



**City of Coral Gables
CITY COMMISSION MEETING
January 12, 2016**

ITEM TITLE:

A Resolution establishing a maximum rate for City owned, leased or managed surface parking lots of \$2.50 per hour, allowing the City Manager or designee to determine the appropriate rate for surface parking lots within existing zones; and authorizing an amendment to the Fiscal Year 2015-2016 annual budget to recognize as revenue the additional funds generated by the expanded lot approved by Resolution 2015-259 as well as the aforementioned change in rate, and appropriating such funds to cover the cost of the parking lot lease agreement.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On October 27, 2015 the City Commission approved the lease of a private parking lot from Gables Projects, LLC on 300 Aragon pursuant to Resolution 2015-259. This parking lot will be combined with 2 City owned facilities to provide one larger and consistently operated facility to serve restaurants and retail businesses in the area. Combining the parking lots will increase available parking in the area by up to 15 spaces. The City will make monthly lease payments for the private parking lot of \$17,500.00 as well as paying the unamortized portion of the previous tenant's improvements of \$14,375.00 for a total expenditure requirement of \$171,875.

The new combined parking lots, as well as several other parking lots within the Central Business District, are located in high demand premium locations. Capital and repair projects to improve these parking facilities are underway with approximately \$1,390,250.00 budgeted over the next few years. Funds generated by the proposed rates will be used to cover the costs of lighting, landscaping, new pavement, striping, wheel stops and ADA improvements. In addition, establishing the rates as proposed will provide sufficient revenue to cover the early termination of the previous tenancy as well as cover the monthly lease payment.

A review of off-street parking rates for private facilities serving businesses between Alhambra Plaza and Andalusia Boulevard shows an average charge for the first hour of parking is \$4.00. The price range for one hour of parking for the 13 facilities reviewed was from \$2.00 to \$8.00. 55 Merrick was the only facility at \$2.00 and the Colonnade was the only facility at \$8.00. The current operator of the Gables Projects, LLC parking lot charges \$6.00 for the first hour during the day and Charges a minimum of \$10 (good for 2 hours) for evening parking.

By setting the parking rate for our surface parking lots at \$2.50 per hour, the City maintains an attractive parking rate below the existing market but generates sufficient revenue to cover lease payments and the costs of improvements to our surface parking facilities.

Though it is anticipated that the expanded lot and the rate change might generate funds in excess of the \$171,875 required to cover the cost of the lease agreement, staff recommends conservatively recognizing \$171,875 in revenue to allow for a ramping up of lot usage following the expansion renovation. An amendment to the Fiscal Year 2015-2016 annual budget is required to recognize as revenue the \$171,875 generated by the expanded lot, as well as the requested change in rate, and appropriating such funds to cover the cost of the parking lot lease agreement.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Budget Impact
1.	\$171,875.00	460-545-8380-44-30	Off-set by Additional Parking Revenue
Total:	\$171,875.00	Approval By: <i>Ruth Klema for Diana Gomez</i>	

APPROVED BY:

Department Director	City Attorney	City Manager
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ATTACHMENT(S):

1. Resolution 2015-259
2. Draft Resolution

Dec 30, 2015