

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
TUESDAY, JULY 13, 2004

1. At 9:40AM, Vice Chairman James I. Nixon called the special meeting to order. The following were in attendance:

Commissioners:

James I. Nixon, Vice Chairman
Edward J. Fuhrman

Staff:

Laszlo Papp, Executive Director

Consultants:

Ernie Orgera, Traffic/Operations Supervisor
City of Stamford

At 9:45AM, the meeting was recessed and participants traveled to White Plains to review the new municipal garage.

2. Site Visit to Municipal Garage in White Plains

Chairman Stephen C. Osman and Commissioner Neal Jewell joined the meeting. At the parking garage, the Commissioners met with John Larson, Deputy Director of the White Plains Parking Authority, Joe DeSantis and two other employees of the Parking Authority.

The Commission was given a tour of the 2,350-space garage with two levels below and six above grade. It has three street entrances without gates and 36 pay-stations (Lexis iron mikes) in 12 locations. These are at every elevator lobby on each floor. It is a double-T pre-stress concrete structural system. The bottoms of the concrete pieces are quite dirty, have not been cleaned since installation and are not painted. Headroom is 8-feet 6-inches at ground floor and 7-feet 6-inches above, with a 6-foot 8-inch gate bar at the entrance. There are two rows of metal halite lighting fixtures with an acceptable lighting level. Mr. Larson indicated that these fixtures were selected because they appear to provide better white light than the H.P. sodium fixtures that are used elsewhere in the other garages, despite the fact that the metal halites are more costly to buy and more costly to operate.

The pay stations required more signage and instructions than originally provided until people got used to them. Now it appears that it is relatively "user-friendly," providing for an "extended time feature" to add additional time beyond the initial one hour. The rate is 50 cents per hour and, at the same rate, it can be extended to any length of time as required. If, however, someone stays longer without extending the ticket, the overtime can be paid at the office on-site. The rate is \$2.00 for the first hour of overtime, \$3.00 if paid after two hours, \$6.00 after four hours, and \$10.00 if the stay is longer. If the overtime is not paid within two weeks, it becomes a summons ticket for \$15.00 and up. Monthly permits are available for \$100/mo. Presently, only 300 permits are issued and there is a waiting list.

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Initially, especially due to the large size of the garage, there was considerable confusion and signage improvement is being developed even at the present date. Mr. Larson noted that there is definitely a learning curve both for attendants and customers.

Maintenance is done by daily sweeps. They hose down the floors twice a year and there are maintenance people on call all the time. The pay stations especially need constant maintenance, with installation of the paper spools, removal of money, especially at the time of mall functions, etc. Both the maintenance people and the deputy director indicated that the selection of the pay stations was done by the developer. If it had been up to them, they would rather have selected Digital Pioneer, a product they feel is better and easier to maintain.

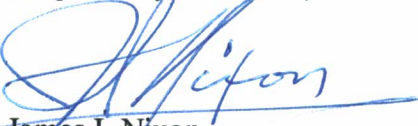
The garage is a joint venture, design/build structure between the City of White Plains and Cappelli, the developer of the mixed-use towers located at the top of the garage. The commercial tenants include Target, Filene's, and many other stores, restaurants, six movies theaters, etc.

3. Adjournment

Tour and discussion of the garage were completed at 12:45pm.

A Special Meeting has been scheduled for Tuesday, July 27, 2004 at 9:30am to visit garages in New Haven.

Respectfully submitted,



James I. Nixon

Vice Chairman & Acting Secretary