
**DOWNTOWN PARKING BOARD
MINUTES
May 5, 2010**

REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE
200 E. Santa Clara Street, 14th Floor Rincon Conference Room

Item Subject

1. **Call to Order**
8:05 a.m.

Action: The DPB Meeting Minutes of April 7, 2010 were approved (5-0-2)

Absent: Board member Tibbils was absent. Board member Walker arrived at 8:10.

Document Filed: April 7, 2010 DPB Meeting Minutes

2. **Chairperson Report**

Chair Monley thanked staff and the DPB members for their time and efforts to hold the April 23, 2010 DPB Retreat.

Jim Ortbal (DOT) introduced Council member Sam Liccardo's (D3) Chief of Staff Ragan Henninger who will be attending the DPB meetings in place of Roma Dawson who has left the Council office.

3. **Capital/Finance**

A. FY 2010-2011 Budget

Mr. Ortbal reviewed the FY 2010-2011 Proposed Operating/Capital Budget Memo and noted the following major proposals:

- Elimination of two full-time staff positions that provide financial accounting and engineering support, representing a 17% overall reduction in the off-street parking staff
- Increase to non-downtown core parking meter rates in the Civic Center and Japantown areas from \$0.50 to \$1.00 per hour
- Extend operation of the Japantown meters from 5pm to 6pm
- Increase in the Market Street Garage special event flat rate from \$3 to \$5
- Transfer of \$330,000 in interest revenue to the General Fund, including accrued FY 09-10 interest revenue

Matt Farrell (DOT) reviewed the FY 2010-2011 Operating Budget and noted the following:

- Revenues projected at \$8.6 million
- Operating Expenditures projected at \$7.6 million
- Net Revenues less Operating Expenditures of \$1.011 million
- Net Revenue after Transfers estimated at (\$73,000)
- FY 2010-2011 Capital Activity of \$493,000
- Ending Parking Fund balance of \$7.6 million

A discussion ensued regarding the FY 2010-1011 Budget and the following topics:

- Budget impacts on garage security and maintenance
- Increase in Payroll expenses despite reductions in DOT staffing

- Increase in Supplies & Materials expenses
- Increase in Audit & Overhead expenses
- \$330,000 transfer to General Fund
- What investments the Parking Fund is held
- Status of Unrestricted Funds
- Decrease in Contractual Services associated with the disposition of Block 2 & 8 lots
- 52% increase (from \$100k to \$152k) in Payroll and Audit/Overhead expenses for the 4th & San Fernando Garage

Abi Maghamfar (Agency) recommended that the DPB not approve the FY 2010-2011 Proposed Budget based on the need for DOT and Agency to coordinate the budget for 4th & San Fernando garage and discuss the increased Payroll and Audit/Overhead expenses.

Continued discussion ensued regarding the above items with focus on the allocation and increases in the Payroll and Audit/Overhead expenses at the 4th & San Fernando and other facilities.

Mr. Ortbal agreed that DOT staff would review the expense allocations to the 4th & San Fernando garage and return at the June DPB meeting with additional information and budget revisions.

Action: (6-0-1) Vice Chair Beechie moved to not approve the FY 2010-2011 Proposed Budget. Board member Carlson seconded the motion.

Document Filed: FY 2010-2011 Proposed Budget

B. 5 Year Capital Budget

Joe Garcia (DOT) reviewed the 5 Year Capital Budget of \$5.165 million which included the following items for fiscal years 2010-2011 through 2014-2015:

- Garage Elevator Upgrades
- Revenue Control Upgrades
- Security Improvements
- Market Street Garage Railing Improvements
- Minor Parking Facility Improvements
- Public Art
- City/Public Works Support
- Loan to Agency (4th & San Fernando Garage)

A discussion ensued regarding the various projects.

Action: (6-0-1) Board member Carlson moved to approve the 5 Year Capital Budget. Board member Renelle seconded the motion.

Document Filed: 5 Year Capital Budget

4. Operations

A. Block 2 & 8 Disposition

Mr. Maghamfar reviewed a letter from DOT and SJDA which was sent to downtown businesses regarding the sale of the Block 2 and 8 parking lots by the Agency to Sobrato Interests III and noted the following:

- Sale of Block 2 & 8 lots for \$20 million
- Close of sale estimated for May 25, 2010
- Agency and SJDA staff delivered notices to downtown businesses
- Signs and flyers posted to notify that validations will not be accepted after May 24, 2010

- New owner will change signage at the locations and remove validation information
- Central Parking will continue to operate the locations until new owner puts out an RFP
- New owner may elect to change the parking rates

Mr. Maghamfar noted that the \$20 million from the sale of the lots will go to the Agency budget to help fund projects such as phase one of the Autumn Street extension and the acquisition of land in the Diridon area for the ballpark.

Pete Adams (Tech Museum) commented that they currently validate parking at the Block 8 parking lot and requested information for the new owner to discuss opportunity to continue a validation program for the Tech Museum.

Document Filed: Letter to Downtown Businesses from DOT & SJDA

5. **Reports/Coordination**

A. Staff Verbal Update on Events & Activities

Mr. Farrell reported that no garages were closed during the weekend before May 5th (Cinco de Mayo) and that no closures would occur on May 5th or the following weekend.

Mr. Ortbal noted that the Amgen Tour of California would be in San Jose on May 19, 2010 and an event called Via Velo, which will close East San Fernando Street from Hwy 87 to 3rd Street for pedestrian and bicycle gatherings, will occur on May 15th from 10am-3pm.

B. City Council / Committee Agenda Items

Mr. Farrell noted that the City Council will vote to finalize the City budget on June 22nd.

C. Convention Center Expansion

This item was deferred to the June 2, 2010 DPB meeting.

6. **Future Agenda Items**

The following items are agendized for the June 2, 2010 DPB meeting:

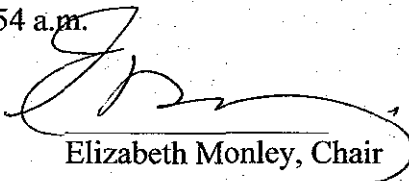
- FY 2010-2011 Budget
- 3rd Quarter Financial Report
- 3rd Quarter Occupancy Report
- Late Night Parking and Activity
- Semi-Annual Customer Survey Report
- Annual Work Plan
- PMP Implementation Plan Update
- Convention Center Expansion
- Election of Chair and Vice Chair
- DPB Role and Future Direction

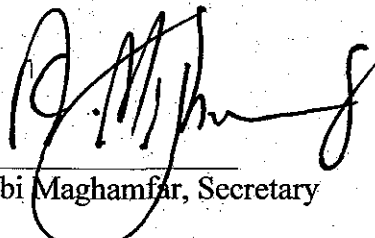
7. **Open Forum**

No Comments

8. **Adjournment**

9:54 a.m.


Elizabeth Monley, Chair


Abi Maghamfar, Secretary