



DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, April 8, 2010
7:30 A.M. – 9:00 A.M.
Gebhard Meeting Room
630 Garden Street
Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:30 a.m.

2) **ROLL CALL**

DPC MEMBERS

Randy Rowse	Present
Tom Williams	Present
Eric Kelley	Present
Bill Collyer	Present
Matt LaBrie	Present
Gene McKnight	Present

Attendance

CITY STAFF PRESENT :

Browning Allen, Transportation Manager
Victor Garza, Parking / TMP Superintendent
Brandon Beaudette, Administrative Assistant
Dion Tait, Parking Supervisor
Rebecca Jimenez, Parking Supervisor
Robert Samario, Acting Finance Director

LIAISONS PRESENT:

Grant House, City Council

Others Present

Deborah Schwartz, Planning Commission

3) **PUBLIC COMMENT:**

None.

4) **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MARCH 11, 2010**

It was moved by B. Collyer and seconded by G. McKnight to approve the minutes. The motion was carried 5 yeas/0 nays.

5) **REVIEW OF THE DOWNTOWN PARKING BUDGET**

B. Beaudette gave an update on revenue and expenditures. A breakdown of number of envelopes written at the kiosk and how many are sent out to be billed was included.

The Committee discussed a proposed draft memo written by the committee to the council in regards to the Downtown Parking Budget. R. Rowse asked the rest of the committee for feedback so that the memo can be finalized. E. Kelley stated that sitting on the Creeks Committee he is sympathetic to the plight of funding the Downtown Maintenance Agreement. He would like to abstain if moving with the memo to council.

6) **REVIEW ON THE PROPOSED EXCHANGE OF REDEVELOPMENT AGENCY (RDA) FUNDS FOR DOWNTOWN PARKING CAPITAL FUNDS**

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B. Allen explained the process of moving funds from the RDA to fund capital needs of the Downtown Parking Program. The total funds would equal the same dollar amount contributed to fund the Downtown Organizations Maintenance Agreement. The move would be made to offset the costs.

G. McKnight asked if there is a guarantee that Downtown Parking does not fund the D.O. Maintenance agreement for more than one year. If it continues will Downtown Parking be asked to do a rate change? R. Rowse added it would be detrimental to businesses downtown and the merchants would be against that. R. Samario replied that staff would only recommend funding the full contract as a one time deal.

T. Williams questioned why two transfers have to be done. R. Samario clarified that there is only one transfer. Downtown Parking will finance the DO Maintenance contract and RDA will transfer funds to Downtown Parking Capital to offset that cost. RDA is not able to pay for the contract directly. RDA can only pay for capital needs and RDA still owns several downtown parking lots.

T. Williams asked why RDA just not step up and pay for the RDA owned lots. B. Allen answered that they are as they are funding the major concrete repairs to lots 2, 9 and 10. In the next 2 to 3 years Downtown Parking will see upwards of \$4 million appropriated to fund these projects.

It was moved by T. Williams and seconded by G. McKnight to recommend the transfer of funds from the RDA to the Downtown Parking Capital fund to offset the cost of Downtown Parking funding the Downtown Organization Maintenance agreement with the provision that it be for a one year period only. The motion was carried 4yeas/0 nays with B. Collyer abstaining.

7) PRESENTATION AND RECOMMENDATION OF THE ANNUAL PARKING AND BUSINESS IMPROVEMENT ASSESMENT ANNUAL REPORT

B. Beaudette presented the Fiscal Year 2011 Parking and Business Improvement Assessment Annual Report. Included were changes to certain categories.

R. Rowse asked if the proposed changes include assessing Non-Profit groups. B. Allen stated that the DPC PBIA Sub-Committee met with Staff and City Council members and it was recommended that Non-Profits not be included. R. Rowse is not comfortable with the DPC making that recommendation and would like that decision to come from the City Council.

G. McKnight questioned which hotels would be affected by the assessment as he is concerned about putting them at a disadvantage. B. Beaudette replied that currently only three hotels would be affected. Those include Hotel Santa Barbara, Hotel State Street and The Canary Hotel.

M. LaBrie asked on the history of the changes as this was second time he had seen the proposed changes. B. Beaudette replied that the changes were first brought at the request of the committee in 2007. The intent of the changes was to distribute the costs of the PBIA out between all businesses downtown. It was not intended to raise revenues.

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The proposed categories are as follows:

PROPOSED RATE TABLE

ORDINANCE 5126 CATEGORY	1999 Engineer's Report Categories	DESCRIPTION	EXISTING RATES	PROPOSED RATES	REMARKS
A1	1A	Retail/Wholesale (Small Purchases)	\$0.56 / \$100 Sales	\$0.56 / \$100 Sales	No Change
A2	1B	Retail/Wholesale (Medium Purchases)	\$0.29 / \$100-Sales	\$0.29 / \$100 Sales	No Change
A3	1C	Retail/Wholesale (Large Purchases)	\$0.16 / \$100 Sales	\$0.16 / \$100 Sales	No Change
D	1D	Theaters	\$0.06 / \$100 Sales	\$0.29 / \$100 Sales	Changes from \$.06 /sq ft to maximum purchase in retail sales
A2	1E	Fitness Facilities/Health Clubs	\$0.29 / \$100 Sales	\$0.29 / \$100 Sales	No Change- Specific category created
B	II	Financial Institutions	\$32.50 / \$1 Million in deposits at first of year	\$0.48 / Usable SF	Increase & decrease; Comparable with other office space
C	III	Stock & Brokerage Offices	\$81.30 / Broker	\$81.30 / Broker	No Change
D	IV	Bus Depot	\$0.06 / Usable SF	\$0.06 / Usable SF	No Change
E	V	Professional	\$32.50 / Professional \$16.30 / Non-Prof	\$32.50 / Professional \$16.30 / Non Prof	No Change
F	VI	All other categories	\$0.19 / Usable SF	\$0.19 / Usable SF	No Change - Specific Category created
F	VI (a)	Educational Facilities	\$0.19 / Usable SF	\$0.19 / Usable SF	No Change - Specific Category created
G	VII	Hotels & Motels	Exempted	\$67.50 / Guestroom / Quarter or \$270 / Guestroom per year (for rooms without assigned parking spaces)	New Category & Rate

It was moved by R. Rowse and seconded by B. Collyer to accept the Annual Parking Business Improvement Area Annual Assessment Report Fiscal Year 2011 and recommend that council approve the Annual Report. The motion was carried 5 years/ 0 nays.

8) OPERATIONS UPDATE (INFORMATIONAL)

V. Garza updated the Committee on the Reconfiguration to City Lots 4 and 5 Project. Demolition will begin April 12th depending on the weather. Replacement of the staircase at Lot 10 and the railings at Lot 9 will also begin soon.

7) ADJOURNMENT: The meeting adjourned at 9:21am.