

# *Individual Station Report*

## Waterbury

U R B I T R A N **R** E P O R T

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Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

July 2003

# *Stakeholder Interview*

U R B I T R A N **R** E P O R T



Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

## **Waterbury Branch**

All communities except for Naugatuck were represented during the stakeholder process, although Waterbury was represented by the Chamber of Commerce and Ansonia by the Valley Regional Planning Agency.

### ***Waterbury***

The Chamber of Commerce was designated by the Mayor as the representative for these discussions. The first issue that was raised concerned the parking lot, and the lack of clear directions regarding what is city parking for the station and what is SNET parking. The lot itself is unpaved and poorly marked. There is no lease between the City and CDOT for the station or parking lot, and the City has no responsibilities regarding them. The Chamber representatives stated that they could not speak to policy issues and the City's attitude towards the station or rail service except in general terms. In that regard, the basic desire is to have more service on the Waterbury branch, and to construct a new intermodal terminal for buses and rail in the city. There is a study underway for such a facility, and site locations as they impact on local businesses and the transit network are currently under review. This is a Naugatuck Valley Development Corporation study. The vision is to use this project to stimulate economic development in the immediate area, as well to form a better link between Waterbury and the entire Valley region.

On the whole, the community has little awareness of the existing rail service. The community feels that CDOT has little interest in rail service on the Waterbury branch, and this is reflected in the level of service, condition of the station, and lack of marketing. At the same time, the City sees rail as a significant underutilized resource which, if developed properly, could stimulate the economy of the city and region.

# *Parking Inventory and Utilization*

U R B I T R A N **R** E P O R T



Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

## **Waterbury Line**

### **Waterbury**

The Waterbury Rail Station has a surface lot with 156 spaces. The parking spaces are designated in two categories: daily and handicapped. There are 150 daily spaces and 6 handicapped spaces available at the lot. The line markings are faint at the station, with the exception of the handicapped spaces. The usage rate was 16%, with no utilization of handicapped spaces. The overall usage rate may be misleading; however, as numerous vehicles parked in a separate area may not be owned by rail users.

#### *Parking Area Ownership*

All of the parking at the Waterbury Rail Station is owned by the State of Connecticut. Figure 33 maps the general location of the parking area and station building at the Waterbury Station. The image quality is poorer than other stations' imagery so the Waterbury Station map is not zoomed in at the same level as the other stations. An additional color photograph is included at a higher zoom to get a better look at the parking situation in Waterbury.

#### *Fee Structure*

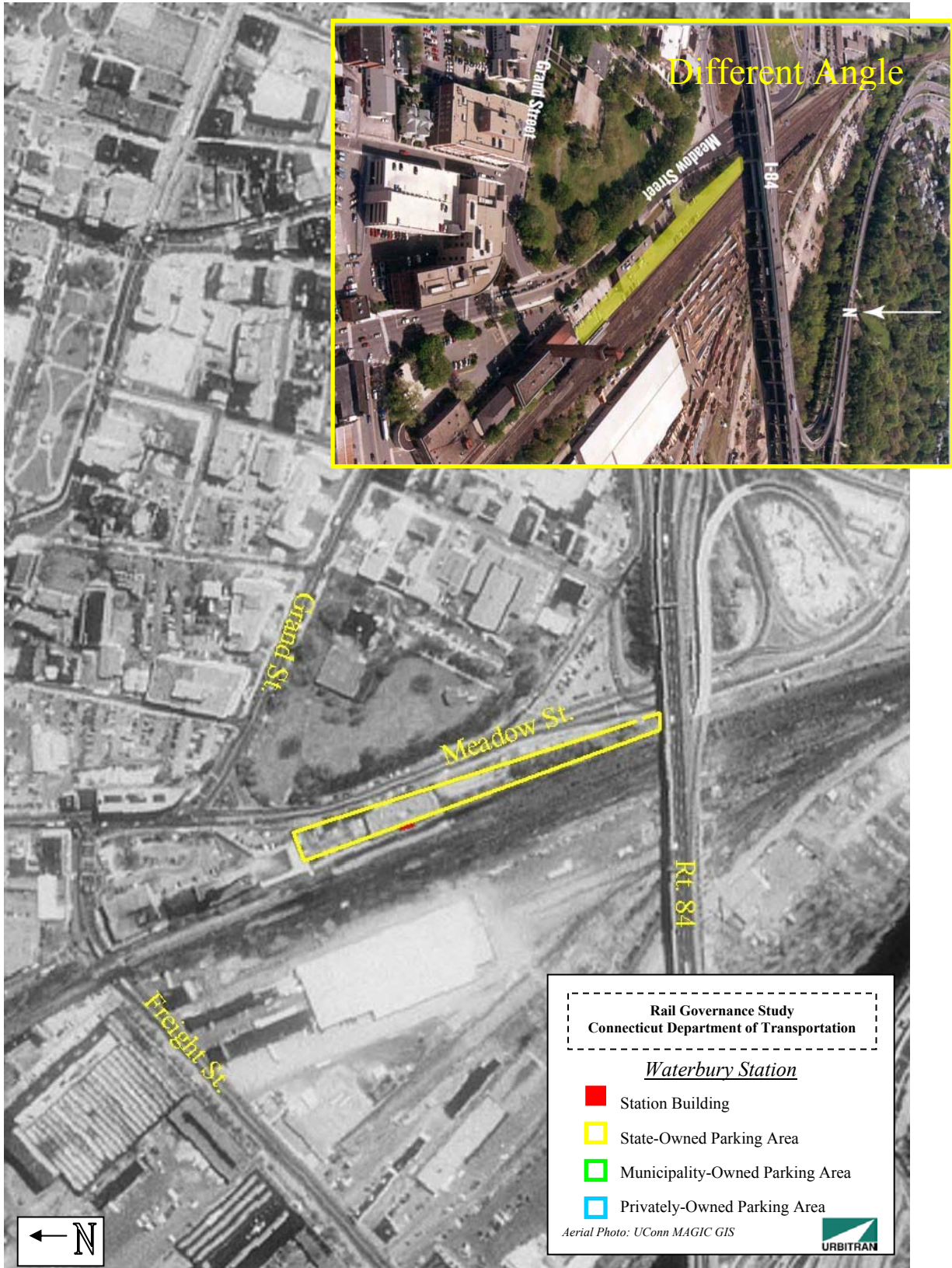
There is no charge for parking at the Waterbury Rail Station.

Table 33 presents specific information on parking at the Waterbury Rail Station.

**Table 33: Waterbury Rail Station Parking Capacity and Utilization**

<b>Type</b>	<b>Capacity</b>	<b>Vehicle Count</b>	<b>Utilization</b>	<b>Ownership</b>
Permit	0	0	N/A	state
Daily	150	24	16.0%	
Handicap	6	0	0.0%	
<b>TOTAL PARKING</b>	<b>156</b>	<b>24</b>	<b>15.4%</b>	

Figure 33: Waterbury Rail Station Parking Map



# *Station Condition Inspection*

U R B I T R A N **R** E P O R T



Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

CONNECTICUT  
DEPARTMENT  
OF  
TRANSPORTATION



CONDITION INSPECTION  
FOR THE  
WATERBURY STATION

GENERAL RECOMMENDATION 3



**CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION**

**INSPECTION RATING SCALE**

*The following rating scale is used for inspections:*

- 1- Totally deteriorated, or in failed condition.
- 2- Serious deterioration, or not functioning as originally designed.
- 3- Minor deterioration, but functioning as originally designed.
- 4- New condition. No deterioration.
- 5- Not applicable.
- 6- Condition and/or existence unknown.



STATION: Waterbury  
LINE: Waterbury  
INSPECTION DATE: 11-17-01  
INSPECTION AGENCY / FIRM: UA  
INSPECTORS: JFS, WV, RGW  
WEATHER: Sunny

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 2 OF 19

### PARKING ELEMENTS

#### QUADRANT # 1

TYPE OF SURFACE: asphalt x PAVED; \_\_\_\_\_ GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: 4

CONDITION OF STRIPING: 5

CONDITION OF BASIN / DRAINS / ETC: 5  
( FOR LOCATION SEE SHEET: \_\_\_\_\_ )

SIGNAGE: 5

FENCE AND GUARDRAIL: 5

LANDSCAPE: 2

SIDEWALK: 5

CURB: 5

#### QUADRANT # 2

TYPE OF SURFACE: asphalt x PAVED; \_\_\_\_\_ GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: 3

CONDITION OF STRIPING: 2

CONDITION OF BASIN / DRAINS / ETC: 2  
( FOR LOCATION SEE SHEET: see sketch )

SIGNAGE: 4

FENCE AND GUARDRAIL: 4

LANDSCAPE: 3

SIDEWALK: 5

CURB : 3

STATION: Waterbury  
LINE: Waterbury  
INSPECTION DATE: 11-17-01  
INSPECTION AGENCY / FIRM: UA  
INSPECTORS: JFS, WV, RGW  
WEATHER: Sunny

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 3 OF 19

**PARKING ELEMENTS**

**QUADRANT # 3**

TYPE OF SURFACE: asphalt x PAVED; \_\_\_\_\_ GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: 4

CONDITION OF STRIPING: 5

CONDITION OF BASIN / DRAINS / ETC: 2  
( FOR LOCATION SEE SHEET: see sketch )

SIGNAGE: 4

FENCE AND GUARDRAIL: 4

LANDSCAPE: 3

SIDEWALK: 5

CURB: 3

**QUADRANT #**

TYPE OF SURFACE: \_\_\_\_\_ PAVED; \_\_\_\_\_ GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: \_\_\_\_\_

CONDITION OF STRIPING: \_\_\_\_\_

CONDITION OF BASIN / DRAINS / ETC: \_\_\_\_\_  
( FOR LOCATION SEE SHEET: \_\_\_\_\_ )

SIGNAGE: \_\_\_\_\_

FENCE AND GUARDRAIL: \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_

SIDEWALK: \_\_\_\_\_

CURB : \_\_\_\_\_

STATION: Waterbury  
 LINE: New Haven-Waterbury Branch  
 INSPECTION DATE : February 11, 2002  
 INSPECTION AGENCY / FIRM: Parsons Brinckerhoff  
 INSPECTORS: Jim Connell & Dave Lang  
 TIME OF INSPECTION: A.M.  
 WEATHER: Cold with Light Rain

CONN. DEPT OF TRANSPORTATION  
 STATION INSPECTION REPORT  
 SHEET 4 OF 19

**PLATFORM --- LIGHTING**

Span Number	Fixture Type	Manufacturer	Model Number	Rating	Support Condition	Estimated Age/Life(y/y)	Visual Condition
all	HID-HPS	Holophane	unknown	3	3	5/ 20	minor deterioration

Remarks: A typical section of the platform was measured at the location indicated and found to average  
6.49 fc.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PLATFORM --- LIGHTING LEVELS (fc)**

TRACKS----{

see remarks	see remarks	avg 6.49	see remarks	see remarks	see remarks
NORTHBOUND/SOUTHBOUND PLATFORM					

STATION: Waterbury  
 LINE: New Haven-Waterbury Branch  
 INSPECTION DATE : February 11, 2002  
 INSPECTION AGENCY / FIRM: Parsons Brinckerhoff  
 INSPECTORS: Jim Connell & Dave Lang  
 TIME OF INSPECTION: A.M.  
 WEATHER: Cold with Light Rain

CONN. DEPT OF TRANSPORTATION  
 STATION INSPECTION REPORT  
 SHEET 5 OF 19

**PLATFORM --- SERVICE**

Voltage Rating (V)	n/a	Type of 3 phase connection		Delta	n/a	Wye	n/a
		Method of Entrance		Overhead	n/a	Underground	X
Rating of Main Breaker (A)	n/a	Origin of Service		Pole	n/a	Transformer	n/a
		Code Compliant		Yes	X	No	n/a
Quantity of Phases	n/a	Pole Number & Street	n/a	Wire Sizes	unknown		

Remarks: Electricity to the platform originates from the former station building and terminates in a locked electrical enclosure. We were unable to gain access to the enclosure to verify the exact size and condition of the panelboard.

**PLATFORM --- ELECTRICAL SYSTEMS**

Electrical Device	Manufacturer	Model Number	Rating	Location	Estimated Age/Life(y/y)	Visual Condition
Main Distribution Panel	unknown	unknown	unknown	adjacent to platform	unknown	unknown
Main Disconnect Switch	n/a	n/a	n/a	n/a	n/a	n/a
Transformer	n/a	n/a	n/a	n/a	n/a	n/a
Receptacles	unknown	unknown	3	platform	5/ 20	minor deterioration
Grounding	unknown	unknown	3	platform	5/ 20	minor deterioration
Lighting Controls	unknown	unknown	unknown	platform	unknown	unknown
Public Telephone	n/a	n/a	n/a	n/a	n/a	n/a
Station Telephone	n/a	n/a	n/a	n/a	n/a	n/a

Remarks: One receptacle is missing a cover.

STATION: Waterbury

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 6 OF 19

INSPECTORS: Jim Connell & Dave Lang

DATE: February 11, 2002

**STATION PLATFORM --- ELECTRICAL AND LIGHTING SUMMARY**

There is a locked pedestal type electrical cabinet that contains the main electrical panelboard for the platform. We were unable to gain access to this cabinet to verify the exact size and condition of the panelboard. However, the cabinet has only minor deterioration, is well maintained, and appears to be protecting the electrical equipment from harm.

There are several GFCI type receptacles located on the platform that comply with the NEC. However, one receptacle does not meet the NEC because the cover is missing. This cover should be replaced and brought to an acceptable condition.

A canopy covers the entire length of the platform. The luminaires are installed under the canopy and are high-pressure sodium. The platform luminaires maintain an average of 6.49 foot-candles, which exceed the minimum light level as recommended by the IESNA.





STATION: Waterbury

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 8 OF 19

INSPECTORS: D. Lang

DATE: February 11, 2002

**STATION - MECHANICAL SUMMARY**

All gutters are painted, galvanized sheet metal in good repair. The downspouts are painted, galvanized sheet metal in good repair. The downspouts are occurring at construction joints. There is no need for maintenance.

STATION: Waterbury  
LINE: New Haven-Waterbury Branch  
INSPECTION DATE: April 3, 2002  
INSPECTION AGENCY/FIRM: Warren & Panzer Engineers  
INSPECTOR: Josue Garcia/Bosun Ogunnaike  
WEATHER: Good

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 9 of 19

## HAZARDOUS MATERIALS INSPECTION

### LEAD-BASED PAINT

Note: The LBP inspection was conducted using an RMD LPA-1 spectrum X-Ray Fluorescence Analyzer (XRF). The Department of Housing and Urban Development (HUD) recommend XRF analysis for inspection of lead in paint. XRF readings were taken of surfaces coated with suspect LBP. The XRF was operated in "Quick Mode" for this project. In Quick Mode, the measurement time is determined by the LPA-1 Analyzer to achieve a 95% confidence measurement compared to an action level (1.0 mg/cm<sup>2</sup>).

#### Platform

Surfaces Tested	# of Locations Tested	Lead Presence (>1 mg/cm <sup>2</sup> )	Rating
Canopy Columns	1	No	4
Gutter	2	No	3
Canopy Deck	1	No	3
Telephone Booth	2	No	3
Platform Warning Strip	4	No	3
Canopy Beams	2	No	4

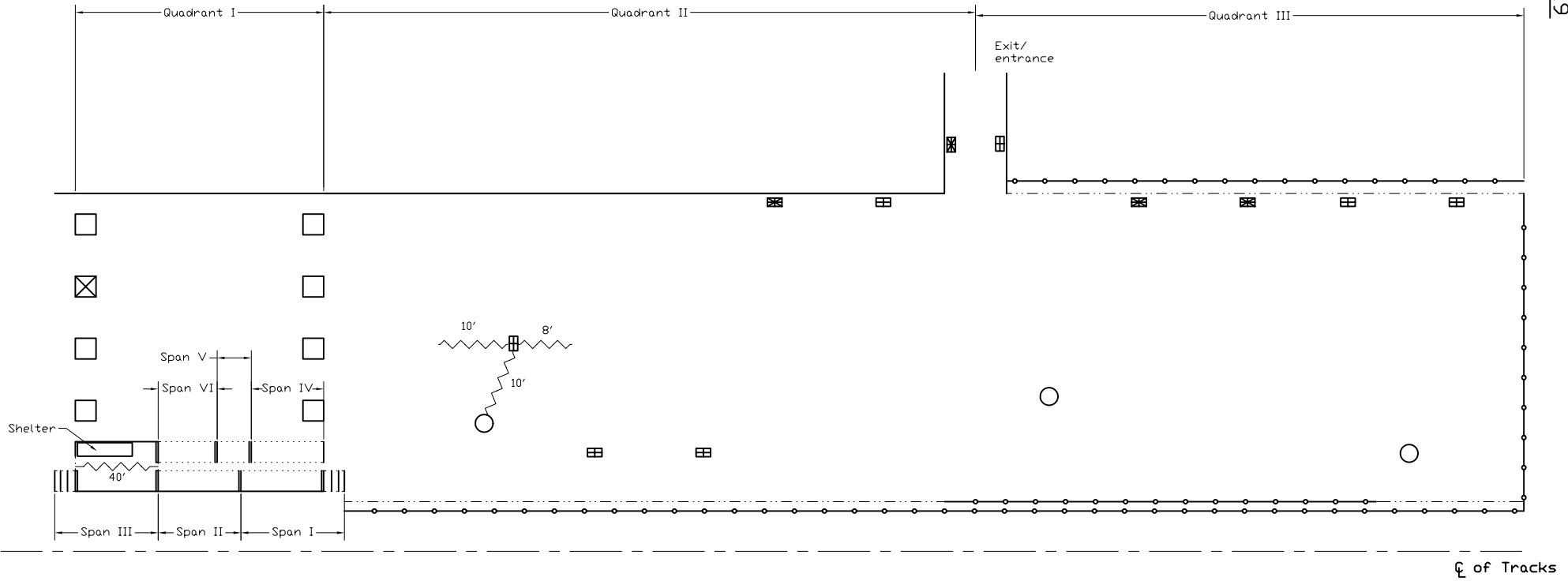
### SUSPECT ASBESTOS-CONTAINING MATERIALS

Listed below are suspect asbestos-containing materials that were observed during a visual inspection. Materials were found to be in good to fair condition. Any future disturbance of these materials should be preceded by the collection of samples and laboratory analysis of these samples. This work must be performed by a certified inspector

#### Platform

Suspect Materials	Rating
Platform Seam Caulking	3

N ←



- Legend:
- Fence
  - Concrete Barrier
  - — — — — Guard Rail
  - ..... Pedestrian Railing
  - ~~~~~ Cracks
  - Sanitary Manhole
  - ⊞ Drain
  - ⊞ Drain covered with vegetation and garbage
  - Joint
  - Planter
  - ⊞ Planter with dead vegetation

Urbitran Associates, Inc.
Connecticut Dept. of Transportation
Waterbury Station General Plan
Date: 11-19-01



<b>Waterbury Station</b>				
Description *	Units	Quantity	Price / Unit	Total Cost
Sub-total				0.00
Contingency (10%)				0.00
Grand Total				0.00

\* The extent of deterioration noted during our inspection is minimal and does not require immediate repair. The type of extent of deterioration will not affect the station operations or commuters. Therefore, we recommend the that defects noted in this report be included in a future station maintenance rehabilitation contract.

# *Station Operations Review*

U R B I T R A N **R** E P O R T



Prepared to  
Connecticut Department of Transportation

Submitted by  
Chance Management

Under Contract to  
Urbitran Associates, Inc.

## WATERBURY BRANCH

The Waterbury Branch includes the following municipalities that participate in or manage the operations and maintenance stations and/or commuter parking lots: Waterbury, Naugatuck, Beacon Falls, Seymour, Ansonia, Derby-Shelton,

## WATERBURY

The Waterbury Station is a platform without a separate building or waiting room. There is a nearby building that could mistakenly be associated with the railroad, but the American Republican owns this building. The American Republican is the producer of the local newspaper, the Waterbury Republican. The adjacent parking lot is not striped, and it appears that this station is not in high demand by the Waterbury residents.

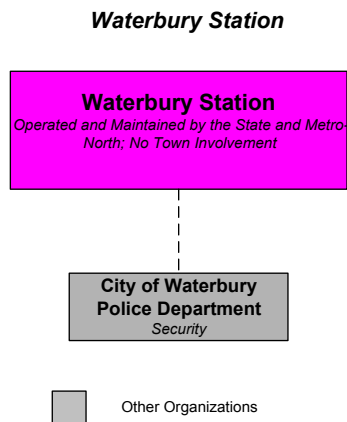
## Agreements

The parking area is owned by the State which maintains this area along with the platform. The adjacent parking is free for commuters. There is no lease arrangement with the City. The station and lots are operated and maintained by the State and Metro-North. There is no town involvement, although the Waterbury Police Department keeps the area under its patrol at no charge and under no agreement with the State or Metro-North.

## Organizational Structure

There is no organization chart available for the operations of the Waterbury Station. The organization chart below was created by information gathered from City employees. The Station is operated and maintained by the State. The City of Waterbury only includes the station in its policing security routes.

City of Waterbury Engineer Barry Bursen explained that the City has no involvement with the “station” and the parking. The City’s one-time involvement was when the State renovated the parking lot (1997) and the City Engineer approved the plans. The City has no oversight responsibility of the station area. The City Engineer, coupled with the fact that the Mayor’s office had no clear person to identify who is responsible for the station, makes it appear that there is little, if any involvement in the operations of the station and lot by the Town.



## Operating Procedures

The State operates and maintains the station and the lot. The Police of the City of Waterbury include the station on its patrol routes.

<b>Procedure</b>	<b>Responsible Party</b>
Opening and Closing of Station	N/A
Housekeeping Inside Station	N/A
Housekeeping Outside Station	N/A
Daily Maintenance	State/ MetroNorth
Preventative Maintenance	State/ MetroNorth
Landscaping	N/A
Security	Police Department, City of Waterbury
Customer Service	N/A
Tenant Performance	N/A
Parking Enforcement	N/A
Parking Fees and Permits	N/A
Parking Operation Maintenance	N/A



# *Station Financial Review*

U R B I T R A N **R** E P O R T



Prepared to  
Connecticut Department of Transportation

Submitted by  
Seward and Monde

Under Contract to  
Urbitran Associates, Inc.

## **WATERBURY FINANCES**

### ***ACCOUNTING ENTITY / BASIS***

There is no separate fund at the State or local level used to manage this property. There is no lease from the State to the City. The State owns and operates the rail platform and parking area.

### ***FINANCIAL REPORTING TO STATE***

There is no financial reporting to the State by the City because there is no lease and the parking operations are managed directly by the State. The property is maintained primarily through Metro-North contracted services (see below).

### ***REVENUES***

The State does not charge for parking therefore no revenues are derived other than some advertising at the platforms received through the Metro-North service agreement.

### ***EXPENSES***

The City patrols the area at its own expense. The City bills Metro-North for sewer usage charges that ultimately get paid by the State. The City indicated that it is not certain of any other efforts, services or charges related to the station parking area.

*Metro-North and ConnDOT* – The State incurs station expenses through its service agreement with Metro-North / Metropolitan Transit Authority. These expenses are accounted for by Metro-North and included in the charge to the State. The expenses generally relate to maintaining the platform at each station. Metro-North performs cyclical maintenance and on-call repairs and maintenance as needed. Metro-North is also responsible to maintain any ticketing area on railroad property. Such costs have been identified and included in the financial presentation.

The Metro-North service agreement also provides that the State pay for the allocated cost of station maintenance forces. These allocated indirect costs have not been included in the financial presentation.

The local government is not in direct control of the services rendered by Metro-North. These services are controlled by the service agreement. The service agreement is outside of any arrangement or agreement with the local government

ConnDOT also incurs indirect expense for its administrative oversight of the railroad property. These expenses were not compiled or presented in the financial presentation.

## ***FINANCIAL PRESENTATION IN COMPARISON TO THE PARKING INVENTORY***

A parking inventory and utilization report is presented separately as Task 2 in this study. Since all railroad parking is free, there is currently no financial reporting to the State. The finances shown herein are the State's cost for Metro-North general maintenance of the platforms as previously explained. The parking inventory covers only State-owned spaces.

**WATERBURY RAILROAD STATION AND PARKING OPERATIONS**

	YEAR 1996				YEAR 1997			
	OPERATING AGREEMENTS				OPERATING AGREEMENTS			
	LOCAL GOV'T	METRO-NORTH	TOTAL	%	LOCAL GOV'T	METRO-NORTH	TOTAL	%
<b>REVENUES</b>								
PARKING	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
RENTS	-	-	-	0.0%	-	-	-	0.0%
INVESTED FUNDS	-	-	-	0.0%	-	-	-	0.0%
OTHER	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>

**STATION, PLATFORMS AND PARKING EXPENSES**

REPAIRS AND MAINTENANCE	\$ -	\$ 15,023	\$ 15,023	47.2%	\$ -	\$ 10,657	\$ 10,657	43.5%
UTILITIES	-	5,884	5,884	18.5%	-	5,663	5,663	23.1%
RENT	-	-	-	0.0%	-	-	-	0.0%
SECURITY	-	-	-	0.0%	-	-	-	0.0%
INSURANCE AND CLAIMS	-	-	-	0.0%	-	-	-	0.0%
GENERALLY CLASSIFIED EXPENSES (INCLUDING UNSPECIFIED - DIRECT, -INDIRECT, - ADMINISTRATIVE, -AND GENERAL ALLOCATIONS)	-	10,941	10,941	34.4%	-	8,191	8,191	33.4%
CONNECTICUT SALES TAX	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ 31,847</u>	<u>\$ 31,847</u>	<u>100.0%</u>	<u>\$ -</u>	<u>\$ 24,511</u>	<u>\$ 24,511</u>	<u>100.0%</u>

**NET PROFIT (LOSS)**

	<u>\$ -</u>	<u>\$ (31,847)</u>	<u>\$ (31,847)</u>		<u>\$ -</u>	<u>\$ (24,511)</u>	<u>\$ (24,511)</u>	
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**LOCAL GOVERNMENT'S RAILROAD FUND**

ACCUMULATED SURPLUS (DEFICIT)	\$ -				\$ -			
LESS - LOCAL GOVERNMENT'S SHARE								
NET AVAILABLE RAILROAD FUND SURPLUS (DEFICIT)								
<b>STATE'S AVAILABLE SHARE @ 50%</b>								

FREE LOTS NO LEASE, NO FUND

FREE LOTS NO LEASE, NO FUND

FREE LOTS NO LEASE, NO FUND

FREE LOTS NO LEASE, NO FUND

**WATERBURY RAILROAD STATION AND PARKING OPERATIONS**

	YEAR 1998				YEAR 1999			
	OPERATING AGREEMENTS				OPERATING AGREEMENTS			
	LOCAL GOV'T	METRO-NORTH	TOTAL	%	LOCAL GOV'T	METRO-NORTH	TOTAL	%
<b><u>REVENUES</u></b>								
PARKING	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
RENTS	-	-	-	0.0%	-	-	-	0.0%
INVESTED FUNDS	-	-	-	0.0%	-	-	-	0.0%
OTHER	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>
<b><u>STATION, PLATFORMS AND PARKING EXPENSES</u></b>								
REPAIRS AND MAINTENANCE	\$ -	\$ 6,092	\$ 6,092	31.9%	\$ -	\$ 4,146	\$ 4,146	29.3%
UTILITIES	-	5,733	5,733	30.0%	-	4,860	4,860	34.4%
RENT	-	-	-	0.0%	-	-	-	0.0%
SECURITY	-	-	-	0.0%	-	-	-	0.0%
INSURANCE AND CLAIMS	-	-	-	0.0%	-	-	-	0.0%
GENERALLY CLASSIFIED EXPENSES (INCLUDING UNSPECIFIED - DIRECT, -INDIRECT, - ADMINISTRATIVE, -AND GENERAL ALLOCATIONS )	-	7,292	7,292	38.1%	-	5,125	5,125	36.3%
CONNECTICUT SALES TAX	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ 19,117</u>	<u>\$ 19,117</u>	<u>100.0%</u>	<u>\$ -</u>	<u>\$ 14,131</u>	<u>\$ 14,131</u>	<u>100.0%</u>
<b><u>NET PROFIT (LOSS)</u></b>	<u>\$ -</u>	<u>\$ (19,117)</u>	<u>\$ (19,117)</u>		<u>\$ -</u>	<u>\$ (14,131)</u>	<u>\$ (14,131)</u>	

**LOCAL GOVERNMENT'S RAILROAD FUND**

ACCUMULATED SURPLUS (DEFICIT)	\$ -		\$ -
LESS - LOCAL GOVERNMENT'S SHARE			
NET AVAILABLE RAILROAD FUND SURPLUS (DEFICIT)		FREE LOTS NO LEASE, NO FUND	FREE LOTS NO LEASE, NO FUND
<b><u>STATE'S AVAILABLE SHARE @ 50%</u></b>		FREE LOTS NO LEASE, NO FUND	FREE LOTS NO LEASE, NO FUND

**WATERBURY RAILROAD STATION AND PARKING OPERATIONS**

	YEAR 2000			
	OPERATING AGREEMENTS			
<u>REVENUES</u>	<u>LOCAL GOVT</u>	<u>METRO-NORTH</u>	<u>TOTAL</u>	<u>%</u>
PARKING	\$ -	\$ -	\$ -	0.0%
RENTS	-	-	-	0.0%
INVESTED FUNDS	-	-	-	0.0%
OTHER	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>

<u>STATION, PLATFORMS AND PARKING EXPENSES</u>				
REPAIRS AND MAINTENANCE	\$ -	\$ 6,879	\$ 6,879	37.3%
UTILITIES	-	4,984	4,984	27.0%
RENT	-	-	-	0.0%
SECURITY	-	-	-	0.0%
INSURANCE AND CLAIMS	-	-	-	0.0%
GENERALLY CLASSIFIED EXPENSES (INCLUDING UNSPECIFIED - DIRECT, -INDIRECT, - ADMINISTRATIVE, -AND GENERAL ALLOCATIONS)	-	6,587	6,587	35.7%
CONNECTICUT SALES TAX	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ 18,449</u>	<u>\$ 18,449</u>	<u>100.0%</u>

<u>NET PROFIT (LOSS)</u>	<u>\$ -</u>	<u>\$ (18,449)</u>	<u>\$ (18,449)</u>
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<u>LOCAL GOVERNMENT'S RAILROAD FUND</u>	
ACCUMULATED SURPLUS (DEFICIT)	\$ -
LESS - LOCAL GOVERNMENT'S SHARE	_____
NET AVAILABLE RAILROAD FUND SURPLUS (DEFICIT)	FREE LOTS NO LEASE, NO FUND
<u>STATE'S AVAILABLE SHARE @ 50%</u>	FREE LOTS NO LEASE, NO FUND

Traffic and Transportation  
Bridge and Civil Engineering  
Architecture  
Parking Services  
Construction Inspection  
Environmental Services  
Transit Services  
Structural Engineering

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## URBITRAN REPORT

71 West 23rd Street  
New York, New York 10010  
212.366.6200  
Fax 212.366.6214

12 West 27th Street, 12th Floor  
New York, NY 10001  
212.366.6200  
Fax 646.424.0835

**New Jersey**  
2 Ethel Road - Suite 205B  
Edison, New Jersey 08817  
732.248.5422  
Fax 732.248.5424

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