CITY OF SAN JOSE, CALIFORNIA

DOWNTOWN PARKING BOARD

MINUTES
August 6, 2008

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

Chair: Janis Gemignani
Vice Chair: Elizabeth Monley
Members: Andrew Bales, Jim Renelle, Sal Saglimbeni, Troy Tibbils, Diana Beechie

Item	Subject
1.	**Call to Order** 8:10 a.m. Absent: Board Member Bales Action: The DPB Meeting minutes of June 18, 2008 were approved. (6-0-1) Absent: Board member Bales Documents Filed: June 18, 2008 DPB Meeting Minutes
2.	**Chairperson Report** No Report
3.	**Capital Finance** **A. FY 2007-2008 3rd Quarter Financial Report** Chair Gemignani inquired about the increase in the validation revenue. Matt Farrell (DOT) reported that since the start of the new $2 evening rate, more validations are being sold to area merchants. Joe Garcia (DOT) mentioned there was additional outreach to area merchants due to the $2 evening rate. Action: (6-0-1) Board member Saglimbeni motioned to accept the FY 2007-2008 3rd Quarter Financial Report. Vice Chair Monley seconded the motion. Absent: Board member Bales. Document Filed: 2007-2008 3rd Quarter Financial Report **B. Capital Projects Update** Mr. Garcia introduced Elizabeth Nugon, Central Parking's new General Manager. Ms. Nugan has replaced the previous General Manager Lou Fresquez.

Jeff Lee (DOT) presented the Status Report on Parking Capital Improvement Projects. Mr. Lee reported on the status of the following projects.

- Parking Guidance System (PGS) Phase II. Phase IIB of the project will provide for the installation of the 11 remaining roadway signs. The contract is scheduled to be awarded in August 2008, with construction starting in October 2008. The project is scheduled for completion in December 2008.
- Convention Center water damage repairs: The repairs are currently 90% complete; final completion is scheduled for August 2008.
- Third Street Garage staircase replacement: The project is scheduled to begin in December 2008 and be completed in June 2009.
- Closed Circuit Television (CCTV) projects at the Market Street Garage, Second & San Carlos Garage, Third Street Garage, and the Fourth & San Fernando Garage: The project is scheduled to be completed in December 2008.

Mr. Farrell reported on the garage energy efficiency improvements project. This project will replace the existing high intensity discharge (HID) light fixtures with more efficient fluorescent fixtures. The project is planned for the Market Street, Third Street, Second & San Carlos, and the Fourth & San Fernando garages. Mr. Farrell reviewed Attachment 2 of the report which outlines the costs and potential rebates associated with the project.

Document Filed: Status Report on Parking Capital Improvement Projects

4. **Parking Management Plan**

A. Potential Sale of Third Street Garage

Laura Wells (DOT), referring to the memorandum in DPB Packet, gave a brief update on the status of the potential sale of the Third Street Garage. She reported that some of the analysis has not been completed as of yet.

Chair Gemignani questioned how the Fourth & San Fernando Garage bond would be impacted by the sale of the Third Street Garage. Abi Maghamfar (Agency) responded that the bond requires any revenue from the sale of a City garage must be used toward development of additional parking.

Chair Gemignani requested that a status update be given at the September board meeting.

Document Filed: Status Report-Potential Sale of Third Street Garage

B. PMP Implementation Plan

Mr. Maghamfar gave a brief status update on the Greyhound acquisition. Mr. Maghamfar reported that the Agency is awaiting a response from Greyhound regarding the Letter of Intent and Terms Sheet sent to Greyhound in early July.

C. Valet Services

Mr. Garcia reported on the termination of the pilot valet parking program. Mr. Garcia reported that Corinthian International Parking Services has terminated the operation based on low demand.

Board member Saglimbeni requested that staff keep the downtown valet program as an option in the future if demand warrants the service.

Document Filed: Pilot Valet Parking Service

5. **Reports/Coordination**

A. Central Place Parking Garage Update

Arian Collen (Agency) gave a brief update on the status of the following projects:

- Stephens Meat parking lot: The lot opened on August 1st, 2008 to serve the Diridon area and Arena event parking. Board member Beechie asked if the lot would be available for overnight parking, to which Mr. Collen responded that overnight parking would not be allowed. Elizabeth Nugon (Central Parking) inquired if monthly parking is available for Stephens Meat parking lot, to which Mr. Collen responded that monthly parking is not available.
- Central Place garage: The garage is effectively complete, with items such as signage and security system still awaiting completion.
- Purchase of the Phase 1 site by Adobe from the Agency: Adobe entered into an agreement with Agency in 1994 to develop the Phase 1 building/garage and a ground lease of the site. With the development, Adobe is required to offer public parking. In July 2008, Adobe exercised its option to buy the Phase 1 parcel from the Agency for $6.3 million. Adobe requested that the hours of public use be reduced, which the Agency has granted. The new hours available to the public are Monday - Friday 6:30pm-9:30pm and Saturday/Sunday/Holiday 10am-9:30pm.
- Potential purchase of the Sobrato building by Legacy Partners: It had been reported in the Silicon Valley Business Journal that Legacy Partners was purchasing the Sobrato building. The Agency had an agreement with BEA/Oracle which was terminated in May 2008 when BEA/Oracle opted to sell the property. The Agency is not involved in any discussions regarding the sale or the garage.

B. Parking Marketing Annual Overview 2007-2008

Mr. Garcia presented the Parking Marketing Annual Overview 2007-2008, Vice Chair Monley noted the number of monthly hits on the www.sjdowntown.com website have increased significantly over the years.

6. **Future Agenda Items**

The following updates were discussed for the September 3, 2008 DPB meeting.

- Garage Energy Efficiency Improvements
- Potential Sale of the Third Street Garage
- Late Night Parking & Activity Update

7. **Public Comment**

No Public Comment

8. **Adjournment**

8:57 a.m.

Janis Gemignani, Chair

Abi Maghamfar, Secretary