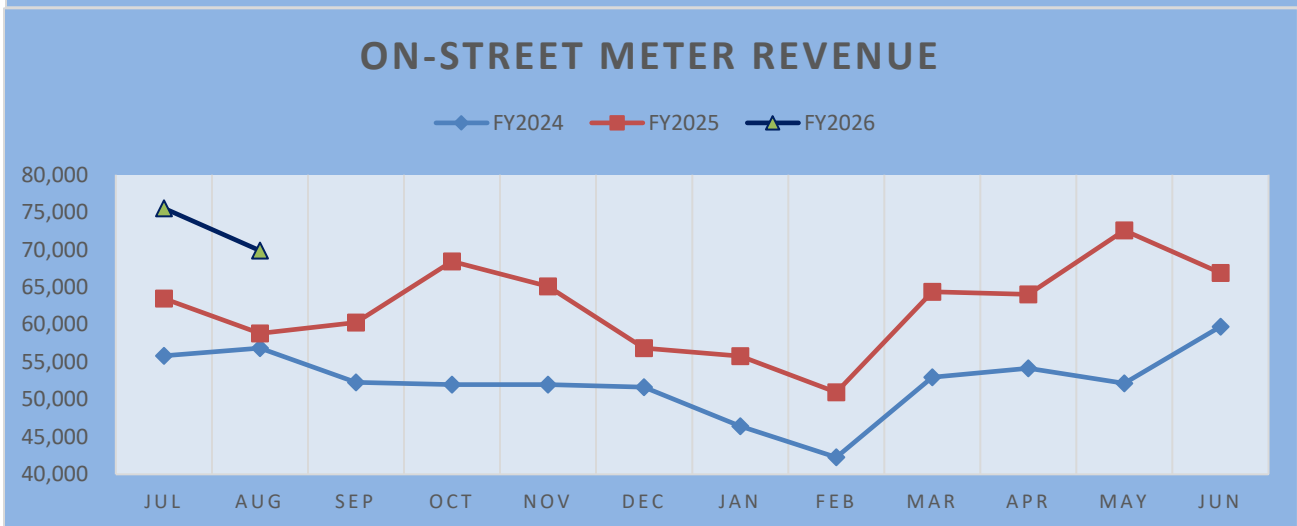
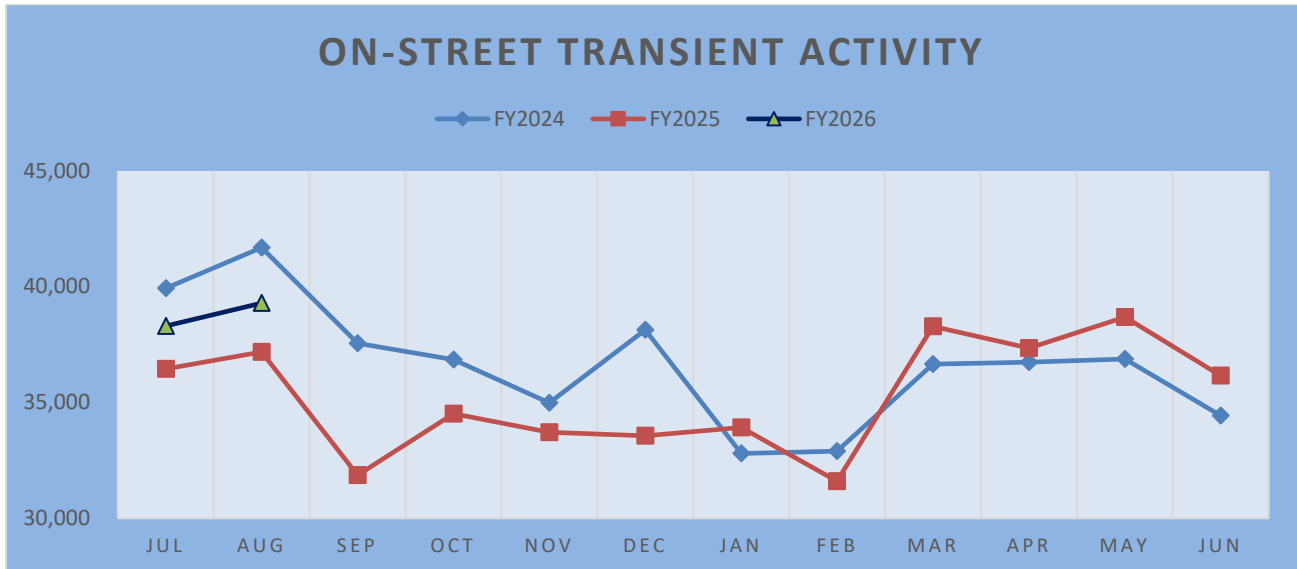
Permit Sales

- YTD compared to last year, permit activity is **up 1.3%** and revenue is down **0.1%**.
- **For the month, 2,980** permits were sold systemwide. There are 3,092 spaces available for permits and 4,359 total spaces systemwide, including non-metered spaces. Permit Revenue for the month represents 33% of the total gross revenue.



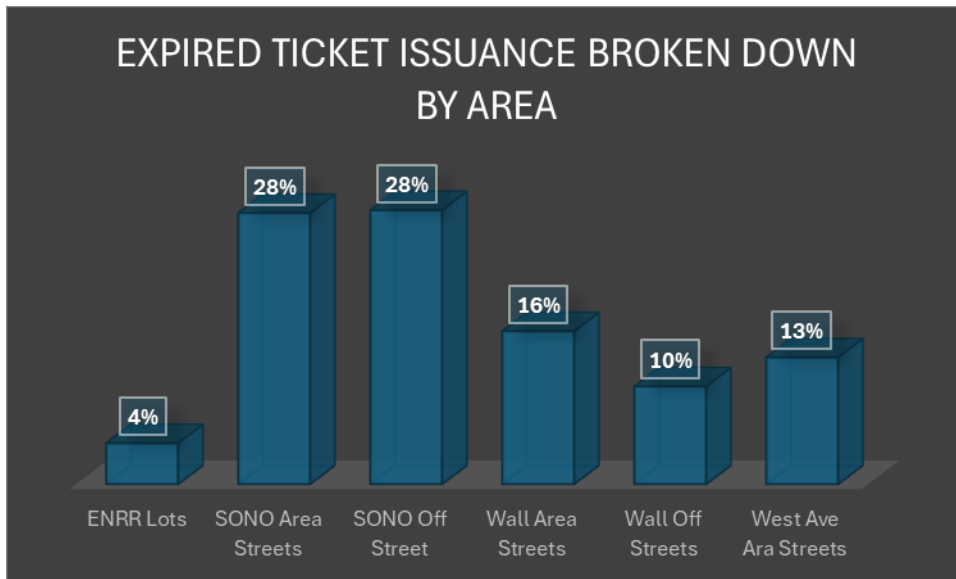
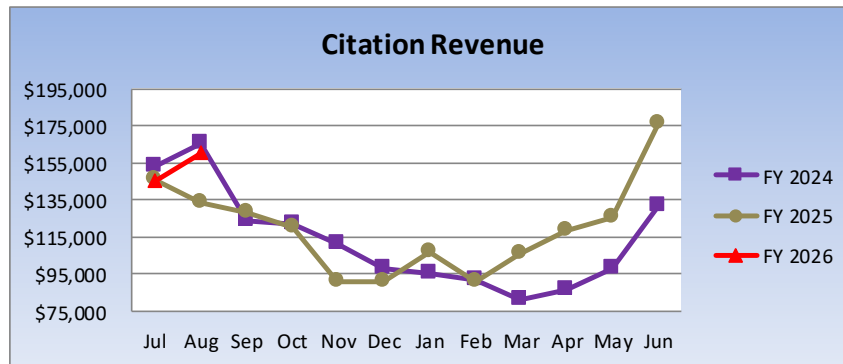
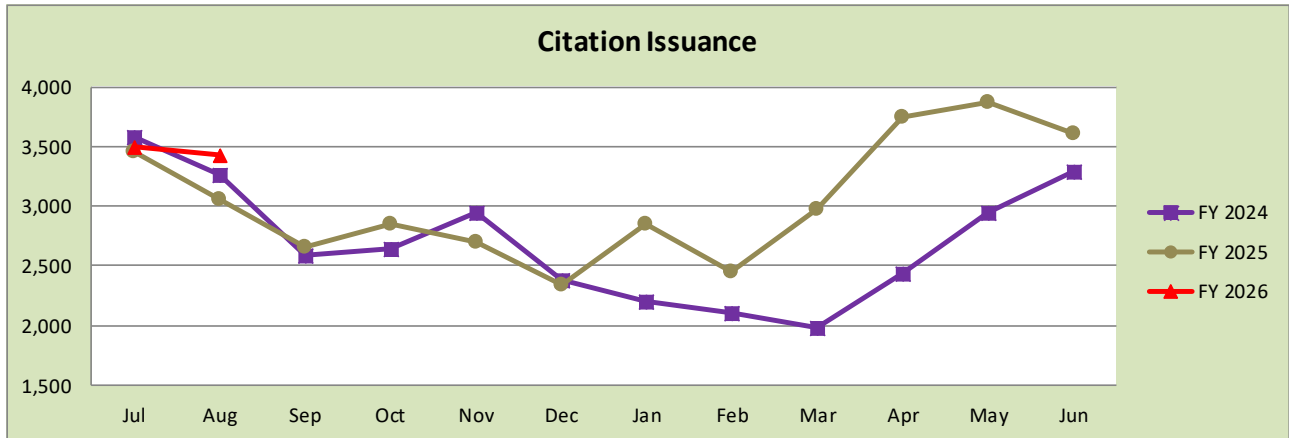
On-Street Parking

- YTD through August, on-street transient activity was **up 5.6%** and revenue was **up 18.9%** compared to last year.
- For the month of August, on-street transient activity was **up 2.6%** compared to last month.



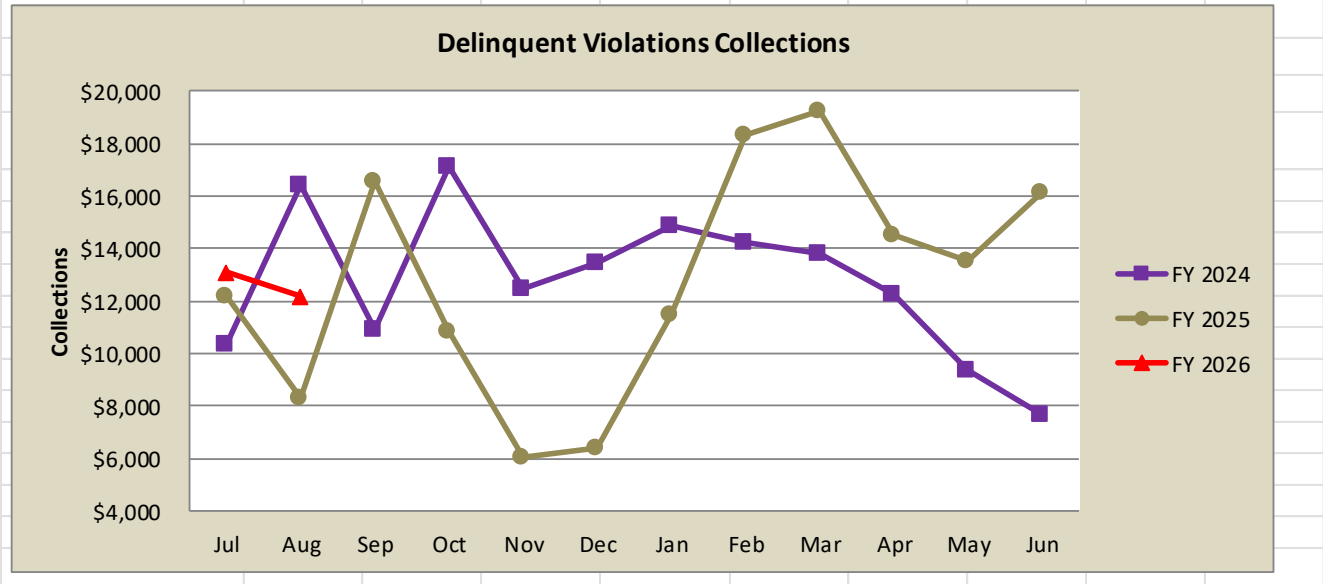
Parking Enforcement

- Compared to last month, ticket issuance was **down 11.8%** and citation revenue was **down 18.6%**.



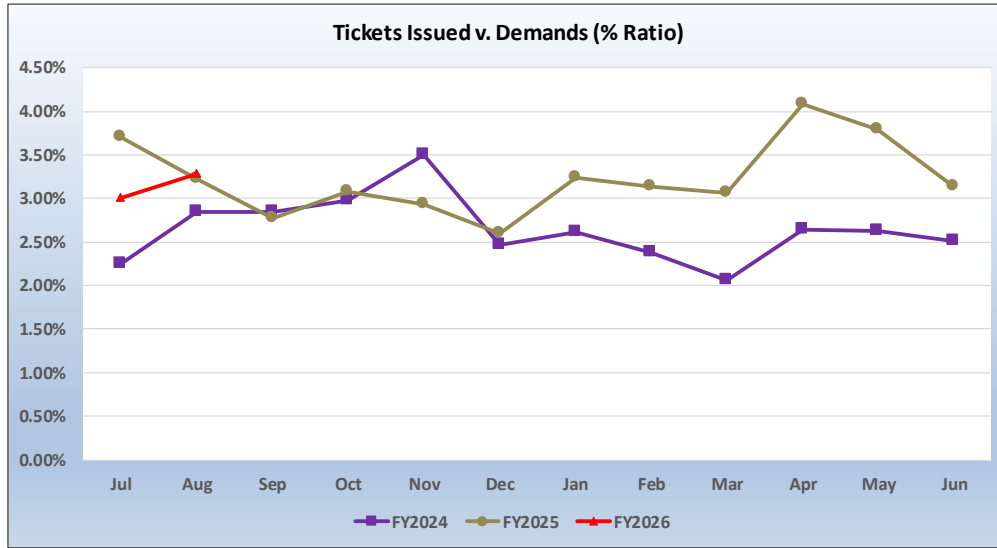
Parking Violations Collection Program

Fiscal Year	Delinquent \$
2013	\$131,458
2014	\$108,435
2015	\$84,233
2016	\$84,628
2017	\$152,412
2018	\$128,025
2019	\$103,032
2020	\$93,378
2021	\$71,346
2022	\$137,355
2023	\$129,477
2024	\$152,931
2025	\$153,470
2026	\$153,470 YTD thru August



Tickets Issued v. Demands Analysis

Analysis of the ratio of tickets issued compared to transient demands does not include citations issued at the beaches nor does it include violations issued by the Norwalk Police Department.



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	2,843
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	3,255
FY2026	2,670	2,894											5,564	2,782

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	111,680
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	93,917
FY2026	88,840	88,268											177,108	88,554

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%	2.55%
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%	3.47%
FY2026	3.01%	3.28%											3.14%

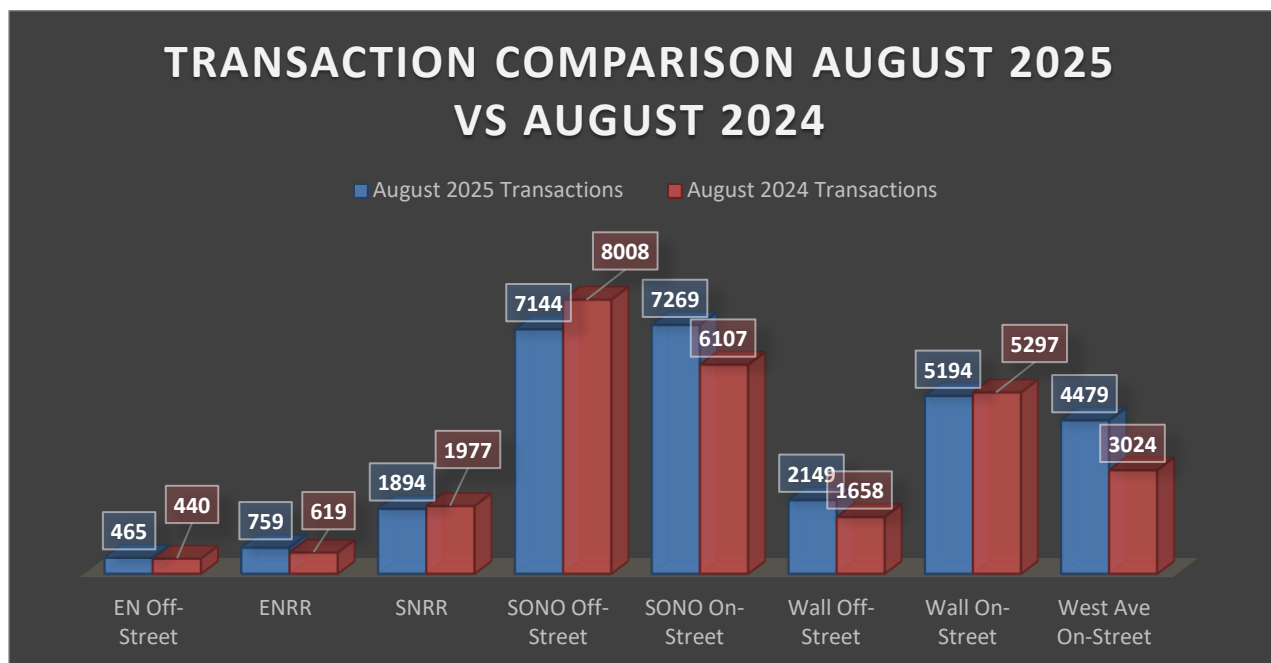
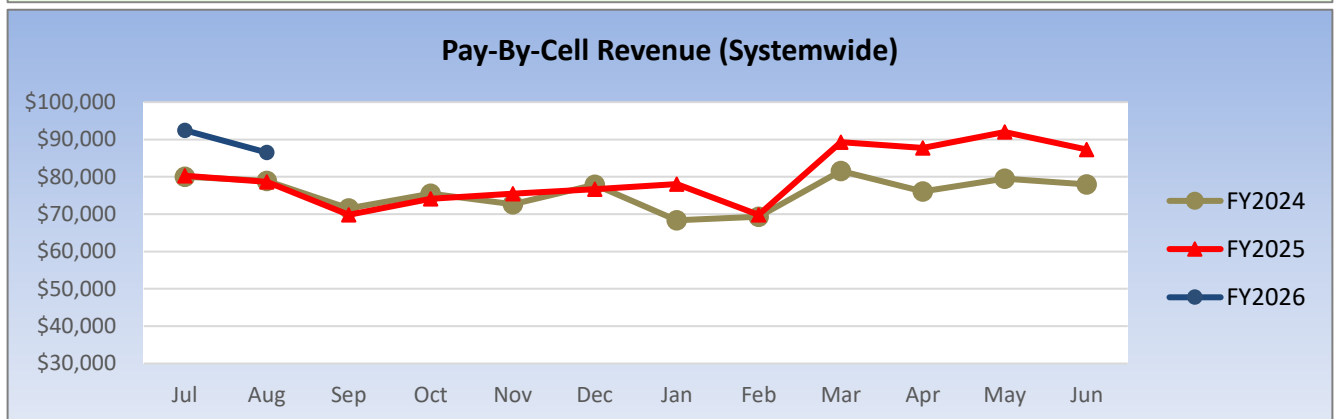
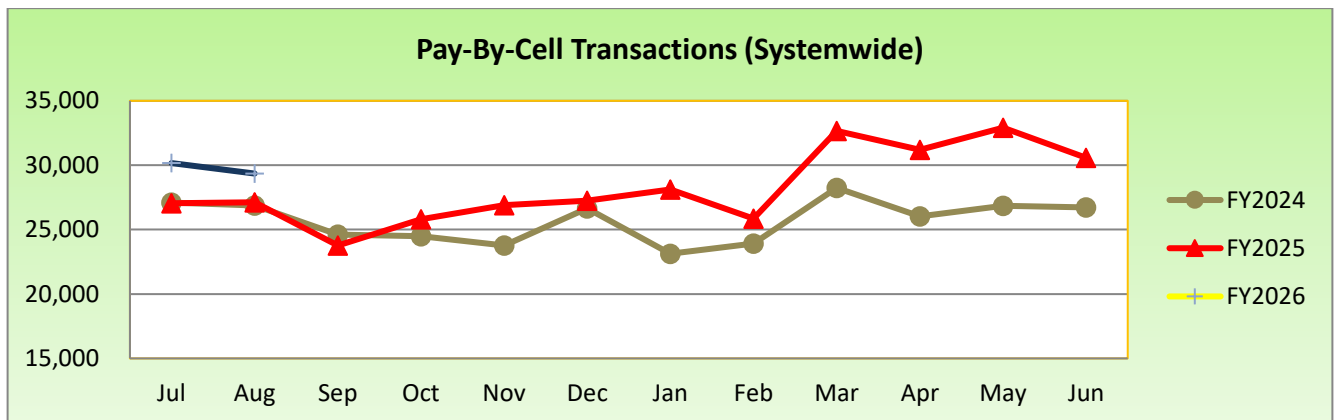
Tickets Issued v. Demands Analysis (continued)

Analysis of the ratio of Expired tickets issued compared to transient demands by street:

5 Years Summary (Expired meter violations only)					
Locatoin Name	Current 2024/25	2023/24	2022/23	2021/22	2020/21
Ann St.	3.0%	3.9%	2.5%	1.6%	2.5%
Berkeley St.	7.2%	11.7%	9.1%	1.5%	1.8%
Haviland St.	4.6%	4.2%	3.2%	2.9%	5.6%
Madison St.	5.2%	8.8%	3.4%	1.7%	5.2%
Maple St.	2.8%	3.9%	1.7%	1.0%	2.1%
Marshall St.	1.0%	0.9%	1.2%	1.7%	2.4%
Merwin St	5.9%	6.2%	4.3%	2.1%	4.1%
Monroe St.	1.0%	0.8%	0.3%	0.4%	1.1%
N. Main St.	3.0%	3.4%	2.3%	1.8%	3.2%
N. Water St.	3.5%	3.5%	2.3%	1.4%	2.8%
Orchard St	4.2%	3.6%	4.8%	4.3%	7.2%
Quincy St.	0.0%	0.0%	0.0%	0.0%	0.0%
S. Main St.	1.7%	1.9%	1.1%	1.1%	2.1%
W. Washington St.	2.2%	1.9%	0.5%	1.3%	0.9%
Washington St.	3.0%	4.9%	5.3%	5.7%	8.7%
West Ave	1.9%	2.2%	1.9%	1.5%	3.7%
Wall St. Area	2.0%	1.8%	3.3%	3.9%	10.5%
Webster Lot	3.2%	2.1%	2.3%	2.8%	3.7%
Haviland Deck	2.3%	2.0%	2.1%	2.8%	4.8%
North Water Lot	3.4%	3.0%	2.6%	3.5%	4.9%
SNRR Lot	4.0%	4.7%	5.0%	6.1%	8.9%
YDG	2.2%	2.4%	2.0%	3.2%	5.2%
Wall Street Lot	1.5%	1.9%	1.6%	2.5%	6.4%
Main Street Lot	1.8%	1.8%	2.1%	2.7%	4.5%
Liberty Square Lot	1.5%	0.9%	0.6%	0.7%	1.9%
Grand Total	2.7%	2.6%	2.6%	2.8%	4.8%
** Current year data is from September - August					

Pay-By-Cell

- YTD through August, pay by cell activity was **up 9.9%** and revenue was **up 12.6%** compared to the same period last year.
- Compared to last month, August transactions were down **6.5%** and revenue was **down 2.7%**.





Park Norwalk

P: 203-854-7260
Maritime Parking Garage
11 N. Water St.
Norwalk, CT 06854

Letter to the Editor

From: Eric Rains, Chairman, Norwalk Parking Authority (Park Norwalk)

To the Editor:

As Chairman of the Norwalk Parking Authority (Park Norwalk), I am writing to clarify the role and importance of our organization, especially in light of recent conversations emerging during the 2025 mayoral race.

I've proudly served on Park Norwalk's Board for eight years—four as Chairman. As a South Norwalk resident and local business owner for nearly two decades, I've seen firsthand how important a well-managed, accessible parking system is to our city's vitality.

What Park Norwalk Does

Park Norwalk was established in 2002 as a self-sustaining, quasi-governmental agency tasked with managing and maintaining all City-owned parking assets. Its first challenge: fund and maintain the \$30 million Maritime Garage, built to serve the Maritime Aquarium—Connecticut's top tourist attraction—**without** taxpayer dollars.

Today, Park Norwalk oversees over 4,000 on- and off-street parking spaces, including major facilities like the Yankee Doodle Garage, Maritime Garage, South Norwalk Garage, and East Norwalk train station lots. Our self-funded model generates approximately **60% of revenue from out-of-town visitors**, keeping Norwalk competitive as a regional destination while freeing up tax dollars for education, public safety, and infrastructure.

Why Self-Funding Matters

Since 2019, we've reinvested more than \$6 million directly into Norwalk's parking system—**without burdening taxpayers**. These funds have paid for critical maintenance, safety upgrades, modern payment systems, public amenities, and design improvements citywide.

Calls to eliminate paid parking or implement broad "free parking" policies—**threaten this model**. Reduced revenue would force the city to fund parking operations from the general budget, pulling money from schools, emergency services, and other vital programs. During my tenure, Park Norwalk completed the first condition assessments in 15 years, revealing both progress and ongoing structural needs across our assets. This work must continue—and it requires sustainable funding.

Supporting Small Businesses & Economic Growth

Managed parking isn't just about meters and garages—it's about supporting Norwalk's small businesses. On vibrant streets like Washington and Wall Street, entrepreneurs rely on consistent customer turnover. Paid parking ensures prime spots remain available, increases foot traffic, and deters long-term spot use that discourages shoppers.

Eliminating or broadly relaxing parking fees could make parking scarcer—not more accessible—for the very residents and businesses we aim to support.

Recent Investments & Community Benefits

Park Norwalk's recent initiatives demonstrate our commitment to community impact and fiscal responsibility:

- \$2M in improvements to the Yankee Doodle Garage to support Wall Street revitalization
- Nearly \$1.5M in structural and maintenance repairs at the South Norwalk Garage
- State-of-the-art parking systems at train station and garage locations
- Upgrades to Haviland Deck, including lighting, bike racks, and stair access
- Norwalk's first **free indoor bike parking** at the SoNo Train Station Garage
- Norwalk's first **bioswale and water retention** for flood mitigation at the Webster Lot
- Free 15-minute parking citywide for quick stops (a Connecticut first)
- Modernized restrooms and waiting areas at SoNo garages
- Expanded payment options (mobile, phone, credit, QR) for ease of use
- New citywide wayfinding signage coming in 2025
- Year-round public engagement, surveys, and community events
- Ongoing financial contributions to city marketing and business support initiatives

These projects reflect our core mission: reinvest parking revenue back into Norwalk—not only for infrastructure, but for a stronger, more vibrant local economy.

Looking Ahead

As Norwalk prepares to elect its next mayor, it's essential that residents understand Park Norwalk's role as an independent, self-sustaining entity. We are committed to managing the city's parking assets efficiently, equitably, and with zero burden on taxpayers.

Well-meaning proposals—like free parking—may sound attractive but come with hidden costs. We urge city leaders and residents to carefully consider the long-term impact on Norwalk's budget and small business community.

We welcome dialogue, feedback, and continued partnership with the next administration. Park Norwalk is ready to do its part to ensure our city remains accessible, vibrant, and fiscally strong for years to come.

Sincerely,

Eric Rains

Chairman, Norwalk Parking Authority
President, Board of Commissioners

Norwalk Parking Authority
11 North Water Street
Norwalk, CT 06854

To whom it may concern:

I am writing this letter on behalf of the Norwalk Health Department to request the Norwalk Parking Authority place 988 Suicide & Crisis Lifeline signs in the City of Norwalk's public parking garages.

The Norwalk Health Department is working in collaboration with community partners to enhance and expand suicide prevention efforts within our city. Suicide is the 15th leading cause of death in Connecticut ([AFSP, 2025](#)). Prevention efforts that focus on protective changes to environments, such as installation of signage to promote seeking help, can increase the likelihood of positive behavioral and health outcomes and have great potential to prevent suicide ([CDC Suicide Prevention Resource for Action, 2022](#)).

The International Parking Institute states, "In 2016, 51% of parking organizations had experienced a suicide or attempt ([IPI, 2016](#))" and recommend signage as a potential preventive strategy for parking garages. The requested signage promotes the 988 Suicide & Crisis Lifeline, a national crisis lifeline that offers 24/7, one-on-one support for mental health, suicide, and substance abuse-related problems from a trained crisis counselor. An example of the sign is provided on next page.

We strongly feel that placing lifeline signage that highlights resources and shares messages of hope within our city's parking garages can be a positive and preventative measure for those suffering from a mental health crisis and for those who may know someone who is suffering from a mental health crisis.

The Norwalk Health Department can provide the signage for this project and will defer to the parking authority's expertise on sign placement and location that will adhere to guidelines, not cause safety issues, and will allow for regular function of the garage. The Norwalk Health Department is also available to host suicide prevention training, free of cost, to any and all parking garage faculty to help increase their comfort speaking about the lifeline signs, identify potential warning signs for suicide, and learn different local mental health supports in the area.

Thank you for your time and consideration of this request. Please feel free to contact me for any questions or concerns.

Sincerely,
Brianna Herrera, BA (she/they/ella)
Community Health Program Assistant
Norwalk Health Department
Office: (203) 854-7242
Email: bherrera@norwalkct.gov

This is an example of the sign that would be placed in the parking garages. We have signs in English as well as in English and Spanish. Dimensions and material: 24" X 30" .80ga. Aluminum Signs, type 4 reflective sheeting with Blue E/C film, white text, except at top where it is blue text, rounded corners.



Tacos 203 Grand Opening at the South Norwalk Train Station

August 28, 2025





FOOD			DRINKS	
<p>TACOS</p> <p>Two tacos are served in a hard shell with choice of meat and cheese sauce.</p> <p>AL PASTOR \$3.99</p> <p>CHICKEN \$3.99</p> <p>SEASON VEGET \$4.45</p> <p>BUQUE TEPAL \$4.95</p> <p>STEAK TERNIP \$5.45</p>			<p>FUN CARI DRINKS</p> <p>CEBOL \$8</p> <p>STAYESIDE \$9</p> <p>ORANGE SPREZZER \$12</p> <p>COSMO \$12</p>	
<p>TACO DILLAS</p> <p>Two tacos are served in a hard shell with choice of meat, cheese sauce, and tangy salsa.</p> <p>AL PASTOR \$5.50</p> <p>CHICKEN \$5.50</p> <p>VEGET \$5.50</p> <p>BUQUE TEPAL \$6.50</p> <p>STEAK TERNIP \$6.50</p>			<p>MICHELADAS</p> <p>CLASSIC \$4</p> <p>TERPACHE \$4</p>	
<p>SNACKS</p> <p>INDIANO TACO \$5.99</p> <p>STREET CORN \$6.99</p> <p>10 AVIARIS \$9.99</p> <p>All Tacos and Tacosillas are served as we recommend for the best flavor experience. Don't waste the extras! We'll serve them plain—just let us know. "CON TODO OR PLAIN"</p>			<p>AGUAS FRESCAS</p> <p>YUZU LEMONADE \$4.50</p> <p>MOJO \$4.50</p> <p>HERBICUS \$5.50</p> <p>TAMARINDO \$5.50</p>	
			<p>BEER</p> <p>LAGER \$6</p> <p>DARK LAGER \$6</p> <p>PIL \$6</p> <p>TERPACHE \$8</p> <p>WINE</p> <p>WHITE \$10</p> <p>ROSE \$10</p> <p>RED \$10</p> <p>CHAMPAGNE \$14</p>	
			<p>SOFT DRINKS</p> <p>MEXICAN COKE \$3.50</p> <p>GUAVA BOBAG \$4.50</p> <p>JARRITO TAMARINDO \$4.50</p>	
			<p>203</p> <p>FOLLOW US ON IG @TACOS.203</p>	

Legal Notice of Public Hearing

Notice is hereby given that the Common Council Ordinance Committee will hold a Public Hearing on Tuesday, October 21, 2025 at 7:00 p.m. by way of videoconference/teleconference for the purpose of discussing and voting on a new ordinance, the Residential Parking Permit Program. Please check the Ordinance Committee agenda for additional details and instructions about how to attend this Public Hearing by way of videoconference/teleconference. The Ordinance Committee agenda will be posted on the City website by October 17, 2025.

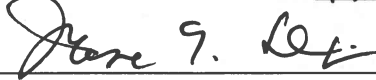
§ ____ Residential Parking Permit Program’s Purpose

This article is enacted in response to the adverse effects caused to certain areas and neighborhoods of the City by motor vehicle congestion, particularly the long-term parking of motor vehicles on the streets of such areas and neighborhoods by nonresidents thereof. In order to protect and promote the integrity of these areas and neighborhoods, it is necessary to enact parking regulations restricting unlimited parking by nonresidents therein, while providing the opportunity for residents to park near their homes. For the reasons set forth in this article, a system of preferential resident parking is hereby enacted for the City of Norwalk.

§ ____ Residential Parking Permit Program Guidelines

In accordance with the provisions of this Chapter and the Parking Authority guidelines and standards, as amended from time to time, the Parking Authority shall establish a residential parking permit program. The Parking Authority shall prepare guidelines and standards establishing the process, procedures, criteria, goals, rules, and requirements for the residential parking permit program. Prior to implementation, the guidelines and standards shall be publicly noticed and shall be subject to a thirty-day public comment period and a public hearing before the Parking Authority. Following the public comment period, the Parking Authority shall submit the guidelines and standards to the Common Council, which shall by majority vote approve or disapprove said guidelines and standards. A copy of the Parking Authority guidelines and standards shall be made available on the City of Norwalk website, the Parking Authority’s office, and in the Department of Transportation, Mobility and Parking’s office.

Dated at Norwalk, Connecticut this 17th day of September 2025.

ATTEST: 
Irene Dixon, City Clerk

THE HOUR: Please publish once on Friday, October 10, 2025