

CITY HALL
215 S. MARTIN LUTHER KING JR. BLVD.,
SUITE 400
SOUTH BEND, INDIANA 46601-1830



PHONE 574/235-9251
FAX 574/235-9171

**CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS**

December 9, 2025

Mr. Alan Lazowski
LAZ Parking Midwest LLC
1 Financial Plaza, 14th Floor – Compliance
Hartford, CT 06103
compliancemail@lazparking.com

RE: Approval of Public Parking Facility License

Dear Mr. Lazowski:

At its December 9, 2025 meeting, the Board of Public Works **approved** your request for the New Public Parking Facility License at 123 N. Main St.

If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures
HH



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: 09/08/2025

TO: Jim Wood, Neighborhood Services and Enforcement
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Kyle Ludlow, Engineering

FROM: Hillary Horvath, Clerk
SUBJECT: **Annual License Application for Public Parking Facility**

LOCATION: **LAZ Parking Midwest LLC**
123 N. Main St.

Public Parking Facilities are regulated by municipal code section 4-39. (Copy attached). Please review the attached public parking license application and provide your recommendations in the spaces below.

NEIGHBORHOOD SERVICES AND ENFORCEMENT: Favorable recommendation

COMMUNITY INVESTMENT: Favorable Recommendation

FIRE: Section 4-39(k): Favorable Recommendation

ENGINEERING: Section 4-39(b) Favorable Recommendation

Sec. 4-39. - Public parking facility.

- (a) *Definition.* Public parking facility shall mean any plot, piece or parcel of land or any building or structure used for the purpose of storing motor vehicles where the owners or persons storing such vehicles are charged a fee and which are open to the public.
- (b) *Signs required:*
 - (1) Each licensee under this section shall maintain at each entrance to the licensed public parking facility a permanently affixed sign suitable to apprise persons using the public parking facility of the name of the licensee, the hours of the day or night during which such places are open for storing motor vehicles, the rates charged and the closing hours of such lot.
 - (2) When more than one rate is charged for parking, the figures of each rate shall be of the same size and dimensions. The figures shall measure not less than eight (8) inches in height. The letters and figures indicating the closing hours shall not be less than four (4) inches in height.
 - (3) The sign shall give the number of the City license under which the lot is operated.
 - (4) Where the licensee operates a receiving lot in which cars are accepted with the understanding that such cars may be removed to another lot, the licensee shall post on such sign, in letters not less than four (4) inches in height, the following information: "Receiving Lot—Cars Parked Here May Be Moved To No. _____ Street," (giving the address to which such cars are moved).
 - (5) All signs shall be subject to the approval of the Building Commissioner of the City.
 - (6) Where separate rates or charges are made for day parking and for night parking, notice shall be posted on the signs described in subsection (b)(1) of this section.
- (c) *License required.* No person shall maintain or conduct a public parking facility within the City without first having obtained the approval from the Board of Public Works and a license issued by the Controller.
- (d) *Application:*
 - (1) Applications for licenses for public parking facilities shall be made by the person intending to operate a public parking facility.
 - (2) The application shall set forth the following:
 - a. The name under which and the place where the open parking lot is to be operated.
 - b. Whether the applicant is an individual, partnership or corporation. If an individual, the name and business and residence address of the applicant shall be given; if a partnership, the name and business and residence address of each partner shall be given; if a corporation, the name, date and state under which such corporation was organized, and the name and business address, resident agent, and a certified copy of article of incorporation, if requested by the Board of Public Works, shall be furnished.
 - c. Whether the premises are owned or leased by the applicant, and, if leased, the name and residence and business address of each owner, or part owner thereof.
 - d. The number of motor vehicles which may, at any one time, be stored upon the premises.
 - e. The hours during which motor vehicles may be stored.
 - f. A complete schedule of the rates to be charged for storing motor vehicles and the hours at which changes in rate take place.
 - g. Such other information as the Board of Public Works may deem advisable.
 - (3) The application shall be signed and verified under oath by the applicant, if an individual, or by a duly authorized agent, if a partnership or corporation.

- (e) *Public parking facility.* A fee of eighty dollars (\$80.00) shall be paid for each license issued under this section.
- (f) *Bond or property liability insurance:*
 - (1) No license shall be issued pursuant to this section and public parking facility shall be operated until and unless the licensee under this section has deposited with the Board a bond or property liability insurance policy in the amount scheduled in this section. The bond or insurance policy shall be with one or more adequate sureties or a surety company acceptable to the Board and conditioned that the licensee will pay all final judgments rendered against him for damages arising during the period such bond or insurance policy is in force from the operation of the motor vehicle in such public parking facility, or from loss, damage, theft or conversion of any motor vehicle.
 - (2) Any person who sustains damage by reason of the violation of any provision of such bond or insurance by a licensee may institute suit upon the same and recover any judgment that may be obtained by reason of such suit.
 - (3) The bond or insurance policy shall meet the following requirements:
 - a. It shall contain a provision that it shall continue in force until ten (10) days after written notice of cancellation has been delivered to the Board of Public Works or until the license of the applicant has been revoked.
 - b. The obligation of the bond or insurance policy shall not exceed the principal amount of the bond.
 - c. The bond or insurance policy shall be in the following amounts:
 - 1. Where the licensee conducts one (1) lot, ten thousand dollars (\$10,000.00).
 - 2. Where the licensee conducts two (2) lots, fifteen thousand dollars (\$15,000.00).
 - 3. Where the licensee conducts three (3) lots, the sum of twenty thousand dollars (\$20,000.00).
 - 4. Where the licensee conducts four (4) or more lots, the sum of twenty-five thousand dollars (\$25,000.00).
- (g) *Investigation of applicants; issuance of license:*
 - (1) If, after investigation, the Board of Public Works determines that the applicant for a license meets the requirements of the section, the Board shall report the same to the Controller.
 - (2) The Controller shall issue to the applicant a license for a public parking facility upon payment of the proper fee.
- (h) *Claimchecks or tags:*
 - (1) At the time of accepting a motor vehicle for storage or parking in any public parking facility the person conducting the lot, or his agent, servant or employee, shall furnish to the person parking his motor vehicle a distinctive check.
 - (2) The check shall be numbered to correspond to a coupon placed upon such motor vehicle and contain the name and address of the place and the owner operating such public parking facility. Upon such check shall be written, printed, cut out or stamped the date, and, if parking is charged for on an hourly basis, the time of acceptance of such motor vehicle.
 - (3) The above provision shall not be applied where cars are stored on a monthly fee basis.
- (i) *Rate changes:*
 - (1) No licensee under this section shall make any charge for storing any motor vehicle in a public parking facility in excess of that set forth in his application for a license, unless he has:
 - a. Notified the Board of Public Works in writing of the change.
 - b. Posted signs showing such change in the same manner as set forth in subsection (b).
- (j) *Claims against lot; reports; liability after hours:*

- (1) Each licensee under this section shall immediately notify the Controller of any claim over twenty-five dollars (\$25.00) made by reason of any loss, theft or conversion occurring upon his premises or of any claim for damages arising from the operation of his public parking facility.
- (2) The obligation of any person operating or conducting a public parking facility under the terms of this section to the owner of a motor vehicle parked therein shall not extend beyond the regular posted hours of attendance, as posted upon the open parking lot and printed upon the regular receipt check furnished to the motor vehicle owner.

(k) *Fire equipment required; cars to be accessible:*

- (1) Public parking facilities shall be equipped with proper fire extinguishing apparatus subject to the approval of the Fire Department.
- (2) All motor vehicles shall be stored in such a manner that they may be reached readily in case of fire or other emergencies.

(l) *Temporary lots; restrictions:*

- (1) Nothing contained in this section shall be deemed to require the licensing of temporary lots operated for the accommodation of motorists attending public functions, such as football games or circuses, even though a fee may be charged the patrons of such temporary lots. No such temporary lots, however, shall be operated more than two (2) days in any week.
- (2) At the entrances of the temporary lots there shall be placed a sign on which is printed the words, in letters of sufficient size to be legible to all patrons "Temporary Parking Lot—Not Licensed."

(m) *Exemptions.* All governmental owned and operated public parking facilities shall be exempt from the licensing provisions of this chapter.

(Ord. No. 6998-81, § 1; Ord. No. 7723-86, § 2; Ord. No. 9093-00, § XII)

LICENSE APPLICATION FOR - PUBLIC PARKING FACILITY
MUNICIPAL CODE SECTION - 4-39

III. PERSONAL DATA

A. Applicant's Legal Name: Alan Lazowski

B. Residential Address: 1 Financial Plaza, 14th Fl - Compliance
City: Hartford State: CT Zip: 06103

C. Residential Telephone Number: 860-522-7641

D. Residential Fax Number: _____

E. Cellphone Number: _____

F. Position with Business: CEO

IV. OWNERSHIP

A. Type of ownership (check one):

Sole Proprietorship (If sole proprietorship, proceed to 1).
 Partnership (If partnership, proceed to 2).
 Corporation (If corporation, proceed to 3).

1. Sole Proprietor

Name: _____
Residential Address: _____
City: _____ State: _____ Zip: _____
Telephone Number: _____

2. Partnership (List at least two (2) partners)

Name #1: _____
Residential Address: _____
City: _____ State: _____ Zip: _____
Telephone Number: _____

Name #2: _____
Residential Address: _____
City: _____ State: _____ Zip: _____
Telephone Number: _____

3. Corporation

Legal name of corporation: LAZ Parking Midwest LLC
Date and state of incorporation: CT 12/8/2008

LICENSE APPLICATION FOR - PUBLIC PARKING FACILITY
MUNICIPAL CODE SECTION - 4-39

IV. OWNERSHIP (Continued)

A. Type of ownership (continued):

3. Corporation (continued)

Resident Agent:

Name: Alan Lazowski

Title: CEO

Business Address: 1 Financial Plaza, 14th Fl - Compliance

City: Hartford State: CT Zip: 06103

Officers:

Name #1: _____

Title: _____

Business Address: _____

City: _____ State: _____ Zip: _____

Residential Address: _____

City: _____ State: _____ Zip: _____

Name #2: _____

Title: _____

Business Address: _____

City: _____ State: _____ Zip: _____

Residential Address: _____

City: _____ State: _____ Zip: _____

Name #3: _____

Title: _____

Business Address: _____

City: _____ State: _____ Zip: _____

Residential Address: _____

City: _____ State: _____ Zip: _____

**LICENSE APPLICATION FOR - PUBLIC PARKING FACILITY
MUNICIPAL CODE SECTION - 4-39**

V. INCLUDE COMPLETE RATE AND HOUR SCHEDULE WITH APPLICATION

VI. INCLUDE A CURRENT INSURANCE POLICY OR BOND

VII. INCLUDE \$5.00 PROCESSING FEE WITH APPLICATION

VIII. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Public Parking Facility license found in the City of South Bend Municipal Code, Section 4-39.

Alan Lazowski
Signature

08/21/2025

Date

DAILY RATES

0 - 2 Hours	\$ FREE
2 - 3 Hours	4.00
3 - 5 Hours	6.00
5 - 8 Hours	8.00
8 - 24 Hours	10.00

LOST TICKET = \$10.00

MONTHLY PARKING

STANDARD PARKING \$55 / MONTH	RESIDENTIAL \$40 / MONTH
PREMIUM / RESERVED \$90 / MONTH	PART TIME \$35 / MONTH



LAZ PARKING MIDWEST, LLC

ACTIVE

ONE FINANCIAL PLAZA, 14TH FLOOR, HARTFORD, CT, 06103, United States

Business Details

General Information

Business Name	Business ALEI
LAZ PARKING MIDWEST, LLC	0956843
Business status	Date formed
ACTIVE	12/8/2008
Citizenship/place of formation	Business type
Domestic/Connecticut	LLC
Business address	Mailing address
ONE FINANCIAL PLAZA, 14TH FLOOR, HARTFORD, CT, 06103, United States	ONE FINANCIAL PLAZA, 14TH FLOOR, HARTFORD, CT, 06103, United States
Requires Annual Filing?	Last report filed
Yes	2025
Annual report due	NAICS sub code
3/31/2026	
Public substatus	
Current	
NAICS code	
Other Activities Related to Real Estate (531390)	

Principal Details

Principal Name

LAZ KARP ASSOCIATES, LLC

Principal Title

Member

Principal Business address

ONE FINANCIAL PLAZA, 14TH FLOOR, HARTFORD, CT, 06103, United States

Agent details

Agent name

GLENN T. TERK ESQ

Agent Business address

ONE FINANCIAL PLAZA, 14TH FLOOR, C/O LAZ PARKING, HARTFORD, CT, 06103, United States

Agent Mailing address

ONE FINANCIAL PLAZA, 14TH FLOOR, C/O LAZ PARKING, HARTFORD, CT, 06103, United States

Agent Residence addresss

445 RESERVOIR RD , WETHERSFIELD, CT, 06109, United States



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: PHONE (A/C, No. Ext): 800-767-7837 E-MAIL ADDRESS: request@sterlingrisk.com		FAX (A/C, No): 516-487-0372
SterlingRisk P.O. Box 9017 Woodbury NY 11797		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : National Union Fire Ins Co of Pittsburgh, PA		19445
		INSURER B : Federal Insurance Company		20281
		INSURER C : AIU Insurance Company		19399
		INSURER D :		
		INSURER E :		
		INSURER F :		
INSURED		LAZ PARKING		
LAZ Parking Midwest, LLC 500 South Front Street Suite 210 Columbus OH 43215				

COVERAGES		CERTIFICATE NUMBER: 1039660194		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:	Y Y	3609369	7/31/2025	7/31/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 S	
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	3135689	7/31/2025	7/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ S	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED RETENTION S	Y Y	See Schedule	7/31/2025	7/31/2026	EACH OCCURRENCE \$ 100,000,000 AGGREGATE \$ 100,000,000 S	
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A	014111735	7/31/2025	7/31/2026	X PER STATUTE OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000	
A	Garagekeepers Liability	Y Y	3609369	7/31/2025	7/31/2026	Limit \$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
See Page 2 for Additional Information.

See Attached...

CERTIFICATE HOLDER		CANCELLATION	
City of South Bend Business License Administrator 227 W. Jefferson Blvd., Suite 1400 S South Bend, IN 46601		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE 	

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ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY SterlingRisk		NAMED INSURED LAZ Parking Midwest, LLC 500 South Front Street Suite 210 Columbus OH 43215
POLICY NUMBER		
CARRIER		NAIC CODE
		EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Additional Insurers Affording Coverage:

Insurer Letter D Allianz Global Risk US Insurance Company (NAIC 35300)
 Insurer Letter E Everest National Insurance Company (NAIC 10120)
 Insurer Letter F United Specialty Ins. Co. (NAIC 112537)
 Insurer Letter G RSUI Indemnity Company (NAIC 22314)
 Insurer Letter H Endurance American Insurance Company (NAIC 10641)
 Insurer Letter I American Guarantee and Liability Insurance Company (Zurich) (NAIC 26247)
 Insurer Letter J Westfield Specialty Insurance Company (NAIC 16992)
 Insurer Letter K Great American Assurance Company (NAIC 26344)
 Insurer Letter L Lexington Insurance Company (NAIC 19437)
 Insurer Letter M Westchester Surplus Lines Insurance (NAIC 10172)

D: Excess General Liability --- USL03085025 --- 7/31/25-7/31/26 --- Aggregate \$4,000,000
 B: Primary Umbrella Liability --- 79863543 --- 7/31/25-7/31/26 --- Aggregate \$15,000,000
 E: Excess Liability --- XW5EX00131251 --- 7/31/25-7/31/26 --- Aggregate \$5,000,000
 F: Excess Liability --- BTM2513227 --- 7/31/25-7/31/26 --- Aggregate \$5,000,000
 G: Excess Liability --- NHA608117 --- 7/31/25-7/31/26 --- Aggregate \$7,500,000
 H: Excess Liability --- EXC30065353301 --- 7/31/25-7/31/26 --- Aggregate \$7,500,000
 I: Excess Liability --- AEC011173111 --- 7/31/25-7/31/26 --- Aggregate \$10,000,000
 J: Excess Liability --- XSL345214K02 --- 7/31/25-7/31/26 --- Aggregate \$10,000,000
 F: Excess Liability --- BTM2513226 --- 7/31/25-7/31/26 --- Aggregate \$5,000,000
 K: Excess Liability --- EXC 5867707 --- 7/31/25-7/31/26 --- Aggregate \$10,000,000
 L: Excess Liability --- 20744112 --- 7/31/25-7/31/26 --- Aggregate \$10,000,000
 M: Excess Liability --- G48749781001 --- 7/31/25-7/31/26 --- Aggregate \$15,000,000

If agreed upon in a written contract or agreement, City of South Bend, Indiana is included as an additional insured with a waiver of subrogation in their favor for general liability, but only with respect to the operations of the named insured.

Re: M22135 – 123 N Main Street.

LAZ
PARKING

NOTICE!

LIABILITY LIMITS

Vehicles parked at this location are parked at the risk of the vehicle owner. The garage operator is not responsible or liable for loss or damage by reason of fire, theft, collision or other cause to parked vehicles or contents of same.

The vehicle owner & occupants assume the full responsibility for any personal injuries that may occur while the vehicle is parked in the parking facility

License PBP2025-015





NOTICE!

LIABILITY LIMITS

Vehicles parked at this location are parked at the risk of the vehicle owner. The garage operator is not responsible or liable for loss or damage by reason of fire, theft, collision or other cause to parked vehicles or contents of same.

The vehicle owner & occupants assume full responsibility for any personal injuries that may occur while the vehicle is parked in the parking facility

License PBP2025-015

LAZ
PARKING

NOTICE! LIABILITY LIMITS

Vehicles parked at this location are parked at the risk of the vehicle owner. The garage operator is not responsible or liable for loss or damage by reason of fire, theft, collision or other cause to parked vehicles or contents of same.

The vehicle owner & occupants assume responsibility for any damage that may occur while the vehicle is parked in the parking lot.

License PBP2025-015



1 800 PICK UPS
www.ups.com

