



REGULAR MEETING – PARKING AUTHORITY AGENDA

JANUARY 28, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING

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



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



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



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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: December 17, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
 - A. **Engineering and Project Report**
 - 1. Update: Condition Assessments (Desman presentation)
 - B. **Financial and Operating Report - LAZ**
- VI. **NEW BUSINESS**

- A. Discuss and Vote: Capital Request FY26-27
- B. Discuss and Vote: Operations Budget FY26-27
- C. Discuss and Vote: Holiday Decorations

VII. **OLD BUSINESS**

- A. Update: Residential Parking Program -Community Listening Sessions

VIII. **ADJOURNMENT**

UPCOMING MEETINGS

February 25, 2026

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 to provide written comment prior to the meeting.

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

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

STAFF James Travers, Director, TMP

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

I. CALL TO ORDER

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

II. ROLL CALL

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

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 19, 2025

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

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

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There were no public comments this evening.

V. NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**** THE MOTION PASSED UNANIMOUSLY.**

VI. ADJOURNMENT

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

The meeting was adjourned at 6:55 PM.

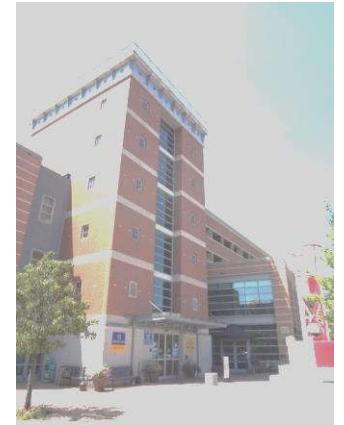
Respectfully submitted,

Dilene Byrd

CONDITION APPRAISALS NORWALK PARKING AUTHORITY PARKING GARAGES FY 2025

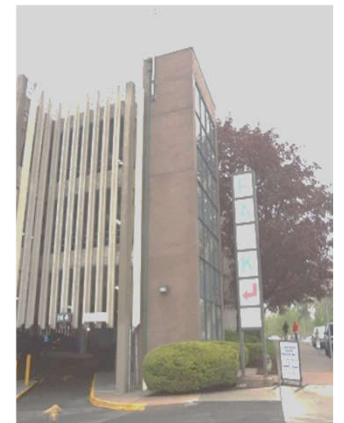


HAVILAND PARKING GARAGE
YANKEE DOODLE PARKING GARAGE
MARITIME PARKING GARAGE
S.O.N.O. TRAIN STATION PARKING GARAGE



DESMAN

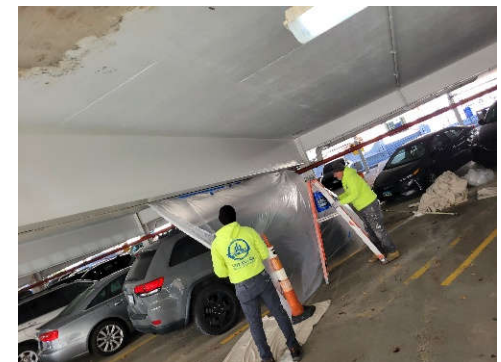
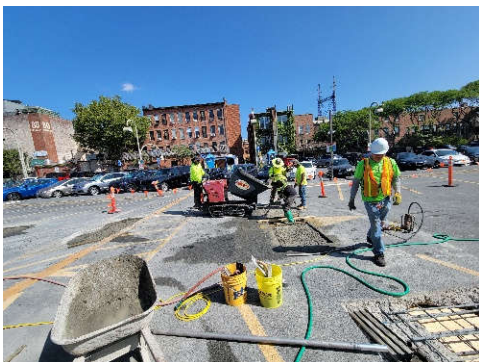
PREPARED BY: DESMAN
JANUARY 28, 2026



HAVILAND PARKING GARAGE



Date of Completion:	1982						
Age of Structure:	44 years						
Type of Structure:	Cast-in-Place Post-Tensioned Concrete						
Construction Work in progress:	Concrete repairs, waterproofing, replacement of floor drains, painting, installation of new stair						
5-Year Projection Highlights:	<table><tr><td>Prioritized Repairs (Year 1):</td><td>\$0.00</td></tr><tr><td>Programmed Repairs (Year 2):</td><td>\$18,300.00</td></tr><tr><td>Long-Term Repairs (Years 3 – 5):</td><td>\$290,400.00</td></tr></table>	Prioritized Repairs (Year 1):	\$0.00	Programmed Repairs (Year 2):	\$18,300.00	Long-Term Repairs (Years 3 – 5):	\$290,400.00
Prioritized Repairs (Year 1):	\$0.00						
Programmed Repairs (Year 2):	\$18,300.00						
Long-Term Repairs (Years 3 – 5):	\$290,400.00						
Total 5-Year Projection:	\$308,700						



YANKEE DOODLE PARKING GARAGE



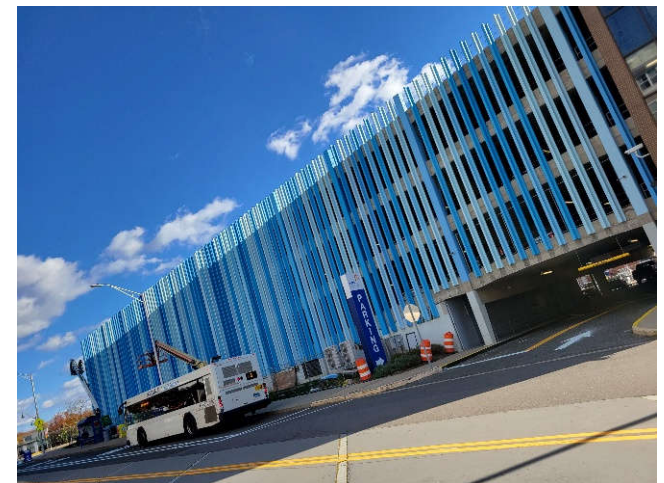
Date of Completion: 1974
Age of Structure: 49 years
Type of Structure: One-way cast-in-place post-tensioned concrete slabs, spanning precast single tee beams

**Work in Design/
Release to Bid Soon:** Concrete slab repairs, Concrete & Waterproofing Repairs

5-Year Projection Highlights:

Prioritized Repairs (Year 1):	\$1,919,350.00
Programmed Repairs (Year 2):	\$516,000.00
Long-Term Repairs (Years 3 – 5):	\$1,245,200.00

Total 5-Year Projection: **\$3,680,550**





MARITIME PARKING GARAGE

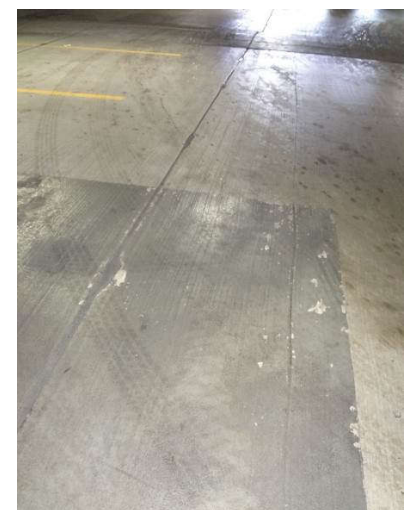
Date of Completion: 2005
Age of Structure: 21 years
Type of Structure: Precast concrete double tees

Recommended Work proposed: Shear connector repairs, Epoxy Overlay Installation waterproofing, drainage repairs

5-Year Projection Highlights:

Prioritized Repairs (Year 1):	\$575,150.00
Programmed Repairs (Year 2):	\$786,250.00
Long-Term Repairs (Years 3 – 5):	\$1,262,100.00

Total 5-Year Projection: **\$2,623,500.00**



SOUTH NORWALK RAILROAD TRAIN STATION PARKING GARAGE



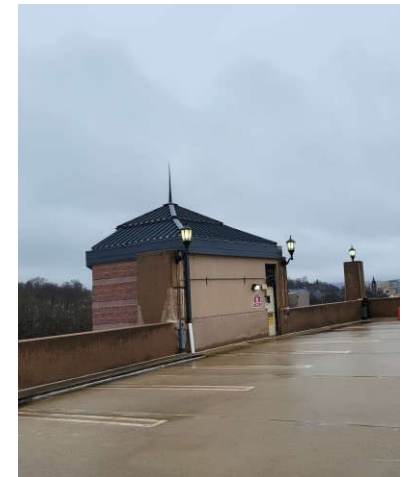
Date of Completion: 1995
Age of Structure: 31 years
Type of Structure: Precast concrete double tees

Recommended Work proposed: Stair Repair and Installation of Enclosures, shear connector repairs, waterproofing, epoxy overlay Installation, drainage repairs painting

5-Year Projection Highlights:

Prioritized Repairs (Year 1):	\$793,300.00
Programmed Repairs (Year 2):	\$1,127,100.00
Long-Term Repairs (Years 3 – 5):	\$1,504,575.00

Total 5-Year Projection: **\$3,424,975.00**



Q & A



December
2025

Operations/Financial Report

FINANCIAL SUMMARY

Summary Income Statement												
Norwalk Parking Authority												
For the Period Ending December 2025												
	December-25				FOR THE MONTH ENDING DECEMBER 2025					FISCAL YEAR		
	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Actual 2025	Budget 2025	Var \$	Var %	Actual PY	Forecast	Budget
REVENUES:												
Parking Revenue	612,230	595,633	16,597	2.8%	556,659	3,489,559	3,634,591	(145,032)	-4.0%	3,434,450	6,979,119	7,185,097
Other Revenue	6,703	8,608	(1,905)	-22.1%	6,108	41,218	51,650	(10,432)	-20.2%	44,347	82,436	129,904
Total System Revenue	618,933	604,241	14,692	2.4%	562,767	3,530,777	3,686,241	(155,464)	-4.2%	3,478,797	7,061,555	7,315,001
EXPENSES:												
Operations	393,440	373,508	19,932	5.3%	295,082	1,944,497	2,222,422	(277,925)	-12.5%	1,849,479	4,188,994	4,550,300
City Support/Admin Svcs	62,002	62,002	0	0.0%	71,126	372,010	372,010	-	0.0%	426,753	744,019	744,019
Debt Service	105,517	105,517	0	0.0%	106,513	633,101	633,101	-	0.0%	639,078	1,266,202	1,266,202
Capital Reserve & Replacement	11,250	11,250	0	0.0%	11,250	67,500	67,500	-	0.0%	67,500	135,000	135,000
Total Expenses	572,209	552,277	19,932	3.6%	483,971	3,017,108	3,295,033	(277,925)	-8.4%	2,982,810	6,334,216	6,695,522
Fund Balance	46,725	51,964	(5,240)	-10.1%	78,796	513,670	391,208	122,461	31.3%	495,987	727,339	619,479

Budget Summary

- Parking revenue is **2.8% over** budget for the month and **4% under** budget YTD.
- Transient revenue is **14.1% over** budget for the month and **7.2% under** budget YTD.
- Meter revenue is **8.6% under** budget for the month and **7.4% over** budget YTD.
- Monthly revenue is **5.7% over** budget for the month and **.01% under** budget YTD.
- Parking violation is **19.8% under** budget for the month and **9.5% under** budget YTD.
- Total expenses are **3.6% over** budget for the month and **8.4% 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 December 31, 2025

	ACTUAL	BUDGET	Var. (\$)	Var. (%)	COMMENTS	Actual YTD	Budget YTD
PARKING REVENUE							
OPERATING EXPENSES							
Snow Removal	\$59,544	\$39,000	\$20,544	52.7%	Expense for the month is higher due to more than expected snow storm.	\$42,961	\$54,500
Service Contract	\$23,600	\$11,578	\$12,022	103.8%	Expense for the month is over budget due to service contract invoice budgeted for January being paid in advance.	\$75,255	\$90,178
Security Service	\$679	\$6,906	(\$6,226)	-90.2%	Expense for the month is under budget due to timing of payment. The missing invoice is being paid in January.	\$43,032	\$55,000
Equipment expense	\$0	\$13,333	(\$13,333)	-100.0%	Expense for the month is under due to delay in equipment purchase order. This will get used when actual order is received.	\$1,692	\$80,000
Parking Program	\$0	\$8,333	(\$8,333)	-100.0%	Expense for the month is under budget due to termination of contract with previous marketing vendor resulting in saving coupled with delayed invoice for the month from new vendor.	\$15,218	\$50,000

Financial Statement

For the Month ending December 31, 2025

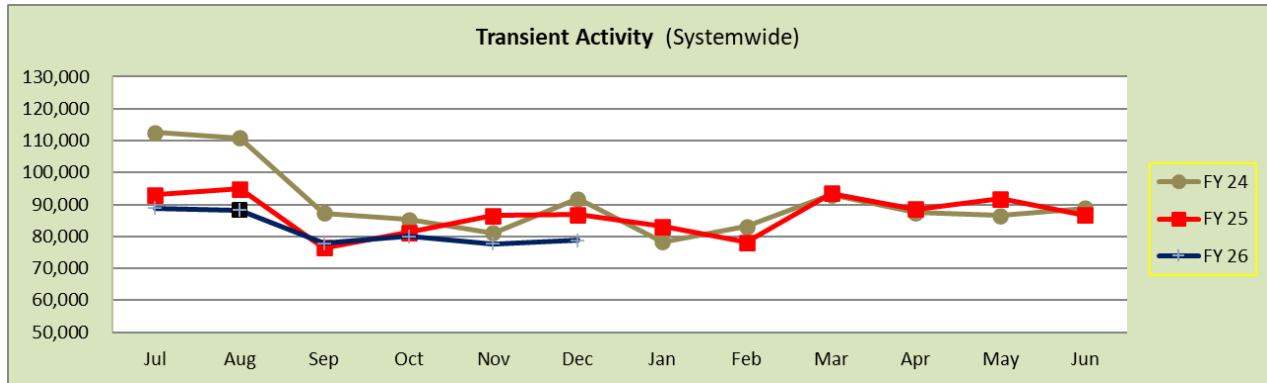
LAZ Karp Associates, LLC and Subsidiaries									
Norwalk Parking Authority									
For the Six Months Ending December 31, 2025									
Description	Actual	Budget	Variance	% Variance	YTD Actual	YTD Budget	YTD Variance	YTD Variance %	Annual Budget
PARKING REVENUE									
Meter Revenue	65,604.48	71,771.07	(6,166.59)	-8.6%	391,295.30	364,324.16	26,971.14	7.4%	756,579.06
Transient Parking	272,511.20	238,750.87	33,760.33	14.1%	1,342,762.38	1,447,523.85	(104,761.47)	-7.2%	2,879,954.15
Monthly Parking	223,941.78	211,787.86	12,153.92	5.7%	1,269,171.61	1,270,727.16	(1,555.55)	-0.1%	2,541,454.32
Less: Refunds	(50.00)	0.00	(50.00)	0.0%	(388.15)	0.00	(388.15)	0.0%	0.00
Parking Violation	83,779.00	104,509.20	(20,730.20)	-19.8%	666,023.25	736,072.04	(70,048.79)	-9.5%	1,375,988.16
Less: Sales Tax	(33,556.61)	(31,186.35)	(2,370.26)	7.6%	(179,304.93)	(184,055.99)	4,751.06	-2.6%	(368,878.45)
TOTAL PARKING REVENUE	612,229.85	595,632.65	16,597.20	2.8%	3,489,559.46	3,634,591.22	(145,031.76)	-4.0%	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	196.00	266.67	(70.67)	-26.5%	1,179.00	1,600.02	(421.02)	-26.3%	3,200.04
Lease Income - SNRR/MG	3,184.49	3,164.00	20.49	0.6%	21,387.89	18,984.00	2,403.89	12.7%	37,968.00
Lease Income_YDG	1,675.00	1,446.33	228.67	15.8%	8,763.00	8,677.98	85.02	1.0%	17,355.96
SNRR Concessions Income	1,648.00	3,648.00	(2,000.00)	-54.8%	9,888.00	21,888.00	(12,000.00)	-54.8%	43,776.00
Investment Income	0.00	83.33	(83.33)	-100.0%	0.00	499.98	(499.98)	-100.0%	999.96
TOTAL OTHER REVENUE	6,703.49	8,608.33	(1,904.84)	-22.1%	41,217.89	51,649.98	(10,432.09)	-20.2%	129,903.96
TOTAL SYSTEM REVENUE	618,933.34	604,240.98	14,692.36	2.4%	3,530,777.35	3,686,241.20	(155,463.85)	-4.2%	7,315,001.20
OPERATING EXPENSES									
Gross Wages	114,919.45	111,998.84	(2,920.61)	-2.6%	698,921.79	727,992.46	29,070.67	4.0%	1,455,984.92
Payroll Tax Expense	12,399.93	14,167.86	1,767.93	12.5%	81,070.73	92,091.09	11,020.36	12.0%	184,182.18
Group Health Insurance	15,742.34	11,759.87	(3,982.47)	-33.9%	88,051.78	76,439.18	(11,612.60)	-15.2%	152,878.36
Worker's Compensation Expense	4,694.59	4,703.95	9.36	0.2%	28,562.76	30,575.68	2,012.92	6.6%	61,151.36
401K Match Expense	2,235.51	2,239.97	4.46	0.2%	13,601.31	14,559.81	958.50	6.6%	29,119.62
Operating Expenses	15,909.49	12,499.98	(3,409.51)	-27.3%	66,899.51	74,999.88	8,100.37	10.8%	149,999.76
Maritime Condo fees	2,404.45	2,452.08	47.63	1.9%	14,426.70	14,712.48	285.78	1.9%	29,424.96
Management Fee Expense	8,333.33	8,333.35	0.02	0.0%	49,999.98	50,000.10	0.12	0.0%	100,000.20
Uniforms	0.00	3,333.34	3,333.34	100.0%	7,668.00	20,000.04	12,332.04	61.7%	40,000.08
Signage	5,280.00	4,166.66	(1,113.34)	-26.7%	16,236.83	24,999.96	8,763.13	35.1%	49,999.92
Tickets	0.00	416.68	416.68	100.0%	3,247.57	2,500.08	(747.49)	-29.9%	5,000.16
Office Expense	3,872.70	1,666.66	(2,206.04)	-132.4%	15,503.75	9,999.96	(5,503.79)	-55.0%	19,999.92
Building Repair & Maintenance	38,502.58	35,245.00	(3,257.58)	-9.2%	233,392.98	263,370.00	29,977.02	11.4%	563,060.00
Snow Removal	59,544.00	39,000.00	(20,544.00)	-52.7%	42,961.00	54,500.00	11,539.00	21.2%	183,500.00
Service Contract	23,600.15	11,577.77	(12,022.38)	-103.8%	75,255.18	90,177.74	14,922.56	16.5%	180,355.48
Sanitation	3,035.20	2,200.00	(835.20)	-38.0%	14,194.22	13,200.00	(994.22)	-7.5%	26,400.00
Security Services	679.36	6,905.55	6,226.19	90.2%	43,032.37	54,999.96	11,967.59	21.8%	109,999.92
Permit/Violation Management	15,105.90	10,416.65	(4,689.25)	-45.0%	59,761.16	62,499.90	2,738.74	4.4%	124,999.80
Utilities Expense	6,691.01	7,193.38	502.37	7.0%	19,022.69	41,120.28	22,097.59	53.7%	82,954.56
Vehicle Expense	7,414.97	3,333.34	(4,081.63)	-122.4%	24,883.98	20,000.04	(4,883.94)	-24.4%	40,000.08
Telephone	8,373.10	8,750.00	376.90	4.3%	50,347.60	52,500.00	2,152.40	4.1%	105,000.00
Equipment Expense	0.00	13,333.33	13,333.33	100.0%	1,691.63	79,999.98	78,308.35	97.9%	159,999.96
Bank and Credit Card Fees	26,889.75	30,305.10	3,415.34	11.3%	174,863.23	184,558.44	9,695.21	5.3%	364,579.47
Liability Insurance	14,815.96	15,008.91	192.95	1.3%	84,546.03	91,624.62	7,078.59	7.7%	181,709.37
Parking Program	0.00	8,333.35	8,333.35	100.0%	15,218.11	50,000.10	34,781.99	69.6%	100,000.20
Marketing and Communication	2,996.47	4,166.66	1,170.19	28.1%	21,135.95	24,999.96	3,864.01	15.5%	49,999.92
TOTAL OPERATING EXPENSES	393,440.25	373,508.28	(19,931.97)	-5.3%	1,944,496.84	2,222,421.74	277,924.90	12.5%	4,550,300.20
CITY ADMINISTERED EXPENSES									
Other City Payroll Expenses	36,959.33	36,959.33	0.00	0.0%	221,755.98	221,755.98	0.00	0.0%	443,511.96
Electric	19,642.10	19,642.10	0.00	0.0%	117,852.60	117,852.60	0.00	0.0%	235,705.20
Sewer	968.26	968.26	0.00	0.0%	5,809.56	5,809.56	0.00	0.0%	11,619.12
Professional Services	3,750.01	3,750.01	0.00	0.0%	22,500.06	22,500.06	0.00	0.0%	45,000.12
Legal Service Retainer	416.65	416.65	0.00	0.0%	2,499.90	2,499.90	0.00	0.0%	4,999.80
Business Expense	265.27	265.27	0.00	0.0%	1,591.62	1,591.62	0.00	0.0%	3,183.24
TOTAL CITY ADMINISTERED EXPENSES	62,001.62	62,001.62	0.00	0.0%	372,009.72	372,009.72	0.00	0.0%	744,019.44
SUBTOTAL OPERATING EXPENSES	455,441.87	435,509.90	(19,931.97)	-4.6%	2,316,506.56	2,594,431.46	277,924.90	10.7%	5,294,319.64
Debt Service Interest	18,084.49	18,084.49	0.00	0.0%	108,506.94	108,506.94	0.00	0.0%	217,013.88
Debt Service Principle	87,432.38	87,432.38	0.00	0.0%	524,594.28	524,594.28	0.00	0.0%	1,049,188.56
SUBTOTAL DEBT SERVICES	105,516.87	105,516.87	0.00	0.0%	633,101.22	633,101.22	0.00	0.0%	1,266,202.44
Capital Reserve and Replacement	11,250.01	11,250.01	0.00	0.0%	67,500.06	67,500.06	0.00	0.0%	135,000.12
TOTAL EXPENSES	572,208.75	552,276.78	(19,931.97)	-3.6%	3,017,107.84	3,295,032.74	277,924.90	8.4%	6,695,522.20
Fund Balance	46,724.59	51,964.20	(5,239.61)	-10.1%	513,669.51	391,208.46	122,461.05	31.3%	619,479.00

15 Minutes Usage update					
	Dec-25		Nov-25		
	# of Transactions Area			# of Trans Area	
Total for the month	3899		3564		
Increase in usage from Prior month	↑	9%			
Sub Area	# of Transactions		Sub Area	# of Transactions	
SONO	1738	45%	SONO	1558	44%
Wall Area	1701	44%	Wall Area	1565	44%
West Ave Area	460	12%	West Ave	441	12%
Grand Total	3899		Grand Total	3564	

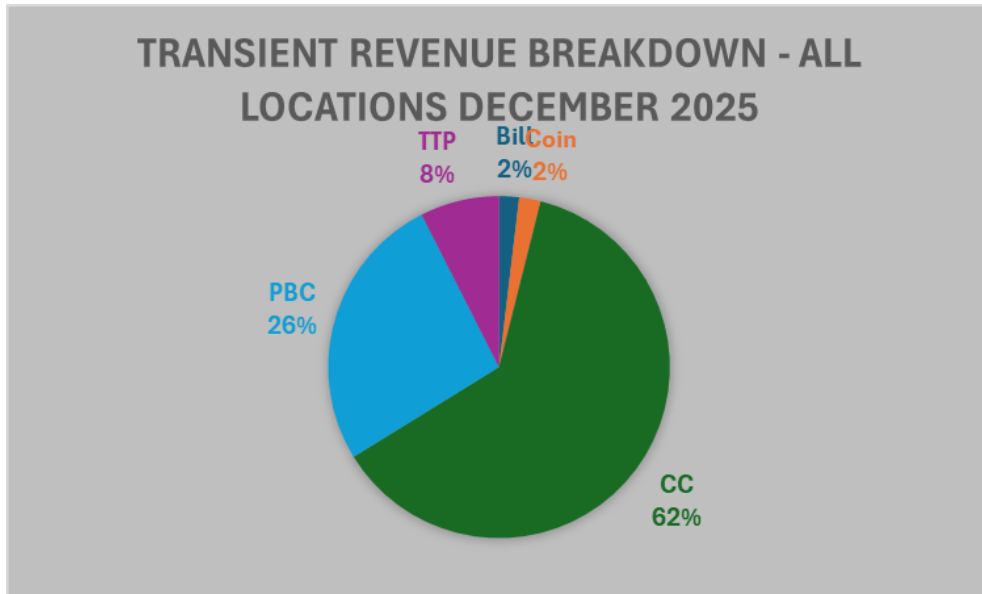


Systemwide Transient Activity

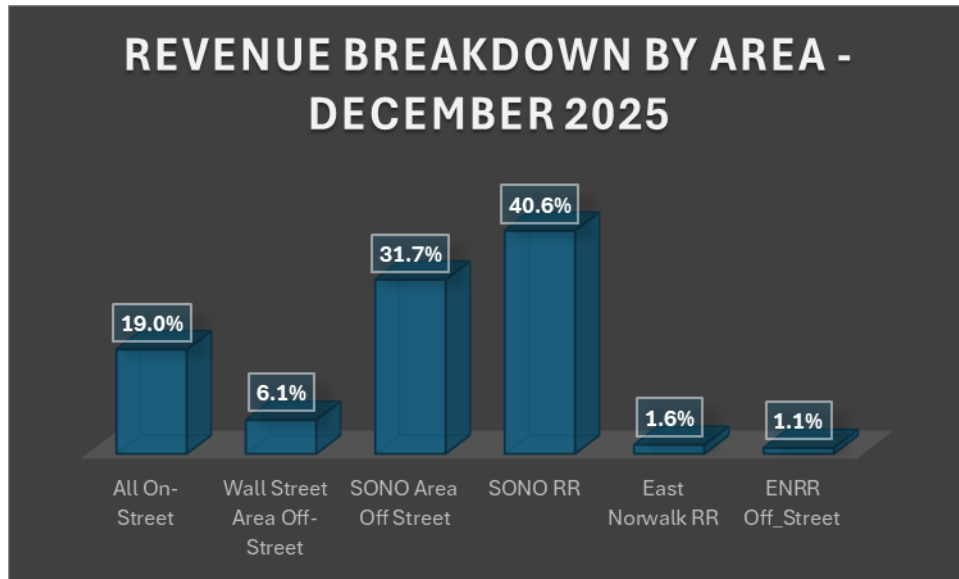
- Overall, systemwide transient activity for YTD is **5.25% below** the previous year.



Systemwide transient payment breakdown for the month

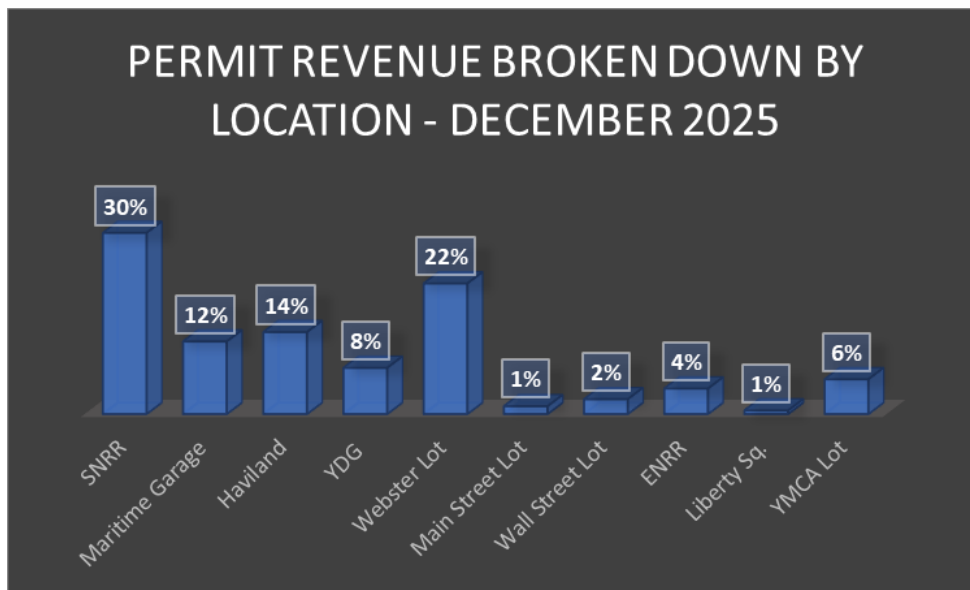
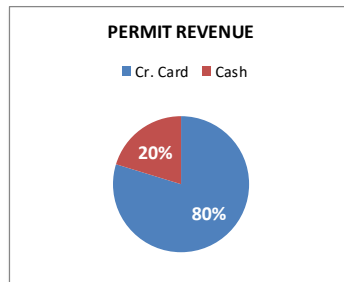
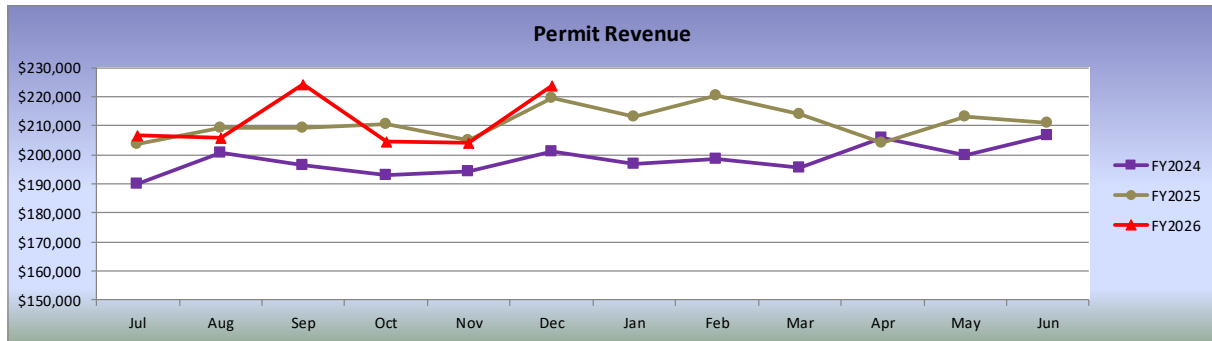
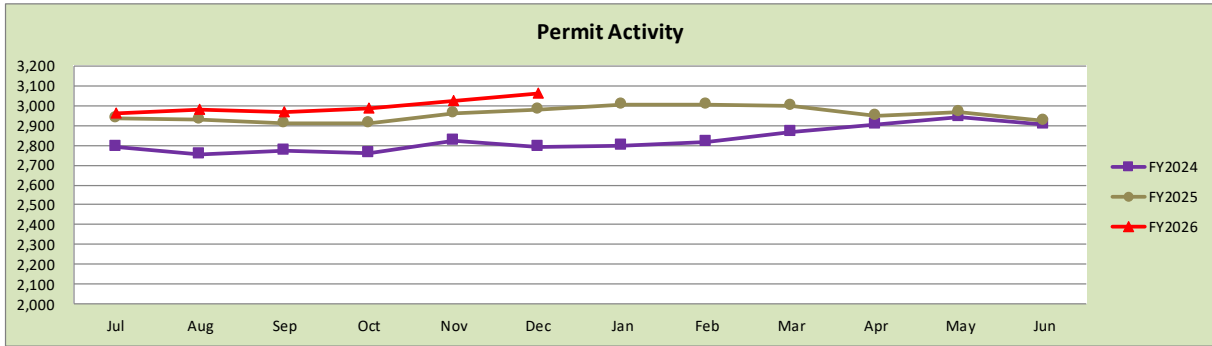


Systemwide transient revenue breakdown by area for the month



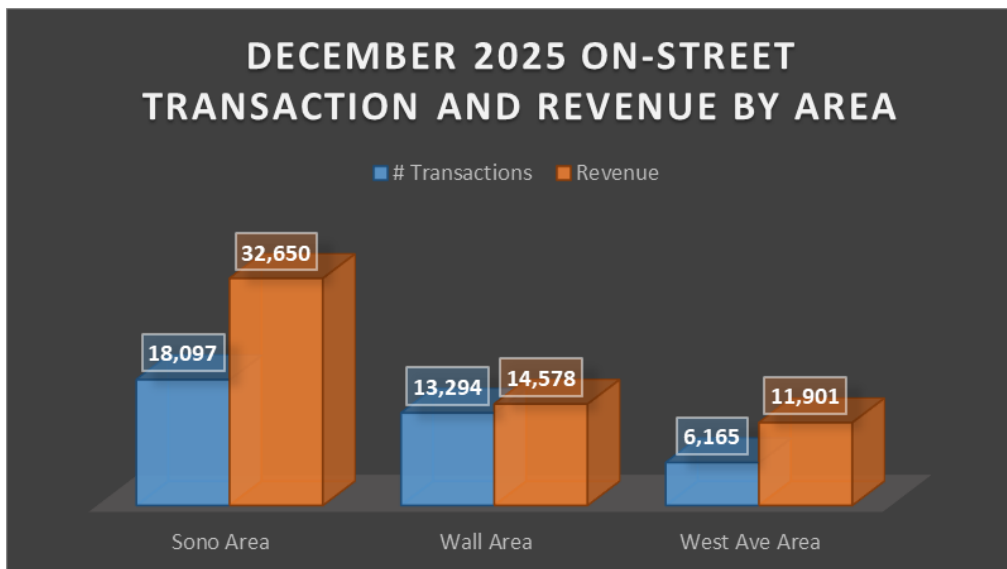
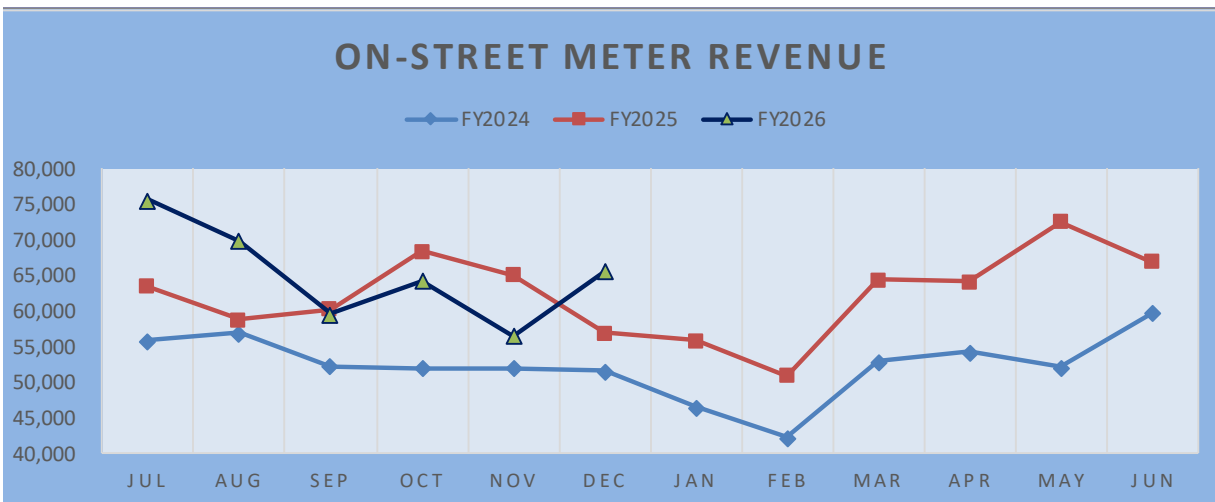
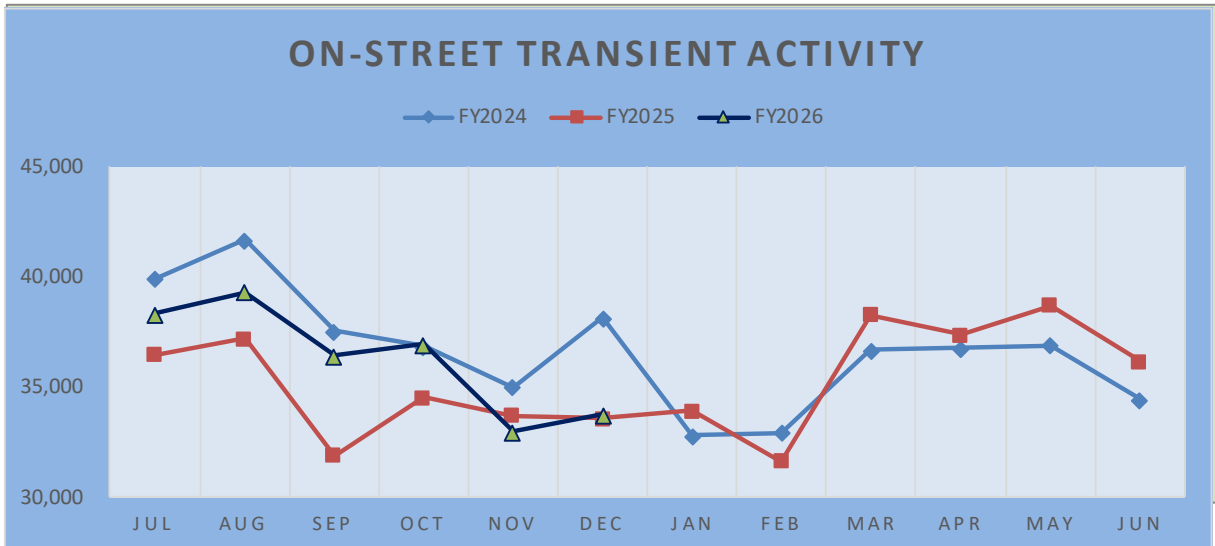
Permit Sales

- YTD compared to last year, permit activity is **up 2%** and revenue is **up 1%**.
- **For the month, 3,063** permits were sold systemwide. There are 3,092 spaces available for permits. Permit Revenue for the month represents 34.7% of the total gross revenue.



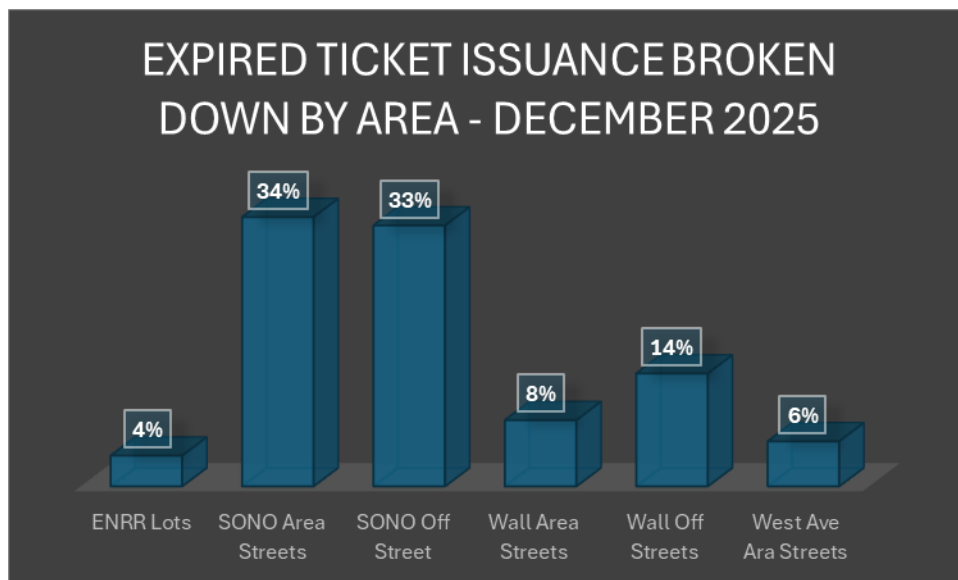
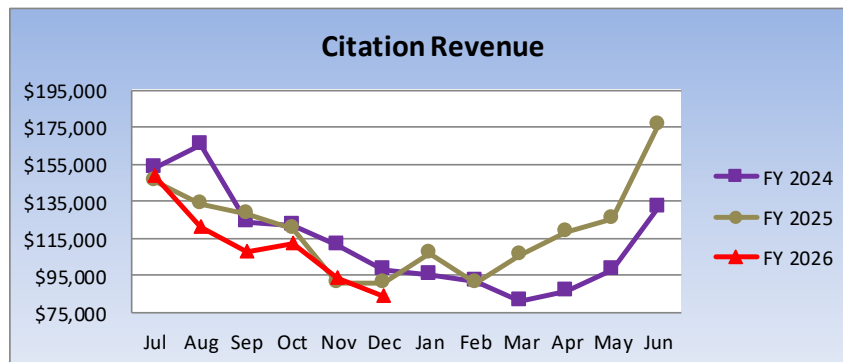
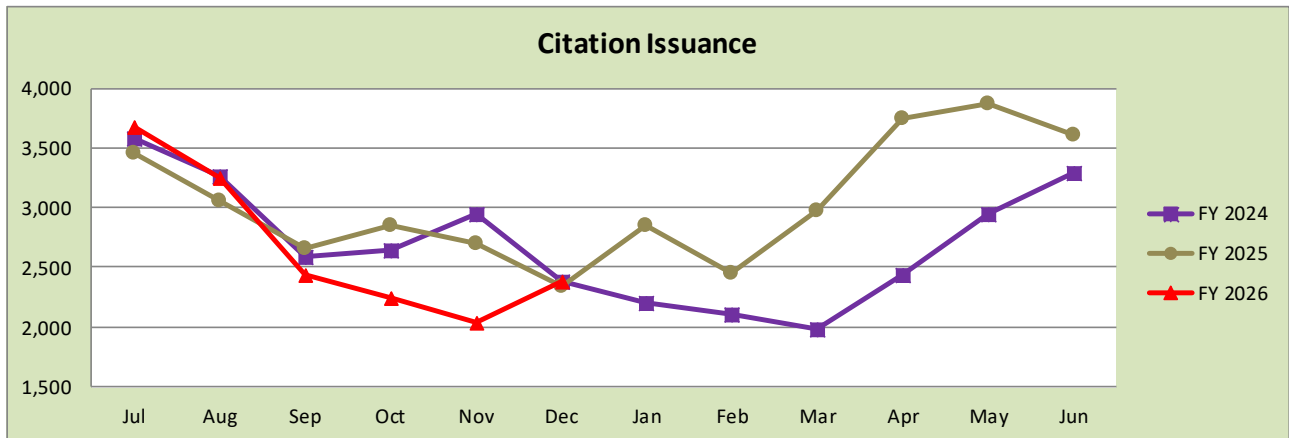
On-Street Parking

- YTD through December, on-street transient activity was **up 5.7%** and revenue was **up 4.9%** compared to last year.
- For the month of December, on-street transient activity was **up 2.3%** compared to last month.



Parking Enforcement

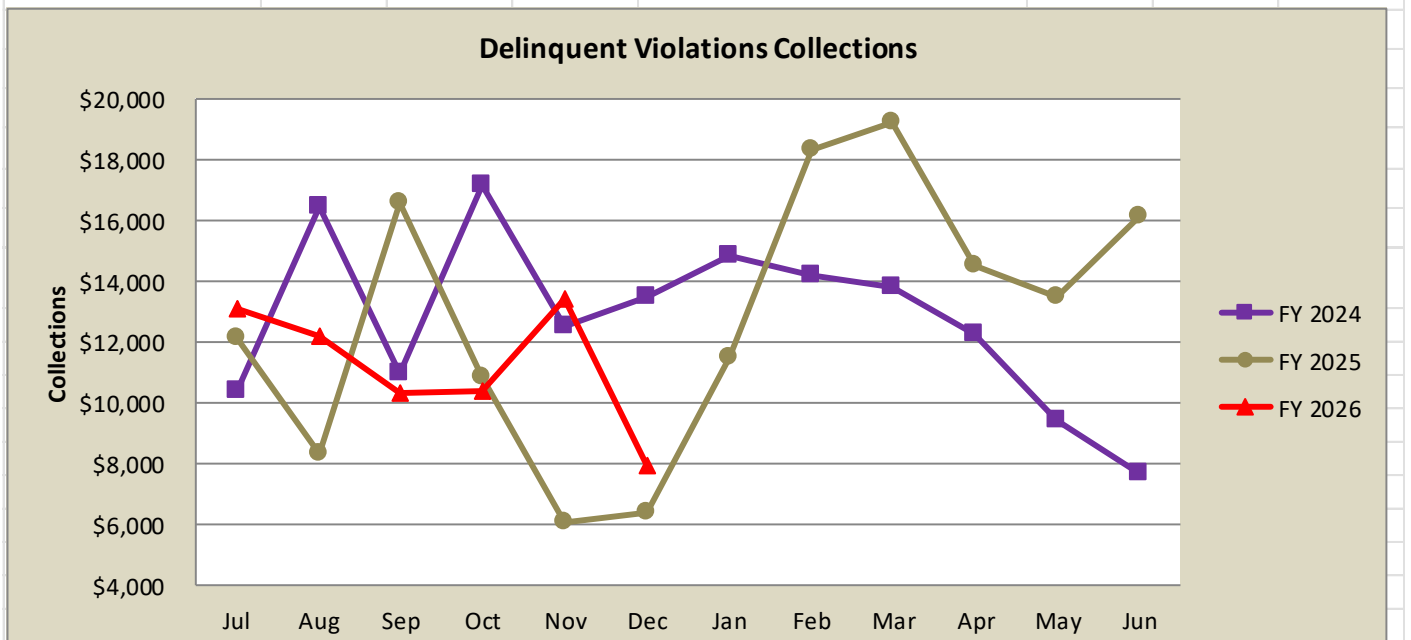
- Compared to last month, ticket issuance was **up 16.5%** and citation revenue was **down 10.4%**.



Parking Violations Collection Program

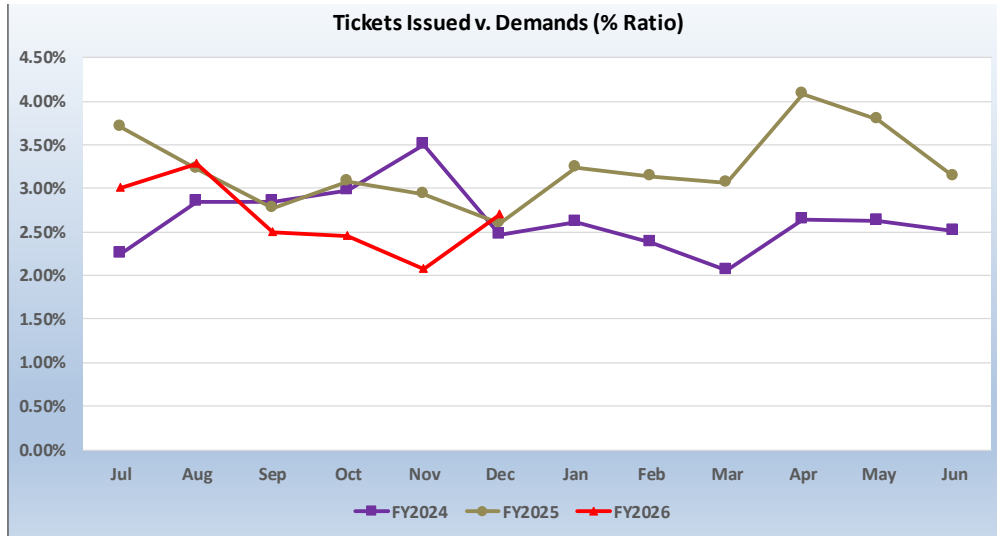
Fiscal Year	Delinquent \$
2013	\$131,458
2014	\$108,435
2015	\$84,233
2016	\$84,628
2017	\$152,412
2018	\$128,025
2019	\$103,032
2020	\$93,378
2021	\$71,346
2022	\$137,355
2023	\$129,477
2024	\$152,931
2025	\$153,470
2026	\$67,333

YTD thru December



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	2,634
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	2,654
FY2026	2,670	2,894	1,943	1,960	1,941	2,259							13,667	2,278

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	94,796
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	86,447
FY2026	88,840	88,268	77,825	79,975	93,521.25	83,779							512,208	85,368

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%	2.81%
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%	3.05%
FY2026	3.01%	3.28%	2.50%	2.45%	2.08%	2.70%							2.67%

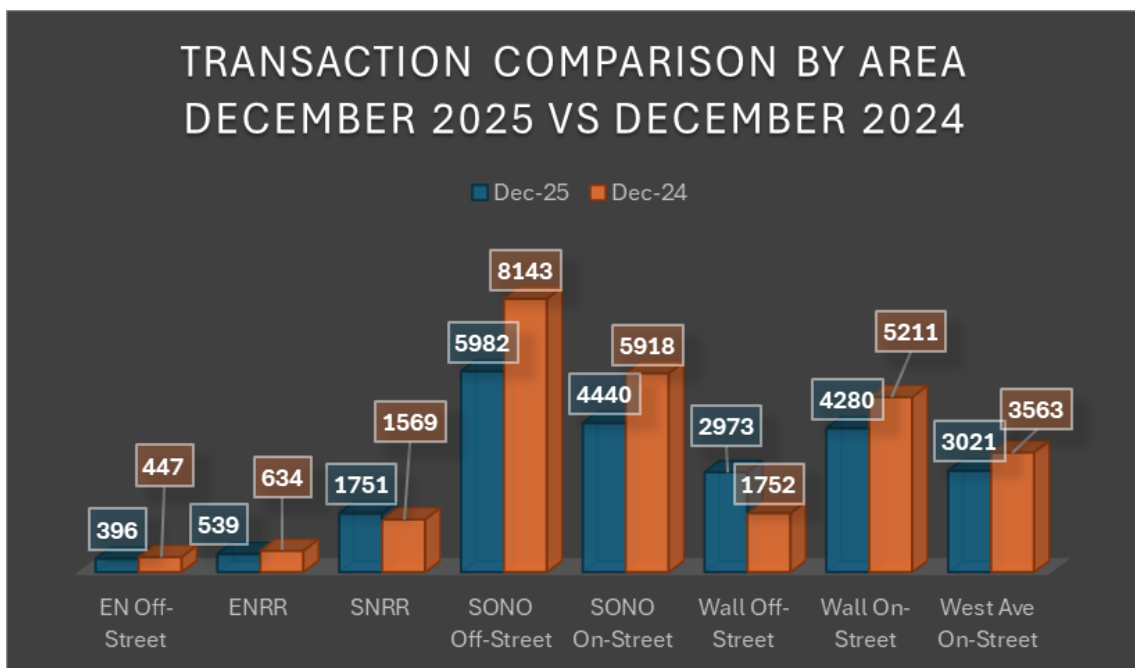
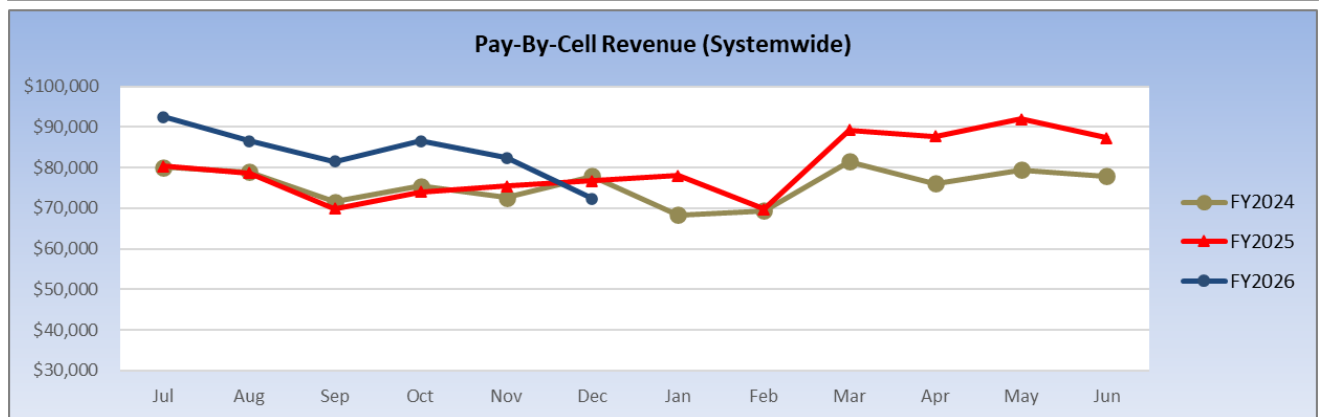
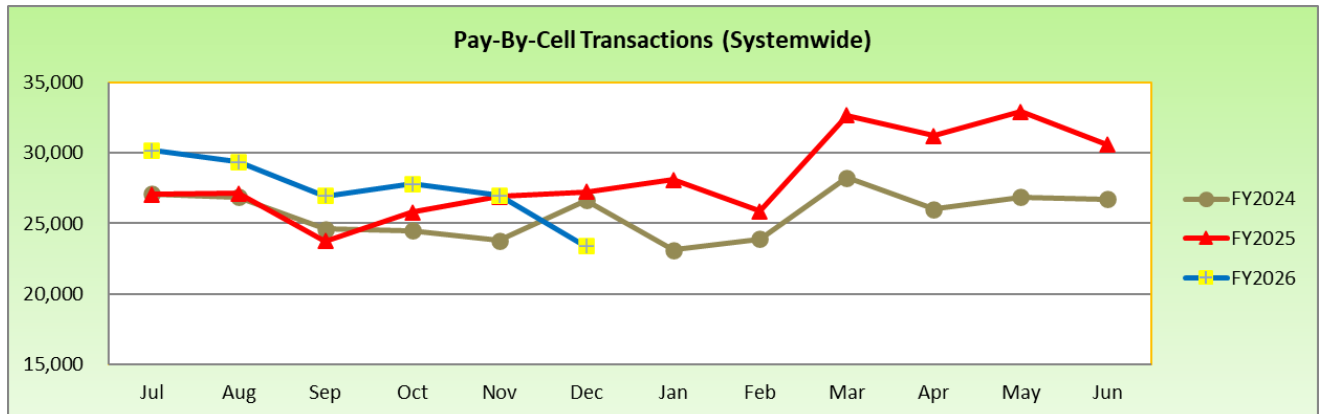
Tickets Issued v. Demands Analysis (continued)

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

3 Years Summary (Expired meter violations only)			
Locatoin Name	Current 2025/26	2024/25	2023/24
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%
Grand Total	3%	3.0%	2.6%

Pay-By-Cell

- YTD through December, pay by cell activity was **up 4.2%** and revenue was **up 10.3%** compared to the same period last year.
- Compared to last month, December transactions were down **13.3%** and revenue was down **12.2%**.





Capital Request – FY26.27

Request: \$1,225,000 for Priority Garage Repairs

The DESMAN condition appraisals completed in January 2026 provide a clear engineering roadmap for the next five years across all four Park Norwalk garages. These assessments identify **more than \$10 million** in structural, waterproofing, and safety-related repairs systemwide.

Even after accounting for existing capital allocations (1.75 million for YDG), Park Norwalk still faces **significant unfunded needs (approx \$8.3 million)**. The requested **\$1,225,000** represents a responsible, phased investment to address the most urgent items in FY 2026/27.

Why \$1,225,000 Is Needed This Year

1. Addresses the most urgent structural and safety items

The DESMAN reports highlight immediate needs in:

- Concrete repairs
- Waterproofing and epoxy overlays
- Drainage improvements
- ADA requirements
- Stairway repairs and enclosures
- Shear connector deterioration

These are not cosmetic upgrades - they are essential to prevent accelerated structural deterioration.

2. Protects the City's long-term investment

Delaying repairs increases costs exponentially. Waterproofing failures, concrete spalling, and shear connector issues worsen quickly and become far more expensive to correct.

3. Supports safe, reliable facilities for residents and businesses

These garages serve the city's most active districts - South Norwalk, Wall Street, Yankee Doodle, and the Maritime area. Reliability and safety are non-negotiable.



4. Continues a responsible, phased capital strategy

The \$1,225,000 request is part of a multi-year plan guided by professional engineering assessments. It ensures we stay ahead of deterioration rather than reacting to failures.

5. Demonstrates proactive stewardship

Park Norwalk is using data, engineering expertise, and long-term planning to guide capital decisions - reinforcing transparency and fiscal responsibility.

Norwalk Parking Authority
BUDGET (SUMMARY)
FY 2027

	Actual FY 2025	Budget FY 2026	Budget FY 2027	Variance \$ to budget FY 2026	Variance % to Budget FY 2026
REVENUE:					
Monthly	2,531,983	2,541,454	2,560,547	19,093	0.75%
Transient	2,551,965	2,879,954	2,965,277	85,323	2.96%
Meters	747,655	756,579	791,052	34,473	4.56%
Violations	1,433,501	1,375,988	1,366,013	(9,975)	-0.72%
Sales Tax/Refunds	(352,306)	(368,878)	(377,171)	(8,293)	2.25%
TOTAL PARKING REVENUE	6,912,798	7,185,097	7,305,718	120,621	1.68%
Other Revenue	132,308	129,904	128,840	(1,064)	-0.82%
TOTAL SYSTEM REVENUE	7,045,106	7,315,001	7,434,558	119,557	1.63%
EXPENSES:					
Payroll/Benefits	1,697,546	1,883,317	1,930,290	46,974	2.49%
All Other Oper Exp	2,595,526	2,801,984	2,807,659	5,675	0.20%
City Support Charges	737,109	744,019	791,226	47,207	6.34%
Debt Service	1,278,156	1,266,203	1,255,805	(10,398)	-0.82%
Capital Outlay	736,768	619,478	649,578	30,099	4.86%
Total Expenses	6,308,338	6,695,523	6,784,981	89,458	1.34%
Fund Balance	736,768	619,478	649,578	30,099	4.86%

Norwalk Parking Authority
BUDGET (Detail)
FY 2027

	Actual FY 2025	Budget FY 2026	Budget FY 2027	Variance \$ to Budget FY 2026	Variance % to Budget FY 2026
PARKING REVENUE					
Monthly	2,531,983	2,541,454	2,560,547	19,093	0.75%
Transient	2,551,965	2,879,954	2,965,277	85,323	2.96%
Meters	747,655	756,579	791,052	34,473	4.56%
Violations	1,433,501	1,375,988	1,366,013	(9,975)	-0.72%
Less: Refunds	(4,153)	0	0	0	0
Less Sales Tax	(348,154)	(368,878)	(377,171)	(8,293)	2.25%
TOTAL PARKING REVENUE	6,912,798	7,185,097	7,305,718	120,621	1.68%
OTHER REVENUE					
Advertising	24,476	26,604	26,604	0	0.00%
Lease Income - SNRR	44,602	37,968	38,502	534	1.41%
Lease Income - YDG	17,240	17,356	17,356	0	0.00%
SNRR/ENRR Concessions	23,531	43,776	42,972	(804)	-1.84%
Investment Income	19,921	1,000	1,000	0	0.00%
ATM Machines	2,538	3,200	2,406	(794)	-24.81%
TOTAL OTHER REVENUE	132,308	129,904	128,840	(1,064)	-0.82%
TOTAL SYSTEM REVENUE	7,045,106	7,315,001	7,434,558	119,557	1.63%
EXPENSES					
Personnel/Benefits (29.5FTE)	1,697,546	1,883,317	1,930,290	46,974	2.49%
Security Service Contracts	86,735	110,000	150,000	40,000	36.36%
Equipment Expense	0	160,000	65,000	(95,000)	-59.38%
Vehicle Repair Expense	111,412	40,000	40,000	0	0.00%
Building & Property R&M	572,648	563,060	605,060	42,000	7.46%
Sanitation Expense	22,271	26,400	26,400	0	0.00%
Operating Expense	111,412	150,000	175,000	25,000	16.67%
Snow Removal	189,469	183,500	183,500	0	0.00%
Signage	40,402	50,000	50,000	0	0.00%
Tickets	17,601	5,000	17,000	12,000	240.00%
Liability Insurance	165,903	181,709	184,674	2,964	1.63%
Maritime Garage Condo Fees.	28,228	29,425	31,733	2,308	7.84%
Uniforms	7,585	40,000	40,000	0	0.00%
Utilities	78,716	82,955	84,609	1,654	1.99%
Management Fees	100,000	100,000	100,000	0	0.00%
Office Expense	30,230	20,000	20,000	0	0.00%
Service Contracts	195,173	180,356	173,312	(7,044)	-3.91%
Telephone/Data Communications	110,797	105,000	105,000	0	0.00%
Credit Card Fees	339,042	364,580	371,371	6,792	1.86%
Permit/Violation Management	127,501	125,000	150,000	25,000	20.00%
Marketing & Communications	47,947	50,000	50,000	0	0.00%
Capital Reserve & Replacement	112,500	135,000	135,000	0	0.00%
Parking Programs	99,954	100,000	50,000	(50,000)	-50.00%
TOTAL OPERATING EXPENSES	4,293,072	4,685,301	4,737,949	52,649	1.12%
CITY ADMINISTERED EXPENSES					
Personnel/Benefits (city alloc.)	555,161	443,512	490,719	47,207	10.64%
Electric	176,393	235,705	235,705	0	0.00%
Business Exp.	0	3,184	3,184	0	0.00%
Sewer (WPCA)	4,823	11,619	11,619	0	0.00%
Professional Service	732	45,000	45,000	0	0.00%
Legal Service	0	5,000	5,000	0	0.00%
TOTAL CITY ADMINISTERED	737,109	744,019	791,226	47,207	6.34%
SUB-TOTAL OPERATING EXP.	5,030,182	5,429,320	5,529,176	99,856	1.84%
Debt Service Interest	177,228	217,014	139,120	(77,894)	-35.89%
Debt Service Principal	1,100,928	1,049,189	1,116,685	67,496	6.43%
SUB-TOTAL DEBT SERVICE	1,278,156	1,266,203	1,255,805	(10,398)	-0.82%
Capital Outlay	736,768	619,478	649,578	30,099	4.86%
TOTAL EXPENSES	7,045,106	7,315,001	7,434,558	119,557	1.63%

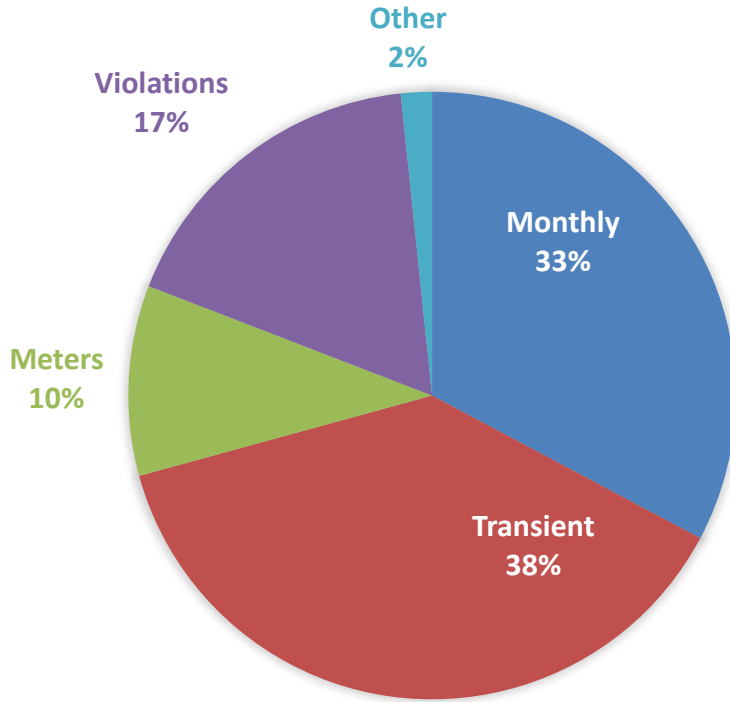
Norwalk Parking Authority
BUDGET NARRATIVE
FY 2027

	Budget FY 2027	Variance % to Budget FY 2026	Notes
PARKING REVENUE			
Monthly	2,560,547	0.75%	Slight revenue increase due to higher demand and utilization at the South Norwalk Railroad (SNRR) Station Garage and East Norwalk Train Station parking lots.
Transient	2,965,277	2.96%	Net revenue increase driven by stronger current trends in the Wall Street area and commuter railroad facilities. This positive performance is partially offset by lost revenue at the Haviland Lot/Deck due to ongoing construction and reduced expectations at the Maritime Garage and Webster Lot based on observed trends.
Meters	791,052	4.56%	Revenue increase from metered parking citywide, driven by positive current trends and the addition of select on-street spaces in the West Avenue area.
Parking Violation Revenue	1,366,013	-0.72%	Decline in parking violation revenue based on current ticket issuance data. Improved signage installations are expected to drive higher compliance rates, consistent with emerging trends.
Less Sales Tax	-377,171	2.25%	0
TOTAL PARKING REVENUE	7,305,718	1.68%	
OTHER REVENUE			
Advertising	26,604	0.00%	Advertising program w/ A Lot Media (20% of Gross Ad sales) & they manage ad content for local businesses
Lease Income - SNRR	38,502	1.41%	\$1,513/ month for fashion institute lease, including 1 parking spaces, includes SNEW condo income of \$20,340 per year.
Lease Income - YDG	17,356	0.00%	Transit district contract.
SNRR/ENRR Concessions	42,972	-1.84%	Concession lease of \$1,697 from West bound station and \$1,884 for eastbound.
Investment Income	1,000	0.00%	Figure provided by City of Norwalk comptroller.
ATM Machines	2,406	-24.81%	Based on current activity. ATM located in SNRR lobby.
TOTAL OTHER REVENUE	128,840	-0.82%	
TOTAL SYSTEM REVENUE	7,434,558	1.63%	
EXPENSES			
Personnel/Benefits (29.5FTE)	1,930,290	2.49%	Payroll increase is due to 2.5% wage increase based on performance review.
Security Service Contracts	150,000	36.36%	replacements for the past four years. The system maintains constant footage that is routinely reviewed by the Norwalk Police Department, playing a vital role in public safety and incident investigations in our garages and lots.
Equipment Expense	65,000	-59.38%	Replacement of one maintenance vehicle.
Vehicle Repair Expense	40,000	0.00%	Vehicle expense includes repair of vehicles.
Building & Property R&M	605,060	7.46%	Increased for repair and replacement of HVAC units at the SNRR and Maritime garages.
Sanitation Expense	26,400	0.00%	Based on current usage.
Operating Expense	175,000	16.67%	Increased to cover consulting fees required for construction administration and oversight as we continue to upgrade our facilities.
Snow Removal	183,500	0.00%	Snow removal based on prior year actual numbers.
Signage	50,000	0.00%	Place holder for way finding sign. Sign repair and upgrade of existing signs.
Tickets	17,000	240.00%	Increased based on current supply on hand.
Liability Insurance	184,674	1.63%	Function of revenue
Maritime Garage Condo Fees.	31,733	7.84%	Based on current agreement with condo association.
Uniforms	40,000	0.00%	Purchase of new uniforms and replenishing old supply.
Utilities	84,609	1.99%	2% increase based on current rate and usage.
Management Fees	100,000	0.00%	Contractual expense
Office Expense	20,000	0.00%	Includes printing, postage, office supplies, professional publications, memberships.
Service Contracts	173,312	-3.91%	Includes communications equip., copier, PARCS PM contract, Cale, IPS fees, Flash equipment.
Telephone/Data Communications	105,000	0.00%	Cell phones, landlines, data lines/internet. Includes customer service/security intercoms in facilities & pay stations. Based on 5 years trend.
Credit Card Fees	371,371	1.86%	Function of revenue. Increased credit card usage as more technology gets introduced.
Permit/Violation Management	150,000	20.00%	Includes LPR, permit, enforcement & collections costs; software maintenance fees. Increased based on new permit system to be compatible with RPP program.
Marketing & Communications	50,000	0.00%	Marketing, outreach, Park Norwalk branding, and website improvements.

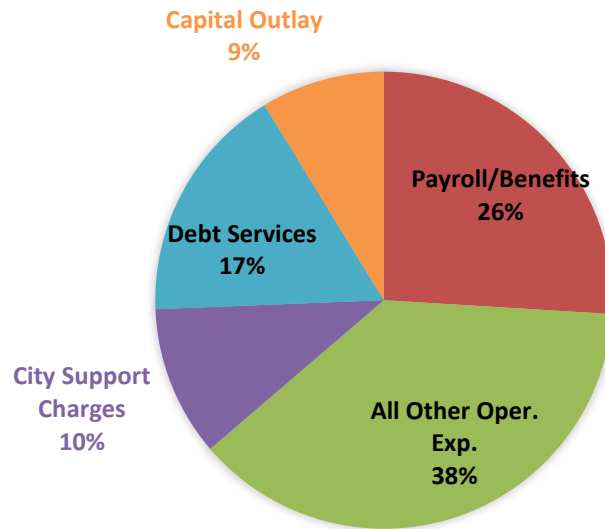
Norwalk Parking Authority
BUDGET NARRATIVE
FY 2027

	Budget FY 2027	Variance % to Budget FY 2026	Notes
Capital Reserve & Replacement	135,000	0.00%	Reserve for Infrastructure improvements.
Parking Programs	50,000	-50.00%	Engagement with surrounding businesses. Providing various parking programs that support surrounding businesses and neighborhoods.
TOTAL OPERATING EXP.	4,737,949	1.12%	
CITY ADMINISTERED EXP.			
Personnel/Benefits (city alloc.)	490,719	10.64%	City of Norwalk contractual obligations. Includes TM&P as separate line item includes assistant director position.
Electric	235,705	0.00%	SNEW/Eversource utility expenses.
Business Exp.	3,184	0.00%	City allocated expenses
Sewer (WPCA)	11,619	0.00%	City expense.
Professional Service	45,000	0.00%	Engineering, architectural consulting services.
Legal Service	5,000	0.00%	Contract development
TOTAL CITY ADMINISTERED	791,226	6.34%	
SUB-TOTAL OPERATING EXP.	5,529,176	1.84%	
Debt Service Interest	139,120	-35.89%	Based on Debt Service schedule provided by City
Debt Service Principal	1,116,685	6.43%	Based on Debt Service schedule provided by City
SUB-TOTAL DEBT SERVICE	1,255,805	-0.82%	
capital outlay	649,578	4.86%	
TOTAL EXPENSES	7,434,558	1.63%	Net Operating Surplus

NPA REVENUE FY2027



NPA EXPENSES FY2027





Operating Budget / Fiscal Year 2026/27

The FY 2026/27 operating budget reflects a stable and disciplined financial plan that supports improved operations, reinvestment in aging infrastructure, and enhanced customer experience across Park Norwalk facilities. Revenue growth is modest but steady, while expenses increase primarily due to targeted reinvestments, city-allocated costs, and essential system upgrades.

This budget continues our commitment to:

- Maintaining safe, clean, and reliable parking facilities
- Supporting local businesses and neighborhoods
- Improving wayfinding, signage, and customer communication
- Strengthening long-term infrastructure planning
- Ensuring transparency in city-allocated expenses and contractual obligations

Expense Highlights

Key areas of focus in this year's budget include:

- **Improved Operations:** Continued investment in staffing, technology, and customer-facing systems to support efficient day-to-day operations.
- **Facility Reinvestment:** Targeted upgrades to HVAC systems, security cameras, and general repair and maintenance to ensure safety and reliability.
- **Wayfinding & Signage:** Resources dedicated to improving navigation and clarity for customers across the system.
- **Marketing & Public Outreach:** Efforts to strengthen Park Norwalk's brand, support local businesses, and improve public perception.
- **City Expense Allocations:** Reflecting updated personnel allocations and city-administered services.

Expense Drivers

These changes represent the most significant year-over-year adjustments:

- **+\$46,974** — Increase in payroll and benefits for staff services provided to Park Norwalk
- **+\$40,000** — Security camera system upgrades to replace aging equipment.
- **-\$95,000** — Reduction due to deferring purchase of a new maintenance vehicle
- **+\$42,000** — HVAC unit replacement at SNRR and Maritime garages



- **+\$25,000** — Consulting fees for systemwide construction admin and oversight
- **+\$12,000** — Increased ticket stock purchase
- **+\$25,000** — Permit system upgrade to support RPP compatibility
- **-\$50,000** — Elimination of DKA contract

These adjustments reflect a balanced approach: reducing discretionary spending where possible while prioritizing safety, compliance, and long-term asset management.

Revenue Drivers

Revenue projections are grounded in current trends, facility-specific activity, and operational improvements:

- **+\$19,093** — Monthly revenue increase driven by high demand and utilization at SNRR and East Norwalk
- **+\$85,323** — Transient revenue growth driven by stronger current trends in the Wall Street area and commuter railroad facilities.
- **+\$34,473** — Meter revenue increase driven by positive current trends and the addition of select on-street spaces in the West Ave area.
- **-\$9,975** — Slight decline in violation revenue due to improved compliance

Overall, system revenue is projected to increase **1.63%**, reflecting stable demand and continued operational improvements.

Summary

The FY 2026/27 budget positions Park Norwalk for continued operational excellence while responsibly reinvesting in critical infrastructure. It balances modest revenue growth with targeted expense increases, maintains a positive fund balance, and supports the long-term sustainability of the parking system.

2025 Holiday Decorations



Potential Decorations for 2026

Sale!





Holiday Designs™
 PO Box 6105
 Gainesville, GA 30504
 +17702871400
 www.holidaydesigns.com

Estimate

ADDRESS	SHIP TO	ESTIMATE # E-34354
Bryan Lutz	Bryan Lutz	DATE 01/26/2026
City of Norwalk, CT - Parking	City of Norwalk, CT - Parking	EXPIRATION DATE 01/30/2026
Authority	Authority	
11 N Water St.	11 N Water St.	
Norwalk, CT 06854	Norwalk, CT 06854	

SHIP VIA	CUSTOMER EMAIL	CUSTOMER PHONE
AU - Private Truck	blutz@norwalkct.gov	347-971-1194

SKU	DESCRIPTION	QTY	RATE	AMOUNT
HDPS-126-3	HDPS-126-3 - 3' Alpine Snowflake Pole Silhouette - Color Warm White - List Price: \$555 - Courtesy Discount Applied	85	388.50	33,022.50T
Shipping	Shipping Price Disclaimer Please note that shipping prices provided in this quote are estimates based on current rates. Fabrication timelines for some products (which may range from 4 to 6 weeks) may affect actual shipping rates.	0	2,520.00	0.00T

Jan Savings: \$14,152.50!!!	SUBTOTAL	33,022.50
Please return signed estimate for processing. Thank you!	TAX	
Pricing Note: Due to recent volatility in tariffs, freight, and materials, pricing is based on current conditions and may be adjusted if significant changes occur outside our control. We'll communicate clearly and act in good faith to minimize impact.	SHIPPING	2,520.00
	TOTAL	\$35,542.50

Accepted By

Accepted Date



RESIDENTIAL PARKING PROGRAM: COMMUNITY LISTENING SESSIONS

FEBRUARY 17TH AND 18TH, 2026

Park Norwalk invites you to help shape the future of parking in your neighborhood

Park Norwalk is developing a new Residential Parking Program (RPP) designed to improve access, reduce congestion, and better support residents, businesses, and visitors. Before any decisions are made, we want to hear directly from the community.

These listening sessions are an opportunity for residents to:

- Share concerns about parking on their street or in their neighborhood
- Learn how residential parking programs work in other cities
- Help shape a program that reflects real needs and lived experience

Your voice will directly influence how the RPP is designed and implemented.

3 Sessions will be held

**February 17th at
1:00pm at the
Norwalk Library
Auditorium located
at 1 Belden Ave**

**February 17th at
6:00pm at Marvin
Elementary School
Great Room located
at 15 Calf Pasture
Beach Road**

**February 18th at
6:00pm at SONO
Elementary School
located at 1 Meadow
Street***