



## REGULAR MEETING – PARKING AUTHORITY AGENDA

NOVEMBER 19, 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](https://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](mailto: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: October 22, 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
  - B. **Financial and Operating Report - LAZ**

**VI. NEW BUSINESS**

- A. Discuss and Vote: Annual Rate Review (with potential advancement)**
- B. Discuss and Vote: New Ordinance -Residential Parking Program**
- C. Discuss: Marketing Efforts**

**VII. OLD BUSINESS**

- A. Update: Overhead Gate Repairs**

**VIII. ADJOURNMENT**

**UPCOMING MEETINGS**

December 17, 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.

Members of the public who wish to provide “live comments” will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.

Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.

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](mailto:blutz@norwalkct.gov) to provide written comment prior to the meeting.

**PARKING AUTHORITY  
REGULAR MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE AND  
TELECONFERENCE  
OCTOBER 22, 2025**

- ATTENDANCE:** Eric Rains, Chairman  
Matthew Seebeck, Vice Chairman  
Jud Aley  
Peter Fullam  
Jessica Larch
- STAFF** Bryan Lutz, Asst. Parking Director, TMP
- OTHERS:** Rocky Legesse, LAZ Parking

**I. CALL TO ORDER**

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

## II. ROLL CALL

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

## III. ACCEPTANCE OF MINUTES

### A. Regular Meeting: September 24, 2025

**\*\* MS. LARCH MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

## IV. PUBLIC PARTICIPATION

Diane Cece- East Norwalk Neighborhood Association

Ms. Cece reiterated some of the comments she made at last night's Ordinance Committee meeting regarding the proposed residential parking program ordinance. She said she would also like to email some additional comments and clarifications at a later date. A lot of the conversation last night revolved around establishing a comfort level and balance between the Parking Authority's authority and its being controlled by elected officials for items coming back through the Common Council. At one point, Mr. Candella suggested that if, somewhere down the road, things weren't working out, the council would still retain the power to come back to the Parking Authority and rescind the ordinance or require it to be modified, and suggested that this be followed up on. She said the draft was also discussed last evening that stated the Parking Authority was also going to be charged with developing the draft and putting it out for a 30-day comment period before having a public hearing but thought it would be better to have the draft and comment period and then take into account the comments and maybe make adjustments etc. and then have another comment period and then a final public hearing. She suggested that, rather than the Parking Authority and TMP being in their own vacuum, they develop the draft with a stakeholder group before it goes out for a comment period. She hopes the Parking Authority will consider that, as she thinks getting feedback on the frontend could go a long way toward making this the best draft before it goes out.

Ms. Cece said another concern was the fact that the cities typically require a petition process in order to make any kind of changes that would impact residents on the street and there was a lot of concern whether that would be the best method in this particular situation because there are a lot of properties that are not owner-occupied as well as illegal apartments, especially in East Norwalk.

Ms. Cece said that Councilman Goldstein had suggested that one solution would be to amend the ordinance, and that the Parking Authority discuss the authority the council does have once the ordinance comes under the Parking Authority's purview.

## V. REPORTS

### A. ENGINEERING AND PROJECT REPORT

#### 1. Update: NPA2025-01 Repairs and Improvements at Haviland Parking Deck

Mr. Lutz said the infrastructure repairs project started in late July at the Haviland Parking Deck and is progressing well. The concrete repairs are approximately 90% complete. He shared photos of the progress. The project is being executed in phases, which has effectively minimized disruptions by maintaining available parking. The only closure that needed to be done was during the week before Labor Day, which was decided by a majority of the businesses and leveraged to perform those repairs. There will be a discussion on how to phase the waterproof sealant portion of this project, rather than doing another closure, but it won't be done until the spring. The scheduled plan is to complete all concrete repairs and painting by the end of November. The contractor will then pause operations through the winter and resume work in the spring when the temperatures are favorable. They will continue to provide updates as the project progresses.

Mr. Rains said the outreach that staff and Laz did to businesses and residents was a hugely important component and should be commended. Knowing that this garage supports not just the resident component but also all of the businesses in the area, the fact that these issues were identified and addressed in such a thorough manner means the facility will be on a good track for at least the next decade.

#### 2. Update: NPA2024-02 Aesthetic Enhancements at Yankee Doodle Garage (Painting & Selective Demo)

Mr. Lutz said he is pleased to report that the Yankee Doodle Garage aesthetic enhancement project started on September 30<sup>th</sup>. The contractor promptly began power washing the façade and removing the fencing and signage to prepare for the painting of the ribs. He has documented the process with photos that show the transformation already underway. He shared photos of the progress. The project received attention on social media, with one Facebook comment noting, “Yankee Doodle Garage is getting some accent of colors and I

kind of like it.” He encouraged each commissioner to use their position to help spread this message and maintain the positive image of what the Parking Authority does.

Mr. Lutz said that inclement weather has slightly delayed progress on the project, but the contractor will focus on completing the Burnell Blvd. side and River Street facades before cold temperatures hinder painting.

Mr. Fullam thanked the staff for the hard work that had been done on this.

Mr. Lutz said the next thing that will be done is the updated lighting to make the visitors and customers feel more comfortable being in the garage at night, so the updated lighting, in conjunction with the cleaning of the ribs and the painting, is going to make the garage a lot better and safer place to visit and park.

Mr. Rains said the comments he made regarding outreach certainly also apply to this project, and that, because of the outreach over the years, it has brought significant support by engaging businesses and the Wall Street Neighborhood Association in a very positive way, which was very important.

Mr. Lutz said there is an upcoming event this Saturday, October 25th, on Washington and North Main Street: the annual Halloween Night Fair, from 2:00 PM to 10:00 PM. It is a great event.

## **B. Financial and Operating Report- LAZ**

Mr. Legesse reported that parking revenue was 4.3% under budget for the month, due to underperformance in transient and violation revenue. He said that meter revenue was 14% over budget for the month due to the transient revenue in the SONO area, specifically from the Maritime Garage, Wester Lot, and Haviland Deck. The month's expenses were 11.2% under budget, with major savings from repairs and maintenance, security services, parking programs, and equipment expenses. Overall, they underperformed on total revenue for the month, but were offset by savings in expenses, resulting in a 13.9% overbudget fund balance. For the first quarter, which ended on September 30th, they were under budget by 4.9% in revenue but offset by 16.6% in savings on total expenses, resulting in a 57% over budget in the total fund balance.

Mr. Legesse reported on the variance report and said equipment expenses were under budget for the month because invoices for equipment ordered had not yet been received. Parking programs were under budget for the month due to the termination of the contract with DKA, and the invoice for the new vendor has not been processed as of yet.

Mr. Legesse reported on the free 15-minute parking and said there has been a 3% increase in September. The digital version, rolled out on four streets as a pilot program, has

approximately 90 transactions, while over 4,000 have been recorded for the month. Mr. Lutz said that once the kinks are worked out with some of the signage and the new signs are installed, he thinks this number will increase drastically.

Mr. Legesse said they have received a lot of positive feedback from businesses and corporate offices in the Haviland Deck area.

Mr. Rains suggested that there be a future discussion on what the Parking Authority members would like to see reported on, what they should monitor more frequently, and what could be reviewed quarterly.

Mr. Aley joined the meeting at 6:30 PM.

## **VI. NEW BUSINESS**

### **A. Discuss- Conditions Assessment**

Mr. Lutz said, as a current reminder, the procedure involves conducting these assessments every two years with the flexibility to perform additional evaluations as needed. The 2025 assessments are currently being finalized, and Desmond will present the findings to the board upon completion or when the board is comfortable with the draft for further discussion and action. Mr. Rains asked if once a year is not enough. Mr. Lutz said that staff were thinking that, if it is not often enough, one is done each year with a different firm that holds an opposing view to see how different the opinions are. After further discussion, Mr. Lutz said he would reach out to some of the firms he has met during his time in the parking industry to gather information, and when Mr. Sugarman of Desmond presents to the Parking Authority, they can ask for his professional opinion.

## **VII. OLD BUSINESS**

### **A. Update: Proposed Residential Parking Program Ordinance**

Mr. Lutz provided an update on the proposed residential parking ordinance and said the newest version will be presented to the Common Council on Tuesday. He presented the version with the updated language that he will share with the members of the Parking Authority. The outcome of the Common Council meeting will provide clearer guidance for Park Norwalk's role.

Mr. Rains asked who would tell the Parking Authority how current operations would need to be modified to support this program and how to step out of the concentrated

area to service streets interested in the program. Mr. Lutz said this would be an ordinance affecting the entire city, so if there is a need for a residential zone in a certain area, the Parking Authority would have to develop guidelines and procedures to effectively manage that area. Mr. Rains asked if the Parking Authority would be looking to engage or assist in leading this ordinance. Mr. Lutz said that it could be one of the first recommendations to come before the Parking Authority once this ordinance is passed, and that the Parking Authority would form a work group to determine the procedures outlined in the plan.

Mr. Aley noted that New Haven and Stamford have residential parking programs and that Mr. Travers has extensive experience in this area.

### **VIII. ADJOURNMENT**

**\*\* MR. ALEY MOVED TO ADJOURN.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:05 PM.

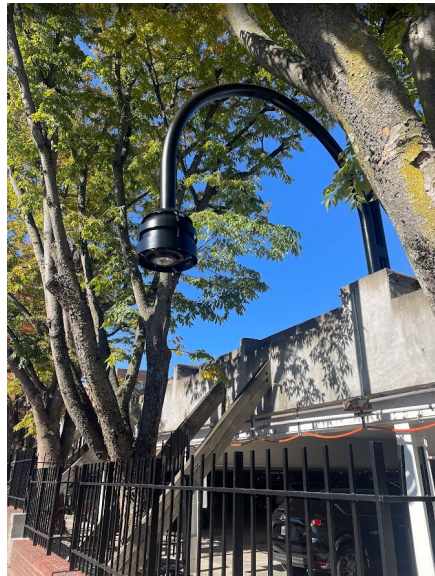
Respectfully submitted,  
Dilene Byrd

**Update: NPA2025-01 Repairs and Improvements at Haviland Parking Deck**

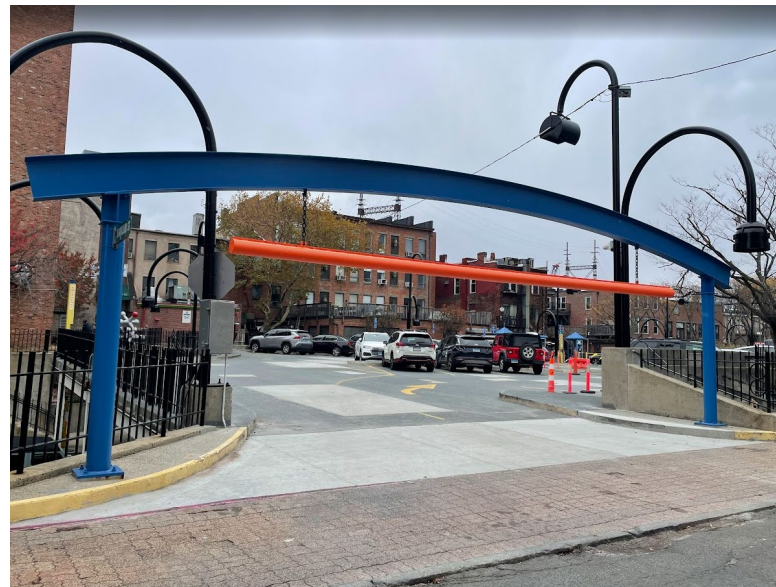
Structural Repairs



Painting of fencing and light fixtures



Gateway improvement



Bike Racks



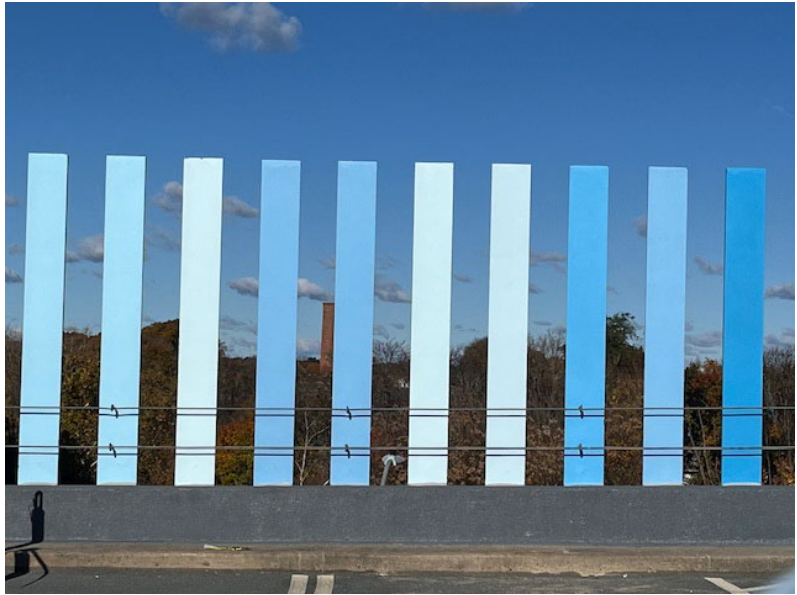
## Corridor Improvements



## Update: NPA2024-02 Aesthetic Enhancements at Yankee Doodle Garage









October  
2025

# Operations/Financial Report

# FINANCIAL SUMMARY

Summary Income Statement Norwalk Parking Authority For the Period Ending October 2025												
	October-25				FOR THE MONTH ENDING OCTOBER 2025					FISCAL YEAR		
	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Forecast	Budget
<b>REVENUES:</b>												
Parking Revenue	561,975	605,036	(43,061)	-7.1%	567,220	2,342,728	2,469,762	(127,034)	-5.1%	2,337,916	7,028,183	7,185,097
Other Revenue	10,073	8,608	1,465	17.0%	10,592	26,751	34,433	(7,682)	-22.3%	33,304	115,253	129,904
<b>Total System Revenue</b>	<b>572,048</b>	<b>613,644</b>	<b>(41,596)</b>	<b>-6.8%</b>	<b>577,812</b>	<b>2,369,479</b>	<b>2,504,195</b>	<b>(134,717)</b>	<b>-5.4%</b>	<b>2,371,221</b>	<b>7,143,436</b>	<b>7,315,001</b>
<b>EXPENSES:</b>												
Operations	355,664	364,024	(8,360)	-2.3%	331,801	1,270,265	1,497,553	(227,288)	-15.2%	1,208,554	4,310,795	4,550,300
City Support/Admin Svcs	62,002	62,002	0	0.0%	71,126	248,006	248,006	-	0.0%	284,502	744,019	744,019
Debt Service	105,517	105,517	0	0.0%	106,513	422,067	422,067	-	0.0%	426,052	1,266,202	1,266,202
Capital Reserve & Replacement	11,250	11,250	0	0.0%	11,250	45,000	45,000	-	0.0%	45,000	135,000	135,000
<b>Total Expenses</b>	<b>534,432</b>	<b>542,792</b>	<b>(8,360)</b>	<b>-1.5%</b>	<b>520,690</b>	<b>1,985,339</b>	<b>2,212,627</b>	<b>(227,288)</b>	<b>-10.3%</b>	<b>1,964,109</b>	<b>6,456,017</b>	<b>6,695,522</b>
<b>Fund Balance</b>	<b>37,616</b>	<b>70,852</b>	<b>(33,236)</b>	<b>-46.9%</b>	<b>57,122</b>	<b>384,140</b>	<b>291,568</b>	<b>92,572</b>	<b>31.7%</b>	<b>407,112</b>	<b>687,419</b>	<b>619,479</b>

## Budget Summary

- Parking revenue is **7.1% under** budget for the month and **5.1% under** budget YTD.
- Transient revenue is **12.8% under** budget for the month and **11.3% under** budget YTD.
- Meter revenue is **5.7% over** budget for the month and **14.6% over** budget YTD.
- Monthly revenue is **3.4% over** budget for the month and **0.7% under** budget YTD.
- Parking violation is **8.7% under** budget for the month and **9.3% under** budget YTD.
- Total expenses are **1.5% under** budget for the month and **10.3% 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 October 31, 2025

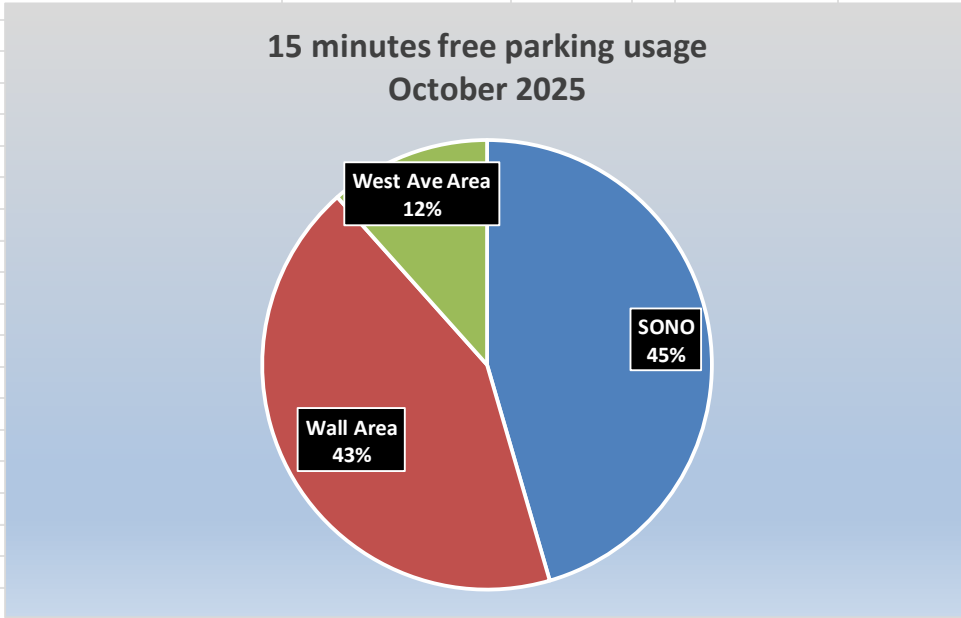
	ACTUAL	BUDGET	Var. (\$)	Var. (%)	COMMENTS	Actual YTD	Budget YTD
<b>PARKING REVENUE</b>							
Transient Parking	\$209,480	\$240,160	(\$30,680)	-12.8%	Transient revenue for the month is under budget. This is mainly coming from SONO area facilities. Some of the decline is attributed to construction at the Haviland Deck repair, but the decline on weekend and night activity in the SONO area remains a major concern.	\$861,702	\$971,809
<b>OPERATING EXPENSES</b>							
Gross Wages	\$152,845	\$111,999	\$40,846	36.5%	Payroll expense is over budget for the month due to third pay period being budgeted in the wrong month. The budget error that was reported in August is off in this month.	\$480,035	\$503,995
Permit/Violation Management	\$2,581	\$10,417	(\$7,835)	-75.2%	Expense for the month is under budget due to timing of invoice from the permit management company.	\$35,616	\$41,667
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	\$53,333
<i>Parking Program</i>	<i>\$1,303</i>	<i>\$8,333</i>	<i>\$8,333</i>	<i>100.0%</i>	Expense for the month is under budget due to termination of contract with previous marketing vendor resulting in saving. This saving is being redirected to our marketing initiatives in the coming months.	\$15,218	\$33,333

# Financial Statement

## For the Month ending October 31, 2025

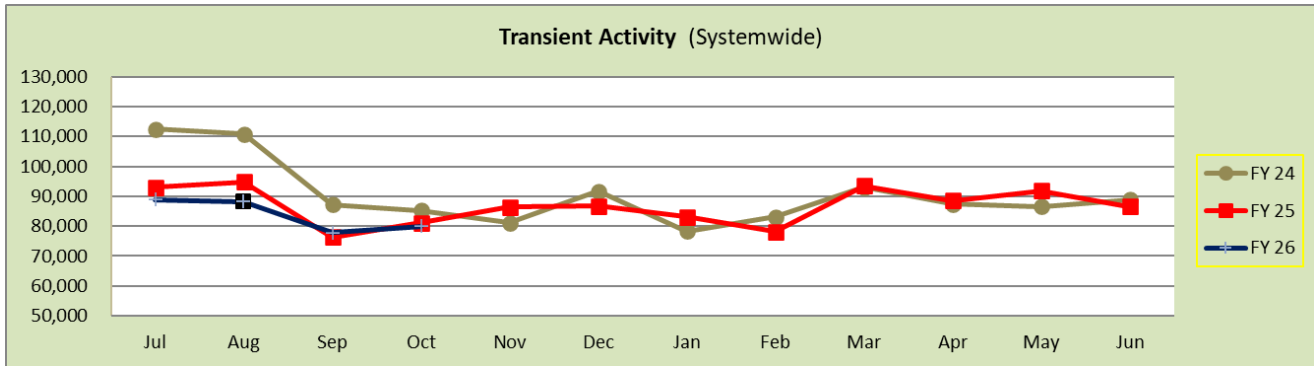
LAZ Karp Associates, LLC and Subsidiaries									
Norwalk Parking Authority									
For the Four Months Ending October 31, 2025									
Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
<b>PARKING REVENUE</b>									
Meter Revenue	64,198.43	60,728.13	3,470.30	5.7%	269,184.16	234,852.28	34,331.88	14.6%	756,579.06
Transient Parking	209,480.41	240,159.99	(30,679.58)	-12.8%	861,701.88	971,808.71	(110,106.83)	-11.3%	2,879,954.15
Monthly Parking	204,625.23	211,787.86	(7,162.63)	-3.4%	841,083.89	847,151.44	(6,067.55)	-0.7%	2,541,454.32
Less: Refunds	(32.40)	0.00	(32.40)	0.0%	(225.40)	0.00	(225.40)	0.0%	0.00
Parking Violation	112,260.00	122,971.20	(10,711.20)	-8.7%	488,723.00	538,579.64	(49,856.64)	-9.3%	1,375,988.16
Less: Sales Tax	(28,556.89)	(30,611.12)	2,054.23	-6.7%	(117,739.70)	(122,630.09)	4,890.39	-4.0%	(368,878.45)
<b>TOTAL PARKING REVENUE</b>	<b>561,974.78</b>	<b>605,036.06</b>	<b>(43,061.28)</b>	<b>-7.1%</b>	<b>2,342,727.83</b>	<b>2,469,761.98</b>	<b>(127,034.15)</b>	<b>-5.1%</b>	<b>7,185,097.24</b>
<b>OTHER REVENUE</b>									
Marketing/Advertising	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	26,604.00
ATM Machines	155.00	266.67	(111.67)	-41.9%	802.00	1,066.68	(264.68)	-24.8%	3,200.04
Lease Income - SNRR/MG	8,270.47	3,164.00	5,106.47	161.4%	15,018.93	12,656.00	2,362.93	18.7%	37,968.00
Lease Income_YDG	0.00	1,446.33	(1,446.33)	-100.0%	4,338.00	5,785.32	(1,447.32)	-25.0%	17,355.96
SNRR Concessions Income	1,648.00	3,648.00	(2,000.00)	-54.8%	6,592.00	14,592.00	(8,000.00)	-54.8%	43,776.00
Investment Income	0.00	83.33	(83.33)	-100.0%	0.00	333.32	(333.32)	-100.0%	999.96
<b>TOTAL OTHER REVENUE</b>	<b>10,073.47</b>	<b>8,608.33</b>	<b>1,465.14</b>	<b>17.0%</b>	<b>26,750.93</b>	<b>34,433.32</b>	<b>(7,682.39)</b>	<b>-22.3%</b>	<b>129,903.96</b>
<b>TOTAL SYSTEM REVENUE</b>	<b>572,048.25</b>	<b>613,644.39</b>	<b>(41,596.14)</b>	<b>-6.8%</b>	<b>2,369,478.76</b>	<b>2,504,195.30</b>	<b>(134,716.54)</b>	<b>-5.4%</b>	<b>7,315,001.20</b>
<b>OPERATING EXPENSES</b>									
Gross Wages	152,844.58	111,998.84	40,845.74	-36.5%	480,035.15	503,994.78	23,959.63	4.8%	1,455,984.92
Payroll Tax Expense	17,087.39	14,167.86	2,919.53	-20.6%	57,284.59	63,755.37	6,470.78	10.1%	184,182.18
Group Health Insurance	13,971.84	11,759.87	2,211.97	-18.8%	56,567.10	52,919.44	3,647.66	-6.9%	152,878.36
Worker's Compensation Expense	6,287.49	4,703.95	1,583.54	-33.7%	19,633.58	21,167.78	1,534.20	7.2%	61,151.36
401K Match Expense	2,994.08	2,239.97	(754.11)	-33.7%	9,349.32	10,079.87	730.55	7.2%	29,119.62
Operating Expenses	10,848.16	12,499.98	1,651.82	13.2%	44,335.41	49,999.92	5,664.51	11.3%	149,999.76
Maritime Condo fees	2,404.45	2,452.08	47.63	1.9%	9,617.80	9,808.32	190.52	1.9%	29,424.96
Management Fee Expense	8,333.33	8,333.35	0.02	0.0%	33,333.32	33,333.40	0.08	0.0%	100,000.20
Uniforms	3,834.00	3,333.34	(500.66)	-15.0%	7,668.00	13,333.36	5,665.36	42.5%	40,000.08
Signage	0.00	4,166.66	4,166.66	100.0%	6,577.38	16,666.64	10,089.26	60.5%	49,999.92
Tickets	0.00	416.68	416.68	100.0%	3,247.57	1,666.72	(1,580.85)	-94.8%	5,000.16
Office Expense	1,373.47	1,666.66	293.19	17.6%	9,162.67	6,666.64	(2,496.03)	-37.4%	19,999.92
Building Repair & Maintenance	42,509.53	47,445.00	4,935.47	10.4%	163,234.89	189,430.00	26,195.11	13.8%	563,060.00
Snow Removal	0.00	0.00	0.00	0.0%	(16,583.00)	0.00	16,583.00	0.0%	183,500.00
Service Contract	18,650.99	21,933.33	3,282.34	15.0%	37,423.15	67,022.20	29,599.05	44.2%	180,355.48
Sanitation	2,016.67	2,200.00	183.33	8.3%	7,785.32	8,800.00	1,014.68	11.5%	26,400.00
Security Services	13,052.50	13,688.88	636.38	4.6%	36,991.40	41,188.86	4,197.46	10.2%	109,999.92
Permit/Violation Management	2,581.25	10,416.65	7,835.40	75.2%	35,616.34	41,666.60	6,050.26	14.5%	124,999.80
Utilities Expense	1,291.67	6,683.38	5,391.71	80.7%	8,739.98	26,733.52	17,993.54	67.3%	82,954.56
Vehicle Expense	4,522.38	3,333.34	(1,189.04)	-35.7%	16,322.03	13,333.36	(2,988.67)	-22.4%	40,000.08
Telephone	8,495.33	8,750.00	254.67	2.9%	33,633.00	35,000.00	1,367.00	3.9%	105,000.00
Equipment Expense	0.00	13,333.33	13,333.33	100.0%	1,691.63	53,333.32	51,641.69	96.8%	159,999.96
Bank and Credit Card Fees	26,901.75	30,746.64	3,844.89	12.5%	118,523.88	125,353.29	6,829.41	5.4%	364,579.47
Liability Insurance	13,599.86	15,254.05	1,654.19	10.8%	56,792.01	62,299.73	5,507.72	8.8%	181,709.37
Parking Program	1,303.39	8,333.35	7,029.96	84.4%	15,218.11	33,333.40	18,115.29	54.3%	100,000.20
Marketing and Communication	759.60	4,166.66	3,407.06	81.8%	18,064.48	16,666.64	(1,397.84)	-8.4%	49,999.92
<b>TOTAL OPERATING EXPENSES</b>	<b>355,663.71</b>	<b>364,023.85</b>	<b>8,360.14</b>	<b>2.3%</b>	<b>1,270,265.11</b>	<b>1,497,553.16</b>	<b>227,288.05</b>	<b>15.2%</b>	<b>4,550,300.20</b>
<b>CITY ADMINISTERED EXPENSES</b>									
Other City Payroll Expenses	36,959.33	36,959.33	0.00	0.0%	147,837.32	147,837.32	0.00	0.0%	443,511.96
Electric	19,642.10	19,642.10	0.00	0.0%	78,568.40	78,568.40	0.00	0.0%	235,705.20
Sewer	968.26	968.26	0.00	0.0%	3,873.04	3,873.04	0.00	0.0%	11,619.12
Professional Services	3,750.01	3,750.01	0.00	0.0%	15,000.04	15,000.04	0.00	0.0%	45,000.12
Legal Service Retainer	416.65	416.65	0.00	0.0%	1,666.60	1,666.60	0.00	0.0%	4,999.80
Business Expense	265.27	265.27	0.00	0.0%	1,061.08	1,061.08	0.00	0.0%	3,183.24
<b>TOTAL CITY ADMINISTERED EXPENSES</b>	<b>62,001.62</b>	<b>62,001.62</b>	<b>0.00</b>	<b>0.0%</b>	<b>248,006.48</b>	<b>248,006.48</b>	<b>0.00</b>	<b>0.0%</b>	<b>744,019.44</b>
<b>SUBTOTAL OPERATING EXPENSES</b>	<b>417,665.33</b>	<b>426,025.47</b>	<b>8,360.14</b>	<b>2.0%</b>	<b>1,518,271.59</b>	<b>1,745,559.64</b>	<b>227,288.05</b>	<b>13.0%</b>	<b>5,294,319.64</b>
Debt Service Interest	18,084.49	18,084.49	0.00	0.0%	72,337.96	72,337.96	0.00	0.0%	217,013.88
Debt Service Principle	87,432.38	87,432.38	0.00	0.0%	349,729.52	349,729.52	0.00	0.0%	1,049,188.56
<b>SUBTOTAL DEBT SERVICES</b>	<b>105,516.87</b>	<b>105,516.87</b>	<b>0.00</b>	<b>0.0%</b>	<b>422,067.48</b>	<b>422,067.48</b>	<b>0.00</b>	<b>0.0%</b>	<b>1,266,202.44</b>
Capital Reserve and Replacement	11,250.01	11,250.01	0.00	0.0%	45,000.04	45,000.04	0.00	0.0%	135,000.12
<b>TOTAL EXPENSES</b>	<b>534,432.21</b>	<b>542,792.35</b>	<b>8,360.14</b>	<b>1.5%</b>	<b>1,985,339.11</b>	<b>2,212,627.16</b>	<b>227,288.05</b>	<b>10.3%</b>	<b>6,695,522.20</b>
<b>Fund Balance</b>	<b>37,616.04</b>	<b>70,852.04</b>	<b>(33,236.00)</b>	<b>-46.9%</b>	<b>384,139.65</b>	<b>291,568.14</b>	<b>(92,571.51)</b>	<b>31.7%</b>	<b>619,479.00</b>

<b>15 Minutes Usage update</b>					
Oct-25			Sep-25		
<b># of Transactions</b>			<b># of Transactions</b>		
<b>Total for the month</b>	<b>4301</b>			<b>4309</b>	
Increase in usage from Prior month	↓ 0%				
<b>Sub Area</b>	<b># of Transactions</b>		<b>Sub Area</b>	<b># of Transactions</b>	
SONO	1957	46%	SONO	1903	44%
Wall Area	1845	43%	Wall Area	1873	43%
West Ave Area	499	12%	West Ave	533	12%
<b>Grand Total</b>	<b>4301</b>		<b>Grand Total</b>	<b>4309</b>	

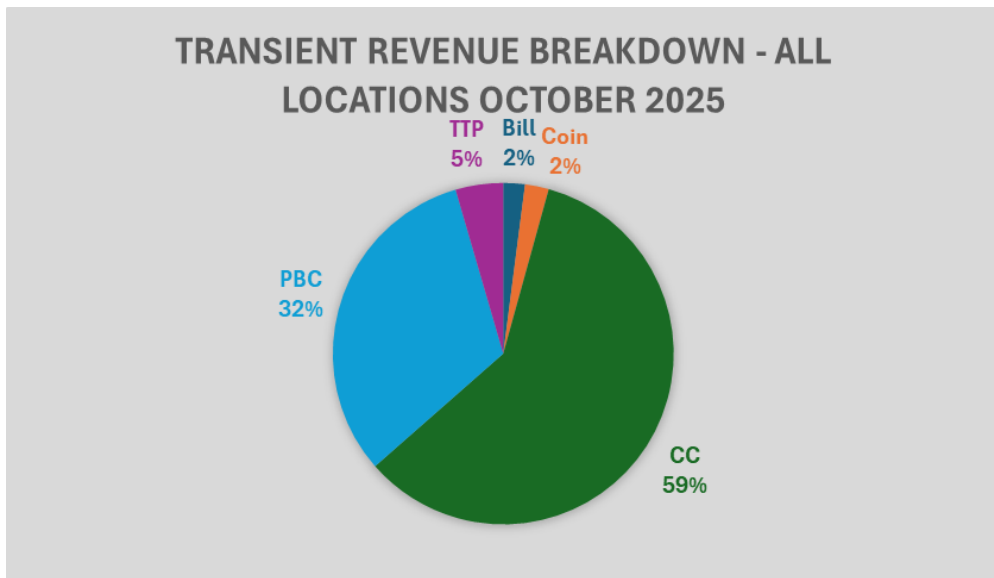


Systemwide Transient Activity

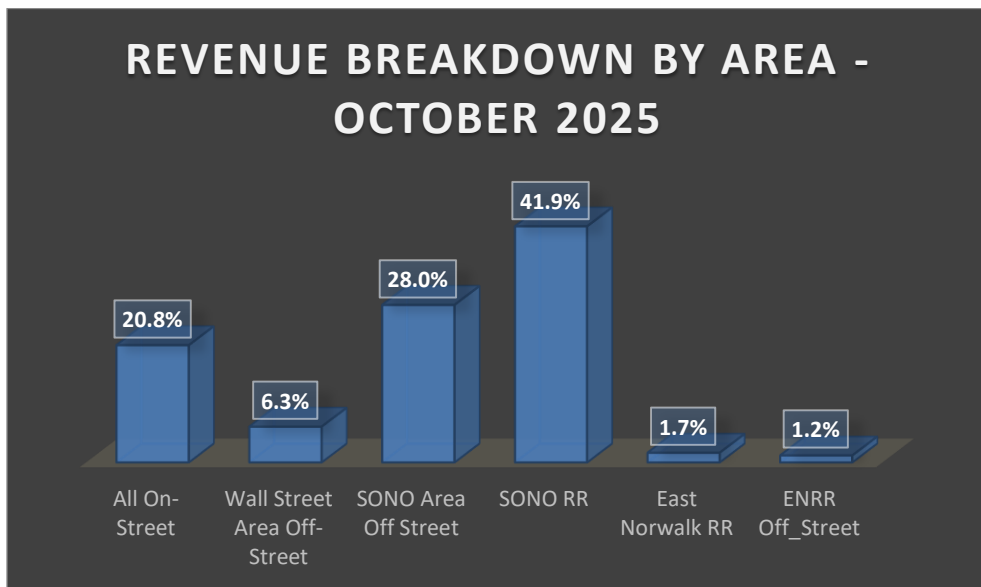
- Overall, systemwide transient activity for YTD is **3.05% below** the previous year.



Systemwide transient payment breakdown for the month

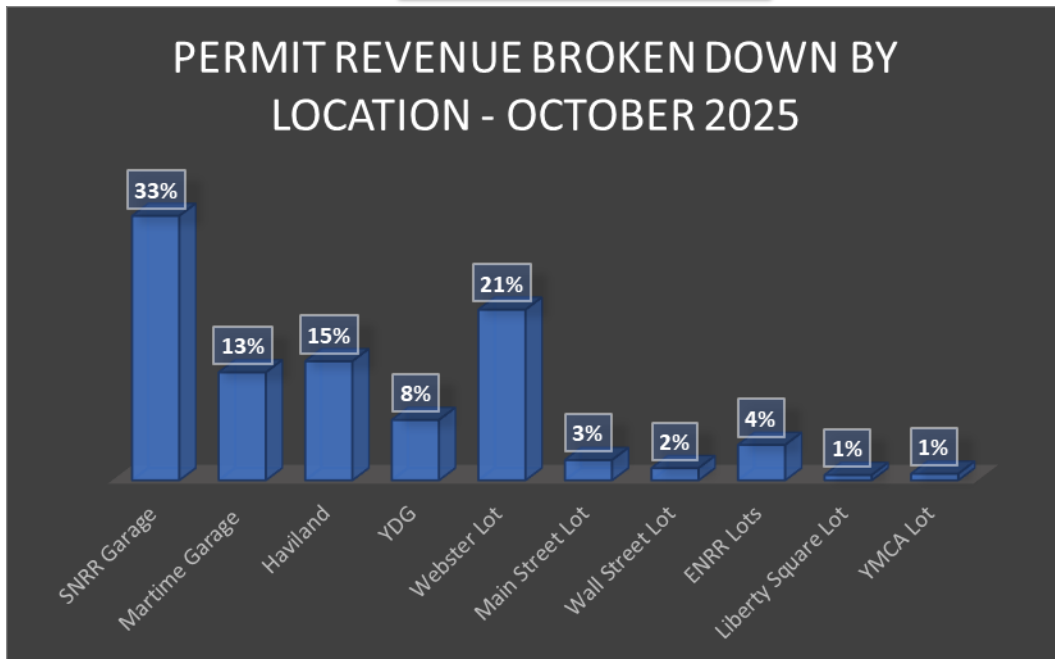
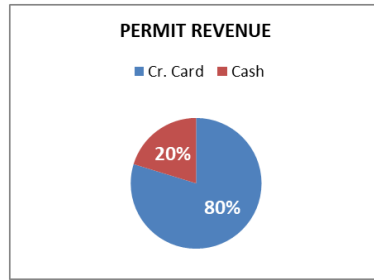
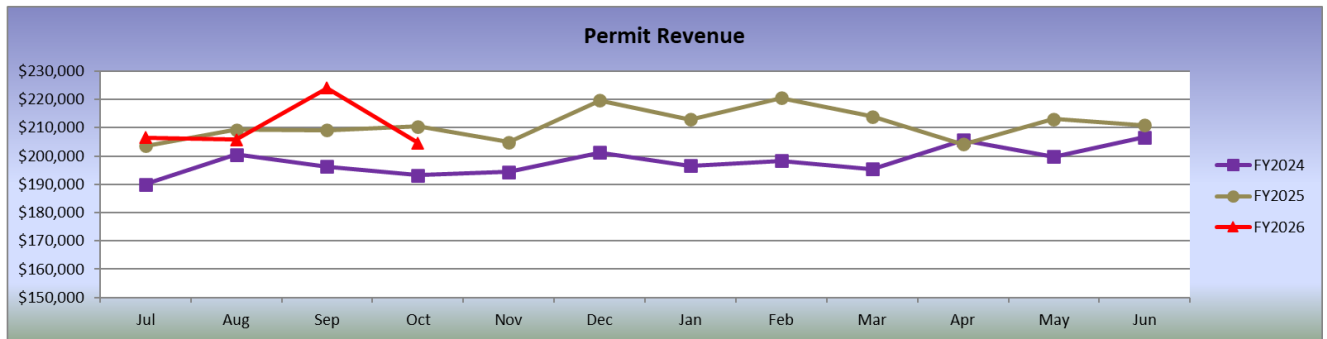
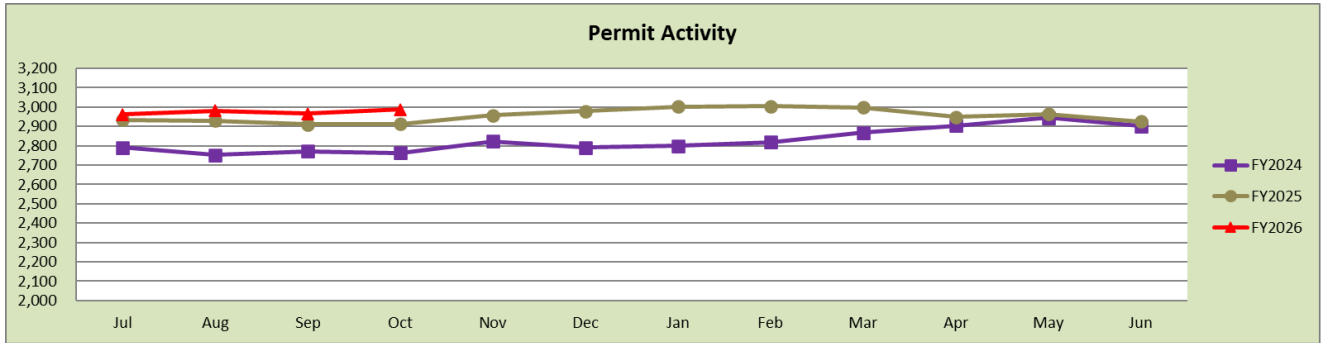


Systemwide transient revenue breakdown by area for the month



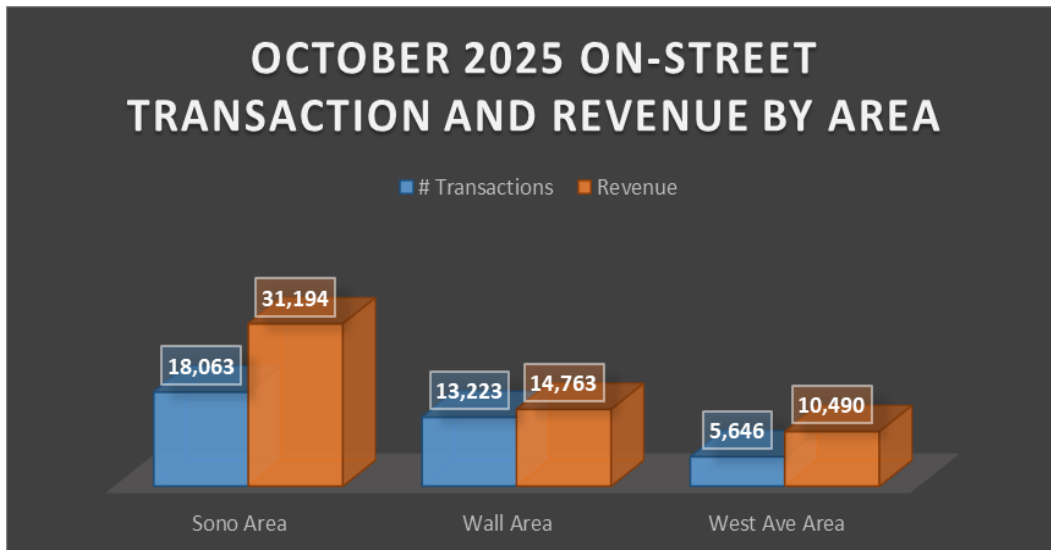
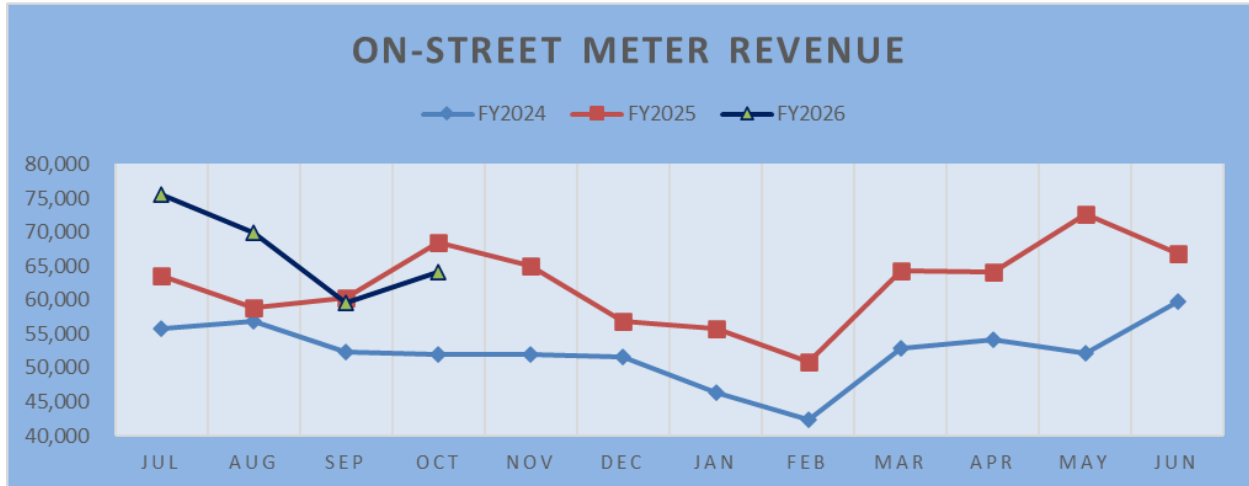
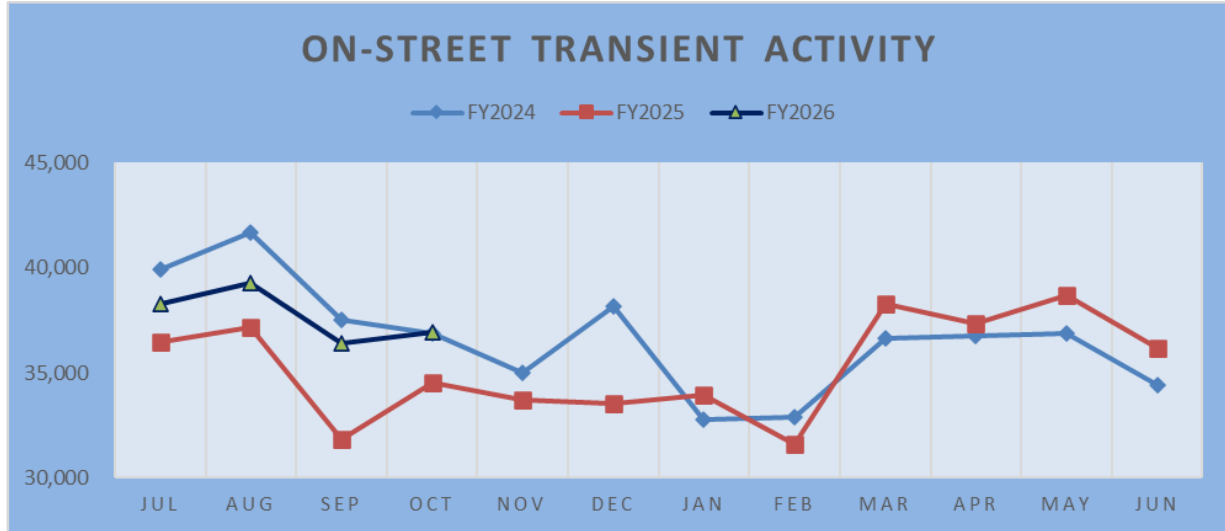
## Permit Sales

- YTD compared to last year, permit activity is **up 1.8%** and revenue is **up 1.1%**.
- **For the month, 2,988** permits were sold systemwide. There are 3,092 spaces available for permits. Permit Revenue for the month represents 35% of the total gross revenue.



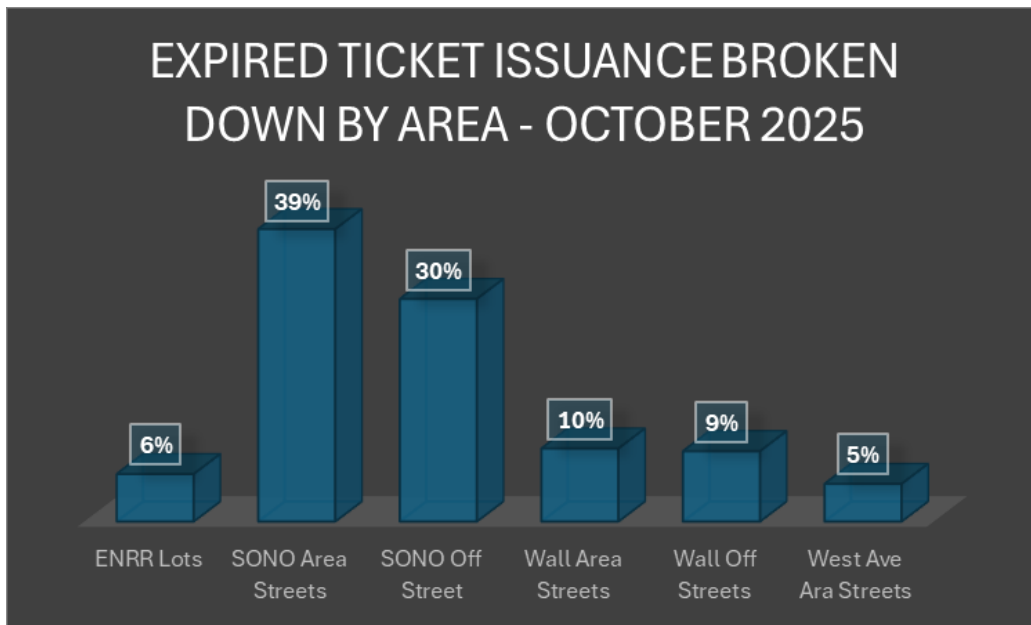
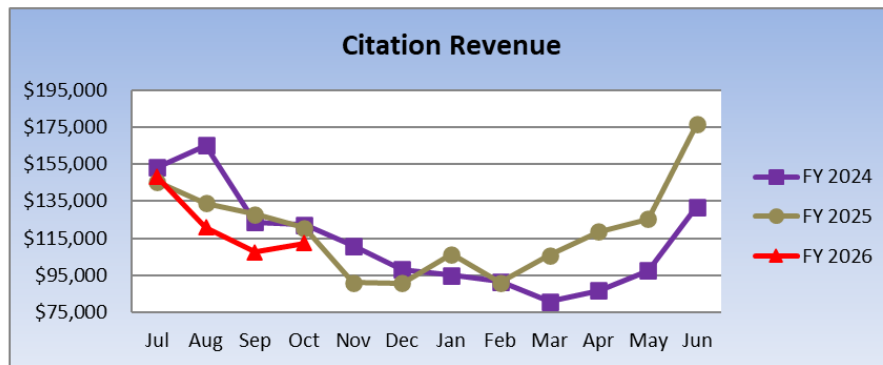
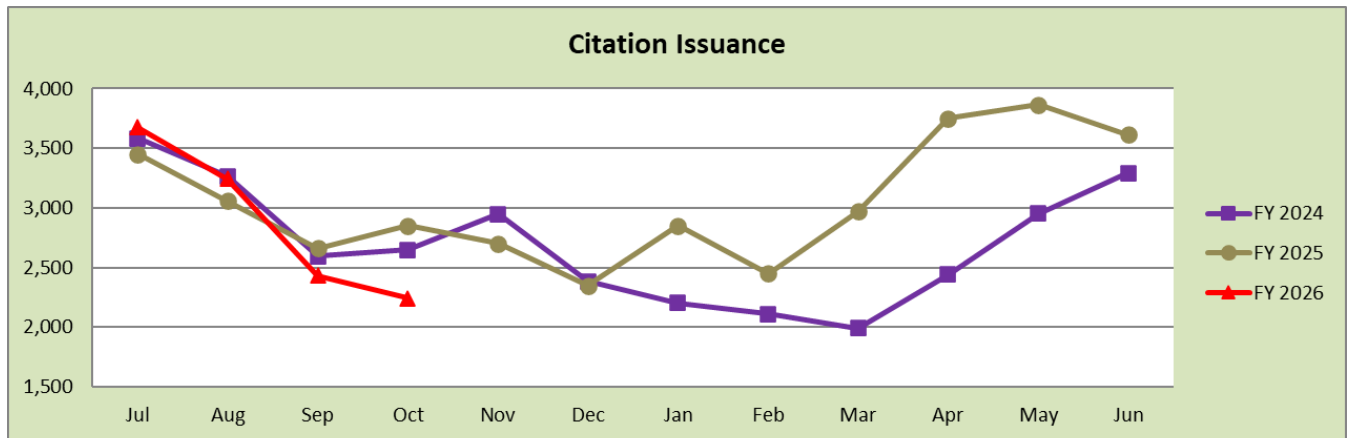
## On-Street Parking

- YTD through October, on-street transient activity was **up 7.8%** and revenue was **up 7.2%** compared to last year.
- For the month of October, on-street transient activity was **up 1.3%** compared to last month following seasonal trend.



## Parking Enforcement

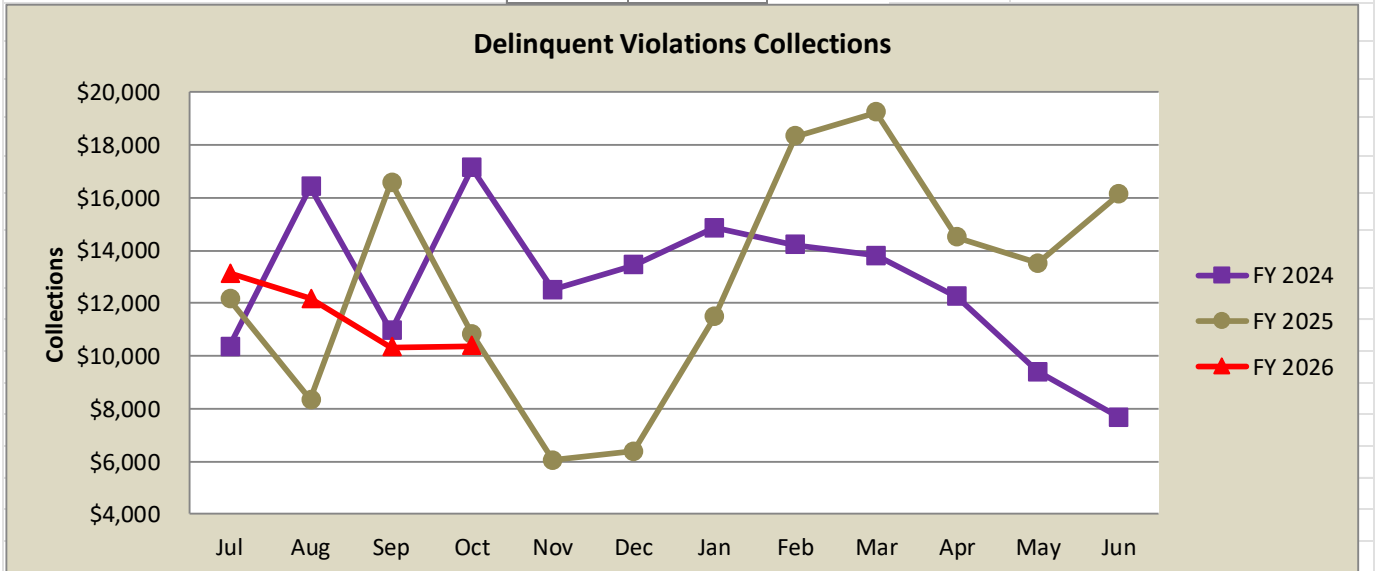
- Compared to last month, ticket issuance was **down 7.9%** and citation revenue was **up 4.6%**.



# Parking Violations Collection Program

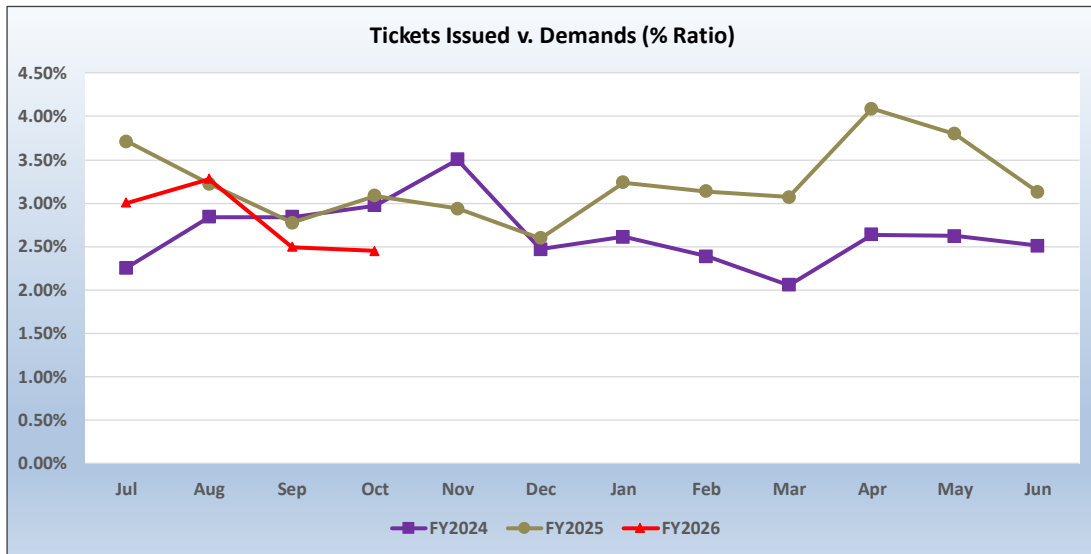
Fiscal Year	Delinquent \$
2013	\$131,458
2014	\$108,435
2015	\$84,233
2016	\$84,628
2017	\$152,412
2018	\$128,025
2019	\$103,032
2020	\$93,378
2021	\$71,346
2022	\$137,355
2023	\$129,477
2024	\$152,931
2025	\$153,470
2026	\$45,980

YTD thru October



## 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	2,676
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	2,783
FY2026	2,670	2,894	1,943	1,960									9,467	2,367

### 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	98,983
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	86,362
FY2026	88,840	88,268	77,825	79,975									334,908	83,727

### 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%	2.73%
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%	3.20%
FY2026	3.01%	3.28%	2.50%	2.45%									2.81%

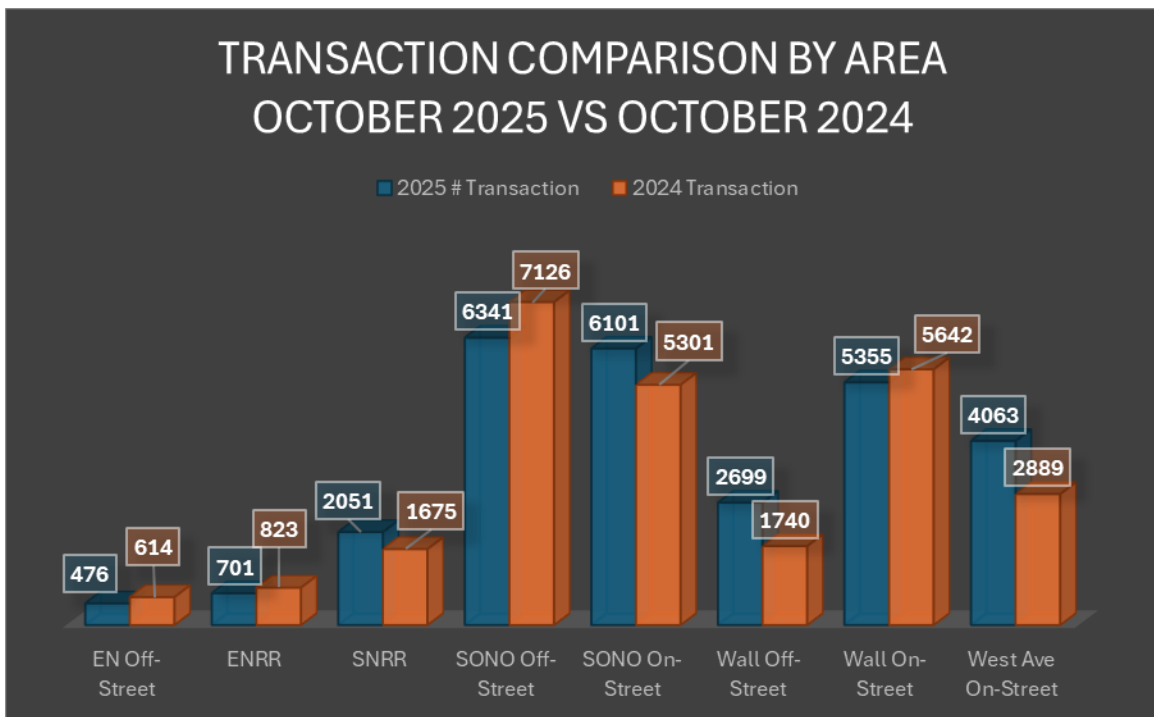
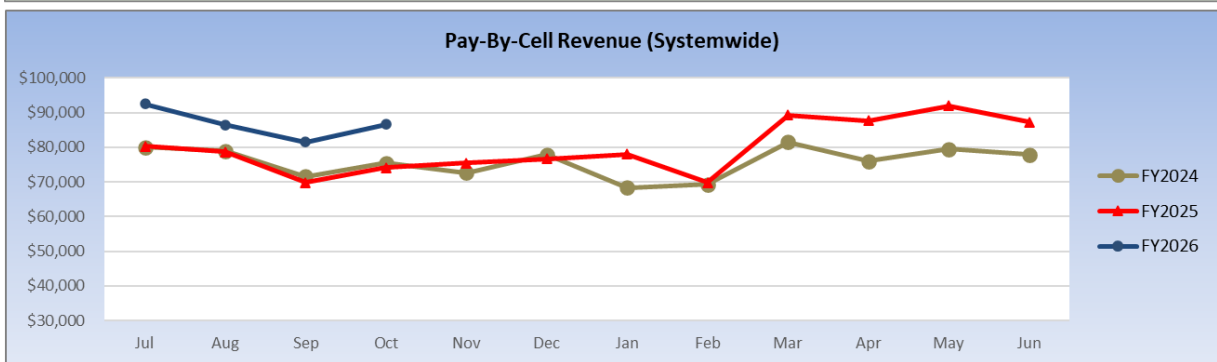
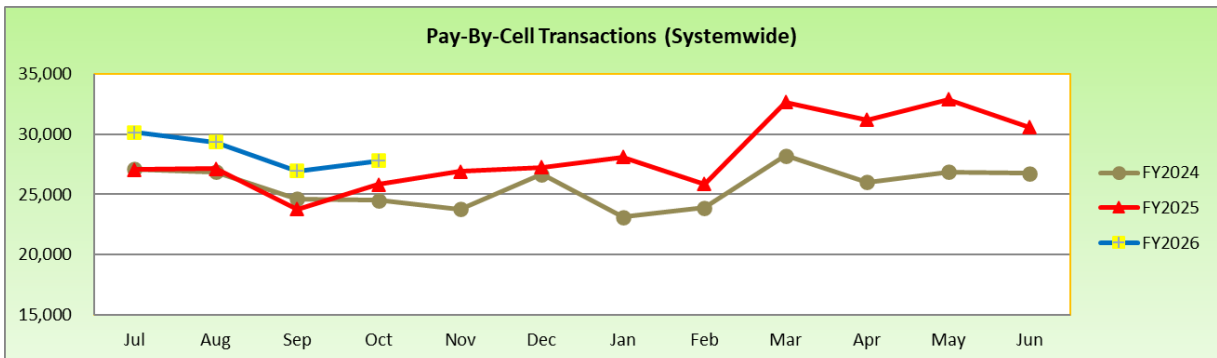
## Tickets Issued v. Demands Analysis (continued)

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

<b>3 Years Summary (Expired meter violations only)</b>			
<b>Locatoin Name</b>	<b>Current 2025/26</b>	<b>2024/25</b>	<b>2023/24</b>
Ann St.	4.7%	4.1%	4.5%
Berkeley St.	25.4%	12.7%	12.0%
Haviland St.	2.5%	4.1%	4.3%
Madison St.	4.5%	4.8%	9.5%
Maple St.	3.7%	3.7%	3.9%
Marshall St.	1.5%	0.8%	0.9%
Merwin St	3.9%	5.5%	6.6%
Monroe St.	2.0%	1.2%	0.8%
N. Main St.	2.9%	3.7%	3.5%
N. Water St.	3.7%	3.4%	3.9%
Orchard St	4.8%	5.1%	3.9%
Quincy St.	0.0%	0.0%	0.0%
S. Main St.	2.5%	2.2%	1.9%
W. Washington St.	0.9%	1.0%	1.7%
Washington St.	5.1%	5.8%	4.9%
West Ave	1.8%	1.9%	2.6%
East Wall St.	0.7%	1.3%	1.1%
Main St.	1.3%	1.2%	0.8%
Mott Ave.	3.8%	6.6%	21.4%
River St.	2.4%	2.6%	1.3%
Wall St.	2.5%	2.2%	1.5%
High St.	6.2%	6.0%	5.7%
Hoyt St.	5.1%	5.5%	5.2%
Belden Ave.	0.3%	1.7%	15.3%
Burnell Boulevard	5.5%	8.4%	5.7%
Buttler Street	6.8%	0.0%	0.0%
Webster Lot	2.5%	2.8%	1.9%
Haviland Deck	1.9%	2.1%	1.9%
North Water Lot	2.7%	3.3%	2.7%
SNRR Lot	5.8%	5.5%	4.4%
YDG	2.3%	2.7%	2.3%
Wall Street Lot	1.6%	1.9%	1.7%
Main Street Lot	1.8%	2.2%	1.6%
Liberty Square Lot	0.8%	1.4%	0.8%
<b>Grand Total</b>	<b>3%</b>	<b>3.0%</b>	<b>2.6%</b>

## Pay-By-Cell

- YTD through October, pay by cell activity was **up 10.1%** and revenue was **up 14.6%** compared to the same period last year.
- Compared to last month, October transactions were up **3.2%** and revenue was **up 6.2%**.



**§ \_\_\_\_\_ 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 followed by a second thirty-day public comment period and a second public hearing before the Parking Authority. Following the public comment periods, 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 in whole but not in part. 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.

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# VISIONAIRE® & VISTAGARD™ GRILLES

Models ESG10, ESG12, & ESG11



## SECURITY, VISIBILITY AND AIR FLOW IN ELEGANT DESIGNS

### CUSTOM-BUILT, SECURE SEPARATION

Durable Rolling Security Grilles keep areas off-limits and can be configured to meet your desired design aesthetic. Built to an exact opening size, the commercial-duty design is durable, requires little-to-no maintenance and offers ease of repair with readily available parts. Install these grilles behind storefront glass, at service window openings, in schools, malls, healthcare settings and more.

### OUT-OF-SIGHT, COMPACT STORAGE

For convenience, the curtain stores in an overhead coil supported by the guide extensions.



Open Air Straight Pattern  
**VISIONAIRE® MODEL ESG10**  
Available in 3", 6", or 9" spacing

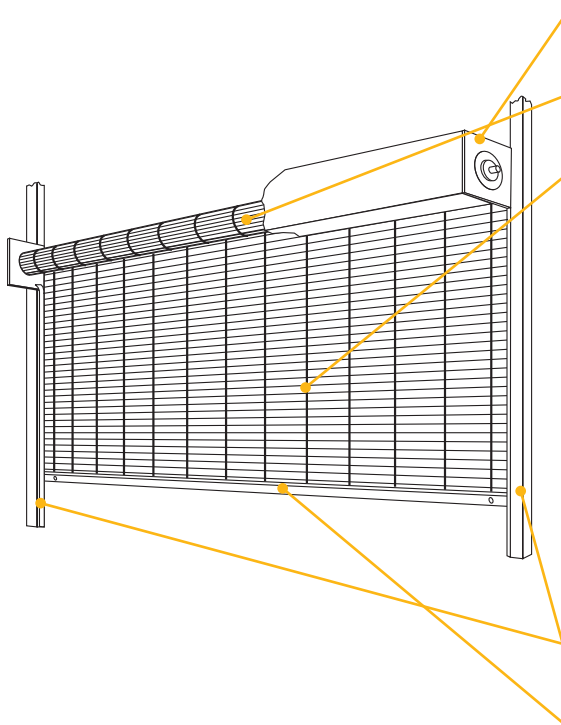


Open Air Brick Pattern  
**VISIONAIRE® MODEL ESG12**  
For superior, high-cycle durability



Solid, Clear Protection  
**VISTAGARD™ MODEL ESG11**  
Flame-retardant polycarbonate material provides protection from refuse and the theft of small articles through the curtain. Glazed with Lexan®, curtain modules are secured by molded nylon links.

## STANDARD COMPONENT MATERIALS AND FINISHES



**BRACKETS** - Steel with SpectraShield® powder coating in Gray. Bolt to guide assembly and support counter-balance shaft and curtain.

**COUNTER-BALANCE SHAFT** - Steel. Supports curtain and contains torsion springs for assisting operation.

### **CURTAIN**

#### **VISIONAIRE MODEL ESG10**

$\frac{5}{16}$ " Solid aluminum rods (alloy 5056 H32) at 2" on center with vertical chains of eyeleted aluminum spaced at 9" apart. Chains may also be specified at 6" or 3" apart.

#### **VISIONAIRE MODEL ESG12**

$\frac{5}{16}$ " Solid aluminum rods (alloy 5056 H32) at 2" on center. Heavy-duty aluminum links are staggered by tube spacers.

#### **VISTAGARD MODEL ESG11**

$\frac{5}{16}$ " Solid aluminum rods (alloy 5056 H32) at 3" on center with vertical chains of eyeleted aluminum spaced at 12" apart. Flame-retardant polycarbonate panels offer solid, clear protection.

**GUIDES** - Extruded aluminum in mill finish, polypropylene pile runners and mounting member. Bolt to the wall and support the weight of the grille.

**BOTTOM BAR** - Heavy-duty extruded aluminum in mill finish. For widths greater than 27'-4", bar is reinforced with aluminum angle(s).

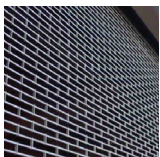
## OPERATION AND STRUCTURAL REQUIREMENTS

**Hand-crank, push-up and a variety of motor options are available.**

This product is supported by a guide assembly attached to the jamb construction or structural tubes attached to either wall or overhead construction. No additional header support is required unless hood supports are mandated by a larger opening width.

## OPTIONAL MATERIALS AND FINISHES

- ▶ Aluminum in clear and color anodized finish
- ▶ Stainless steel 300 series in #4 finish (ESG10 and ESG11 only)
- ▶ SpectraShield® powder coating in more than 180 colors (not available on curtains)
- ▶ Hot-dip galvanizing on steel rods (ESG10 only)
- ▶ Hoods available as an option. Galvanized steel with exclusive GalvaNex™ polyester enamel finish in Gray or SpectraShield Powder Coating in more than 180 colors; aluminum in mill, clear and color anodized finish; or 300 series stainless steel with a #4 finish



## CUSTOM-DESIGNED SOLUTIONS

Contact our experienced Architectural Design Support Team for help in customizing our products to fit your specific application.

 [www.architectdoorhelp.com](http://www.architectdoorhelp.com)

# Job Quote

# American Overhead Doors Inc

**Number:** 139015

1885 South Main Street  
Middletown, CT 06457-0207

**Quote Date:** 7/22/2025 8:26:23AM

(860) 347-1507 (860) 349-8210 (fax)

**Bill to:** LAZ  
1 STATE ST  
NORWALK, CT 06850

**Service at:** LAZ  
1 STATE ST  
NORWALK, CT 06850

**Description:** FURNISH & INSTALL FIVE STANDARD CYCLE COILING GRILLES

**Customer ID:** 52140

Items	Quantity	Unit	Unit Price	Total Price
12'-4 1/2" X 11'-7" CORNELL ESG10 COILING GRILLE INCLUDES: MOTOR OPERATION MONITORED ELECTRIC SENSING EDGE PHOTO EYES CLEAR ANODIZED ALUMINUM HOOD & MOTOR COVER	1.00		\$13,000.00	\$13,000.00
13'-8" X 9'-6 1/2" CORNELL ESG10 COILING GRILLE INCLUDES: MOTOR OPERATION MONITORED ELECTRIC SENSING EDGE PHOTO EYES CLEAR ANODIZED ALUMINUM HOOD & MOTOR COVER	1.00		\$13,000.00	\$13,000.00
14'-2" X 9'-6" CORNELL ESG10 COILING GRILLE INCLUDES: MOTOR OPERATION MONITORED ELECTRIC SENSING EDGE PHOTO EYES CLEAR ANODIZED ALUMINUM HOOD & MOTOR COVER	1.00		\$13,000.00	\$13,000.00
12'-1" X 9'-6 1/2" CORNELL ESG10 COILING GRILLE INCLUDES: MOTOR OPERATION MONITORED ELECTRIC SENSING EDGE PHOTO EYES CLEAR ANODIZED ALUMINUM HOOD & MOTOR COVER	1.00		\$12,000.00	\$12,000.00
20'-4" X 10'-7" CORNELL ESG10 COILING GRILLE INCLUDES: MOTOR OPERATION MONITORED ELECTRIC SENSING EDGE PHOTO EYES CLEAR ANODIZED ALUMINUM HOOD & MOTOR COVER SLOPED BOTTOM BAR	1.00		\$15,500.00	\$15,500.00

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**Description:** FURNISH & INSTALL FIVE STANDARD CYCLE COILING  
GRILLES

**Customer ID:** 52140

Items	Quantity	Unit	Unit Price	Total Price
REMOVAL OF EXISTING	5.00		\$800.00	\$4,000.00
INSTALLATION INCLUDED	140.00		\$0.00	\$0.00
FORK LIFT RENTAL	1.00		\$2,000.00	\$2,000.00

<b>Quote Subtotal:</b>	<b>\$72,500.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<b>Quote Amount:</b>	<b>\$72,500.00</b>

**Additional Details:**

FURNISH & INSTALLED/QUOTE VALID 15 DAYS/LEAD TIME 5-6 WEEKS/65% DEPOSIT REQUIRED TO ORDER/BALANCE DUE NET 30/ALL WIRING & CONDUIT BY OTHERS/ALL ACCESS CONTROLS & ACTIVATION DEVICES BY OTHERS

\_\_\_\_\_  
Authorized Signature

NOTE: Applicable sales tax will be added to the amount shown when the job is billed.

# Job Quote

# American Overhead Doors Inc

**Number:** 139072

1885 South Main Street  
Middletown, CT 06457-0207

**Quote Date:** 7/24/2025 1:17:11PM

(860) 347-1507 (860) 349-8210 (fax)

**Bill to:** LAZ PARKING  
11 NORTH WATER ST  
NORWALK, CT 06854

**Service at:** MARITIME AQUARIUM  
11 N WATER ST  
NORWALK, CT 06850

**Description:** FURNISH & INSTALL FOUR REPLACEMENT COILING GRILLES

**Customer ID:** 53117

Items	Quantity	Unit	Unit Price	Total Price
14'-10" X 11'-2" CORNELL ESG10 COILING GRILLE	1.00		\$16,500.00	\$16,500.00
INCLUDE: CLEAR ANODIZED ALUMINUM MOTOR OPERATION LIGHT CURTAIN TIMER TO CLOSE 100,000 CYCLE SPRINGS MOUNT TO 3" X 3" TUBES BOTTOM BAR NOTCHED FOR CURBS				
10'-2 7/8" X 11'-3 1/2" CORNELL ESG10 COILING GRIL	1.00		\$13,500.00	\$13,500.00
INCLUDE: CLEAR ANODIZED ALUMINUM MOTOR OPERATION LIGHT CURTAIN TIMER TO CLOSE 100,000 CYCLE SPRINGS MOUNT TO 3" X 3" TUBES BOTTOM BAR NOTCHED FOR CURBS				
20'-13/16" X 9'-9" CORNELL ESG10 COILING GRILLE	1.00		\$16,000.00	\$16,000.00
INCLUDE: CLEAR ANODIZED ALUMINUM MOTOR OPERATION LIGHT CURTAIN TIMER TO CLOSE 100,000 CYCLE SPRINGS MOUNT TO 3" X 3" TUBES EXTERIOR MOUNT WITH SLOPED HOOD & MOTOR COVER				
20'-9" X 9'-11 1/2" CORNELL ESG10 COILING GRILLE	1.00		\$16,500.00	\$16,500.00
INCLUDE: CLEAR ANODIZED ALUMINUM MOTOR OPERATION LIGHT CURTAIN TIMER TO CLOSE 100,000 CYCLE SPRINGS MOUNT TO 3" X 3" TUBES EXTERIOR MOUNT WITH SLOPED HOOD & MOTOR COVER				

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**Description:** FURNISH & INSTALL FOUR REPLACEMENT COILING GRILLES

**Customer ID:** 53117

Items	Quantity	Unit	Unit Price	Total Price
INSTALLATION INCLUDED	96.00		\$0.00	\$0.00
FORK LIFT RENTAL	1.00		\$2,000.00	\$2,000.00

<b>Quote Subtotal:</b>	<b>\$64,500.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<b>Quote Amount:</b>	<b>\$64,500.00</b>

**Additional Details:**

FURNISH & INSTALLED/QUOTE VALID 15 DAYS/LEAD TIME 4-5 WEEKS/65% DEPOSIT REQUIRED TO ORDER/BALANCE DUE NET 30/ALL CONDUIT, WIRING & ACTIVATION DEVICES BY OTHERS

\_\_\_\_\_  
Authorized Signature

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