



## Board of Directors Special Meeting

Summary of Discussion, Findings and Next Steps

October 28, 2006

### Board members in attendance

Ron Baranov  
Bruce Dammann  
John Eisenhart  
Bob Grinchuk  
Cindy Lehman

Bob Orphey  
Anne Rast  
Sean Schwerdtfeger  
Warren Simon

### Staff in attendance

David Eng  
George Franck  
Janelle Luna  
Carol Schultz

### A. Call to Order

Cindy Lehman, Board President, called the meeting to order at 9:05 am.

### B. Public Comment

The President called for public comment from any in attendance. There being none, the President introduced Paul Van Dolah as the facilitator for the morning's discussion.

### C. Presentations

1. Orientation to the day: Cindy Lehman and Paul Van Dolah provided a brief overview of the day's activities and objectives.
  - a. Review the discussion and findings from the meeting on May 6, 2006.
  - b. Look at what has been learned since the Board's special meeting in May 2006.
  - c. Based on this new information, focus discussion on identifying the next areas of work that the Partnership Board and staff will undertake.
2. Review of prior discussion
  - a. Paul Van Dolah provided a brief overview of the discussion, findings, and next steps agreed to at the May special meeting.
  - b. Key discussions and findings.
    - (1) Factors that will determine whether the Partnership and City could develop the preferred site in the Kaku study include: affordability; City guarantee of Partnership income; willing lenders; willing sellers; and community consensus.
    - (2) Because resolving the issues raised by the factors in (1) above likely will require 6-12 months, the group identified other options to pursue simultaneously: SBC/AT&T site at 650 Robinson; library site at 215 West Washington; and the broker-identified site near Third and Washington.

- c. Next steps for garage site.
    - (1) Cindy Lehman and Bruce Dammann will make contacts to discuss holding a meeting with Mayor Sanders and Jim Waring, Land Use and Economic Development Director, to determine the City's willingness to provide financial backing to a garage project in central Hillcrest.
    - (2) The Partnership's broker will report by July 15, 2006, on his findings concerning the properties involved in the recommended site.
  - d. Next steps for alternatives to garage site.
    - (1) Carol Schultz will follow up on discussions with AT&T regarding its plans for the parking lot at 650 Robinson.
    - (2) Bob Grinchuk and George Franck will continue discussions regarding the feasibility of public parking at the new library site.
    - (3) The Partnership's broker will report by July 15, 2006, on his findings concerning the properties potentially available near Third and Washington.
3. Summary of new information
- a. Carol Schultz provided an overview of the new information that has been learned since the May meeting: (1) information obtained through conversation with City officials; and (2) status of potential parking garage sites.
  - b. The information gained from City officials focused on the ability of the City to guarantee future revenue streams, the ability of the City to invoke eminent domain, the viability of public-private partnerships, City leadership's expectation of return on investment (ROI), and the feasibility of implementing recommendations to increase the number of on-street parking spaces.
  - c. The key information gained from City officials follows.
    - (1) The City will not provide a revenue guarantee.
    - (2) The City may be able to utilize a Certificate of Participation with a third party developer, but the issue of the inability to provide a revenue guarantee will be problematic in this arrangement as well.
    - (3) The City is not willing to invoke eminent domain currently. If the proposition on the November 2006 ballot passes, it may be precluded from doing so by law.
    - (4) The City is supportive of Uptown Partnership entering into public-private partnerships.
    - (5) The City has an increasing expectation of achieving a clear ROI in its contractual relations with organizations such as the Partnership.
    - (6) The City Planning department may have the ability to advance the Partnership's recommendations for increased on-street parking.
  - d. After extensive discussion of the status of current properties available for a new parking structure, Board members agreed that no clear opportunity to acquire suitable property is presently available. They noted, however, that several potential sites may emerge and that these warrant continued monitoring.

- e. Based on the information provided and discussed, the Board reached the following conclusions applicable to the next 6-12 months.
  - (1) The inability to obtain a revenue guarantee from the City which will inhibit the ability to attract a lender or a commercial developer to the parking structure project.
  - (2) No willing seller(s) of land of sufficient size are in the market.
- f. The Board agreed that the Partnership needs to shift its primary focus from developing a new parking structure to other activities that advance its mission.
- g. In the light of increasing public accountability and the increased ROI expectations of City leadership, the Board agreed to stop setting aside any additional reserves and to apply all FY 2006-07 revenues to projects that will have demonstrable benefit to the parking needs of the Uptown Community Parking District.

#### D. Group Discussions

- 1. Identification of strategic objectives: resource allocation model
  - a. The Board reviewed the current allocation of funds based on the FY 2006-07 budget, which assigns approximately \$230,000 in new funds to the contingency fund for parking structure development.
  - b. In light of the information now known, the Board agreed to revise this funding policy. It decided to allocate the dollars that had been designated for the reserve fund to additional projects that could be funded now and return a benefit in the near future.
- 2. Potential uses of Partnership resources
  - a. Based on the City Policy No. 100-18 effective November 15, 2004 the Parking District revenues are to be directed toward the following uses.
    - (1) Increased parking supply
    - (2) Management of the existing parking inventory
    - (3) Provision of mobility information
    - (4) Funding of shuttles
    - (5) Promotion of alternative transportation
    - (6) Landscaping that promotes the above
    - (7) Security associated with the above
- 3. Resource allocation in FY 2006-07

The Board discussed specific activities and projects on which to focus in the months ahead. The elements of work fell into two primary activities: continued scanning for development opportunities; and focused project work that will incrementally address the area's parking needs.

- a. Scanning Work (not ranked)
  - (1) Continued discussions with the AT&T for the 6<sup>th</sup> and Robinson property
  - (2) Emerging opportunities for public-private partnerships in new developments
  - (3) Additional shared use opportunities in existing parking facilities

b. Project Work (not ranked)

- (1) Complete the Normal Street median project between University Avenue and Blaine Street as soon as possible
- (2) Buy and develop smaller lots for surface parking
- (3) Establish shared use of DMV lot on Normal Street
- (4) Invest in parking in the new library
- (5) Reevaluate viability of shuttle service
- (6) Advertise locations of current parking spaces
- (7) Improve landscaping/beautification that enhances parking and pedestrian mobility
- (8) Explore shared use (leasing) of Florence school parking for evenings and weekends
- (9) Investigate ability to increase functionality of parking structure at Fourth and Washington by improving intersection
- (10) Complete the balance of the Normal Street improvement project
- (11) Identify additional private parking lots that might be added to the public parking inventory
- (12) Seek City approval of additional on-street spaces from the list already generated by the Partnership
- (13) Lease City parking lot at future library site for public use in the interim until library construction begins
- (14) Increase visibility of the Partnership in improvement projects; create a list of accomplishments
- (15) Explore potential for donations to improvement projects (Ocean Beach model)

E. Next Steps

1. The Board agreed that the present leadership and staff of the Partnership, as currently configured, could not accomplish all of the above scanning and project work.
2. The Board requested that leadership prepare a detailed set of prioritized recommendations that it could advance in the FY 2006-07. This list will focus on maximizing the public benefit of the Partnership's revenues.
3. The Board will consider these recommendations at the December 2006 Board meeting.

F. Adjournment

1. Acknowledging that the Board had no further business to discuss, the President adjourned the meeting at 12:00 PM.