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**DOWNTOWN PARKING BOARD**

**MINUTES**  
**September 17, 2008**

REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE  
200 E. Santa Clara Street, 14<sup>th</sup> 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**

8:12 a.m.

Absent: Board Member Tibbils

Action: The DPB Meeting minutes of September 3, 2008 were approved. (6-0-1)

Absent: Board member Tibbils

Documents Filed: September 3, 2008 DPB Meeting Minutes

2. **FY 2007-2008 4<sup>th</sup> Quarter Financial Report**

Board Member Bales gave a brief overview of the FY 2007-2008 4<sup>th</sup> Quarter Financial Report.

Board Member Saglimbeni questioned the Net Operating Surplus balance. The balance was reported as \$2.9 million and 140% versus the data on the statement, which was \$3.1 million and 126%. Matt Farrell (DOT) responded that the report contained an error and the data (\$3.1 million and 126%) on the statement was correct.

Chair Gemignani questioned the \$123,000 Miscellaneous Revenue from Cirque du Soleil. Mr. Farrell responded that the revenue was not budgeted and would be transferred during the First Quarter of FY 2008-2009 to the Office of Cultural Activities, as those revenues do not belong to the parking fund.

Chair Gemignani also questioned the variance for Contractual Services. Mr. Farrell responded that those differences were due to the additional cleaning and painting work performed by Central Parking.

A brief discussion ensued regarding the status of Capital Projects.

Chair Gemignani questioned that given the larger surplus in the ending fund balance; if there was any thought to increase the Capital Development Fund. Mr. Farrell responded that staff would review the surplus with consideration for future projects such as the energy efficiency upgrades and deferred expenditures that may happen in the First Quarter of FY 2008-2009.

Document Filed: 2007-2008 4<sup>th</sup> Quarter Financial Report

3. **FY 2007-2008 4<sup>th</sup> Quarter Parking Occupancy Report**

Joe Garcia (DOT) gave a brief overview of the FY 2007-2008 4<sup>th</sup> Quarter Occupancy Report.

A brief discussion ensued regarding the decline in occupancy at the 4<sup>th</sup>/San Fernando garage and the increase at the 4<sup>th</sup>/St. John (City Employee) garage.

Document Filed: 2007-2008 4<sup>th</sup> Quarter Parking Occupancy Report

4. **Late Night Parking and Activity**

Mr. Garcia gave a brief overview of the evening \$2 rate and police activity.

Board Member Bales questioned the validation differential between the months of May through August at the 2<sup>nd</sup>/San Carlos garage. Elizabeth Nugon (Central Parking) commented that the increase was mostly due to a movie being played at the Camera Cinema which resulted in approximately triple the validations being issued.

Document Filed: Evening Parking and Activity Report

5. **Potential Sale of Third Street Garage**

Laura Wells (DOT) gave an update on the status of the potential sale of the Third Street garage with the following details:

- Staff has completed analysis.
- Draft report has been completed.
- Report currently under review by City Manager and Agency Executive Director.
- Further update expected at the November DPB meeting.

Chair Gemignani questioned if the analysis considers the Trinity Cathedral usage. Ms. Wells responded that the report does take into consideration all usage which includes Trinity Cathedral, San Jose Athletic Club, and other area businesses.

Comments were made by Roger Lobbes (Trinity Cathedral) and Wayne Bruns (Next Group) regarding the potential sale of the Third St. garage.

Mr. Lobbes questioned if the replacement cost of the garage had been analyzed. Ms. Wells responded that an average of \$31,000 per space was the number being used to determine the replacement cost. Abi Maghamfar (Agency) added that the \$31,000 average figure was

provided by consultants. Mr. Maghamfar also noted that the figure may be higher or lower depending on the type of replacement garage (i.e. above/below grade)

6. **Convention Center Expansion**

*This item was taken out of order and heard after the approval of the minutes.*

Bill Ekern (Agency), Director of Project Management gave a verbal update on the status of the Convention Center Expansion project.

Vice Chair Monley asked if any parking would be included in the expansion project. Mr. Ekern responded that parking was reviewed, but because of the cost and inefficiency there will not be any parking included with the northern expansion. Mr. Ekern also noted that there is sufficient parking in the surrounding area to meet the needs of the Convention Center.

Mr. Maghamfar noted that Agency staff will be reporting on the Convention Center Expansion Parking Study being done by KAKU and Associates at a future DPB meeting.

7. **The Alameda District Parking Study**

Arian Collen (Agency) gave an overview of the Alameda Business District Parking Study with the following details:

- The previous study (1999) focused on occupancy and inventory of on-street parking spaces
- 2008 study focused on both on and off-street parking.
- 2008 inventory: 431 on-street and 518 off-street spaces.
- Study Area: The Alameda from Stockton to Magnolia (separated into four zones).
- 2008 study found that the study area's peak occupancy was 67% during a typical Wednesday during mid-day.
- 2008 study made recommendations, ranked by priority (Priority 1-3) based on timing, to improve parking within the district and alleviate future potential parking shortages.
- 2008 study contains recommendations to address both on-street and off-street parking
- Final community meeting scheduled for Oct. 14<sup>th</sup> to review final draft of study report.

A brief discussion ensued regarding the study findings and recommendations.

8. **South Hall Parking Development**

Mr. Collen gave a brief overview of the South Hall parking lot improvements with the following details:

- Work to begin on Thursday September 18, 2008 starting with landscaping along Balbach Street, followed by lighting and parking lot improvements
- Operation: 155 spaces, pay-by-stall, \$5 daily rate, event rates during Convention Center events, exploring monthly parking option.
- Expected completion and opening: End of November 2008.

Board Member Bales asked if the intent was to close the lot this week to begin construction. Mr. Maghamfar responded that the area around the South Hall is not currently designated as a parking lot. Mr. Maghamfar also responded that any current

arrangements to use the area around the South Hall during construction will have to be coordinated with Team San Jose, and that the area will be closed effective Thursday September 18, 2008.

9. **Diridon Area Parking Development**

Mr. Collen gave a brief overview of the Agency parking projects in the Diridon area with the following details:

- Stephens Meat lot is now open: 135 Spaces, \$3/day, event rates in place during arena events, approximately 50 vehicles per day (M-F) using the lot
- Demolition of 510 and 547 W. San Fernando is scheduled to begin in November. Parking lot improvements scheduled for completion in April 2009. The 510 W. San Fernando lot is expected to have approximately 150 spaces and operate similar to the Stephens Meat lot. The Operation of the 547 W. San Fernando lot during non-event days is still being reviewed.
- The 150 S. Montgomery lot continues to be available for arena events.

Mr. Maghamfar reported on the Agency owned parcel at the corner of Park and Montgomery (KNTV). The parcel is currently not scheduled for any demolition or construction.

Vice Chair Monley: "What is the status of the possible BART garage at the Arena/Diridon? Is that just out there in the books, or is that under consideration still?"

Jim Ortbal (DOT): "There's been a lot of review of the whole parking needs and analysis, so VTA is still looking at a number of scenarios. One of them is a no build parking there as well, and expanding the amount of parking at the Santa Clara station and the stations to the east. They have a number of scenarios that they are looking at. I don't think any of them are looking at that 3000 space parking structure that was originally conceptualized in the Arena/Diridon Strategic Plan from a number of years ago. I don't really see that as being part of their plan. I think with the value engineering that's being done on the BART project, that they are trying to manage cost as effectively as they can. I think there are a number of scenarios, just much smaller, that are being evaluated."

10. **Future Agenda Items**

An update on the potential sale of the Third Street garage will be presented at either the October or November meeting, once the analysis has been completed by staff.

11. **Public Comments**

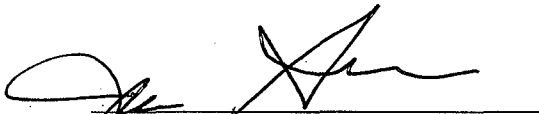
Mr. Lobbes commented that based on the financial statements there are other City garages that don't generate positive revenue, and those facilities should be considered to be sold, rather than the Third Street garage.

Rick Jensen (SJDA) commented that he is glad to see the South Hall project moving forward.

12.

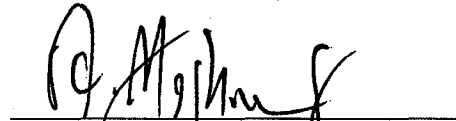
**Adjournment**

9:13 a.m.



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Janis Gemignani, Chair



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Abi Maghamfar, Secretary