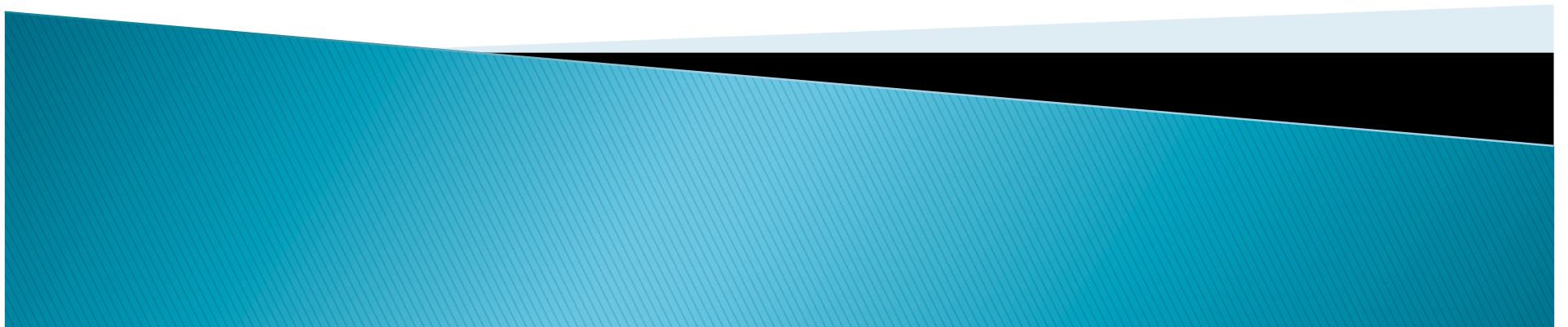


**Mutually Beneficial Discussions**  
**City/DDA Parking Agreement**




# Mutually Beneficial Discussions

## City/DDA Parking Agreement – History

- ❏ **1992 DDA takes over management of off-street parking**

### **1992–2002 City/DDA Parking Agreement:**

- ❏ DDA pays debt service + utilities
  - ❏ DDA pays \$6,639,000 to repair the structures
- ❏ In 1995 it was learned that structure deterioration was more severe than anticipated in the City/DDA contract
- ❏ From 1996–2002 DDA pays an additional \$40,000,000 to repair/replace deteriorated parking structures
- 

# Mutually Beneficial Discussions

## City/DDA Parking Agreement – History

### 2002–2012 City/DDA Parking Agreement:

- Renewal of the 1992–2002 Agreement
- DDA now manages meters & all remaining City lots
- DDA annually to pay the City:
  - \$ to Local & Major Street Funds for snow plowing, street sweeping, etc. (began \$670K+ CPI)
  - \$103,291.38 “rent” based on spaces in City Hall, 4<sup>th</sup>/Catherine, Farmers Market & 1<sup>st</sup> & William lots
  - DDA pays salaries of 6 City employees for 1 year + retraining and job counseling



# Mutually Beneficial Discussions

## City/DDA Parking Agreement – History

At a 2004 retreat DDA members discuss the City's financial difficulties & by consensus offer to increase the “rent” from parking to the City to keep the downtown beat officers.

- ☒ **2005 Amendment to the 2002 Parking Agreement:**
  - Rent increased to \$1Million/year (total \$10 million)
  - City allowed to request future year's rent early
  - Agreement to terminate in 2015 (10 years)

**City elects to receive \$10 Million by 2009/10,  
five years before the end of the contract**



# Mutually Beneficial Discussions

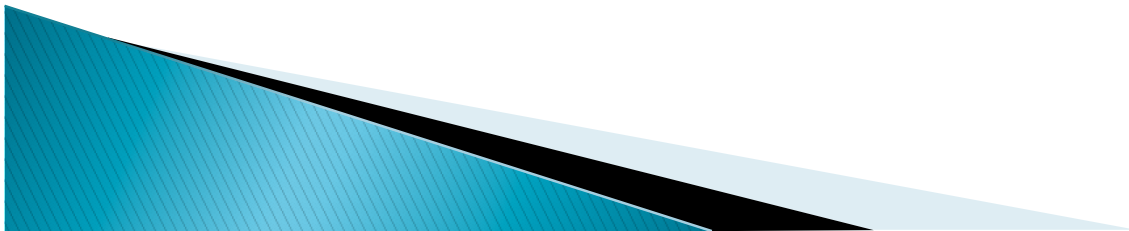
## City/DDA Parking Agreement – History

- ❑ January 2009 Council approves “Resolution Requesting the DDA Begin Discussions to the Parking Agreement with the City for a Mutually Beneficial Financial Agreement to Extend Payments to the City”.
- ❑ March 2009 DDA “Mutually Beneficial” ad hoc committee formed
- ❑ Fall 2009 City “Mutually Beneficial” ad hoc committee formed
- ❑ April 2010 Mutually Beneficial Term Sheet presented to DDA & City Council
- ❑ May 2010 DDA votes to provide the City with an add’l \$2 Million in FY 2010/11 w/the expectation the Mutually Beneficial committee will formulate an agreement by Oct 2010



# Mutually Beneficial Discussion Proposals

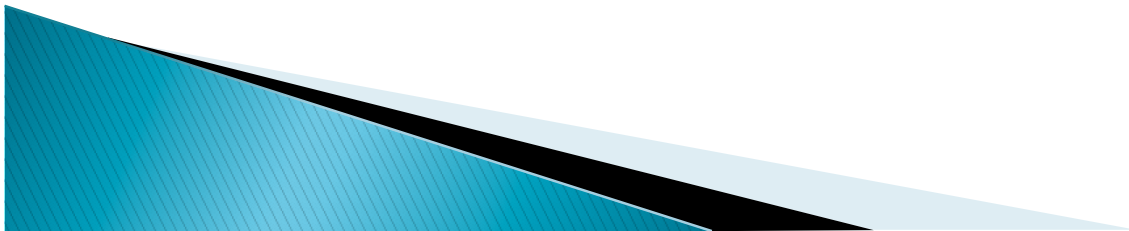
1. DDA to take more responsibility facilitating the process of redeveloping City-owned downtown property (City Council work session held 11/4)
2. **DDA & City to amend the 2002 DDA/City Parking Agreement (as amended in 2005)**



# Mutually Beneficial Discussions: Parking Agreement Amendments

**Existing contract remains unchanged with the exception of the following four items:**

1. DDA role as parking manager will be described as taking place within a Parking District encompassing DDA's current meters, lots and structures plus near downtown areas where the uses are commercial, university, or medical in nature (no areas with single family homes).
2. DDA will no longer be required to present its proposed parking rate changes to City Council. As managers of the parking system within its Parking District, the DDA will set parking rates as it thinks prudent and necessary.



# Mutually Beneficial Discussions: Parking Agreement Amendments

3. DDA will be assured of a minimum parking enforcement level and DDA will provide direction. Community Standards Supervisor will attend DDA Operations Committee meetings, and a set of enforcement benchmarks will be established.
  
4. DDA will no longer transfer funds from several “pots” (\$2 Million rent + \$100,000 from Old Y parking lot + net from the 415 W. Washington lot + \$800,000 to the City’s Major and Local Street Funds = \$2.8 Million total). Instead, DDA Parking rent paid to the City will be a single sum:
  - o 16% gross from the DDA parking system in 2011/12
  - o 16% gross from the DDA parking system in 2012/13
  - o 17.5% gross from the DDA parking system in 2013/14 and thereafter





# Mutually Beneficial Discussions: Parking Agreement Amendments

 Questions?

