
DOWNTOWN PARKING BOARD

MINUTES
December 17, 2008

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 December 3, 2008 were approved. (6-0-1)
Absent: Chair Gemignani, arrived at 8:12 a.m.

Documents Filed: December 3, 2008 DPB Meeting Minutes

2. Convention Center Expansion Presentation

Bill Ekern (Agency), Director of Project Management gave a brief presentation on the final schematic design for the Convention Center Expansion which was presented to the City Council on December 9, 2008 and accepted. Mr. Ekern noted that the current design does not include on-site parking.

The next steps are as follows:

- Agency moving forward with Design Development phase
- Presentation in January 2009 to City Council with the financing plan
- Construction anticipated to begin in 2010
- Construction anticipated to be completed in 2012

Document Filed: Convention Center Expansion Presentation

3. Potential Sale of Third Street Garage

Jim Ortbal (DOT) gave an overview of the Feasibility of Selling City's 3rd Street Garage Memorandum. DOT recommended approval of the November 20, 2008 memorandum (Feasibility of Selling City's 3rd Street Garage) with the following modification to recommendation 2c underlined below:

2. Approval of a conceptual funding and future development plan that includes:
 - c. For potential acquisition and development of parking at the Greyhound site, parking plus, opportunities near the Convention Center/Parkside Hall, in the SoFA District, or other priority locations in the downtown, or for other improvements that maximize the effectiveness or reduce demand on existing parking.

A discussion ensued regarding the details of recommendation 2c and how the funds from a potential sale could be used.

Mr. Ortbal suggested that the DPB could draft a letter outlining the board's position if different that staffs which could accompany the memo City Council.

Scott Knies (Downtown Association) commented that the Downtown Association is supportive of the staff memo and the changes to recommendation 2c.

Action: (7-0-0) Board member Bales motioned to approve the Feasibility of Selling City's 3rd Street Garage with the modification to recommendation 2c. Board member Tibbils seconded the motion.

Documents Filed: Feasibility of Selling City's 3rd Street Garage Memorandum

4. **FY 2008-2009, 1st Quarter Financial Report**

Board member Bales gave a brief overview of the FY 2008-2009 1st Quarter Financial Report. Chair Gemignani questioned why the Utilities/Rent/Insurance line was over budget. Matt Farrell (DOT) responded that the utility (electricity) expenses have increased at all locations.

Document Filed: FY 2008-2009 1st Quarter Financial Report

5. **FY 2008-2009, 1st Quarter Parking Occupancy Report**

Board member Bales gave a brief overview of the FY 2008-2009 1st Quarter Parking Occupancy Report and noted the occupancy increase at the 3rd Street garage and the decrease at the 4th/San Fernando garage. Board member Renelle noted that the decrease in occupancy at the 4th/San Fernando garage could be attributed to the \$2 evening rate and that the university has seen an increase in occupancy.

Board Member Bales also noted the occupancy of the 4th/St. John (City Hall Employee Garage) at 72% signified approximately 300 available spaces that could potentially be made available to the public if parking was unavailable at the 3rd Street garage.

Document Filed: FY 2008-2009 1st Quarter Occupancy Report

6. **Evening Parking and Activity Report**

Joe Garcia (DOT) gave a brief overview of the Evening Parking and Activity Report. He noted that there has been a shift in late night activity from the Market Street garage to the Convention Center garage, due to night club activities.

Mr. Garcia noted that the \$3 evening and weekend rate would be effective January 1, 2009.

Document Filed: Evening Parking and Activity Report

7. **Semi-Annual Customer Survey Report (July-December 2008)**

Mr. Garcia gave a brief overview of the Semi-Annual Customer Survey Report (July-December 2008). He noted that the score for each of the surveyed categories has either remained the same or increased from the previous six month period.

Vice Chair Monley questioned if the customers were surveyed during the daytime or evening. Mr. Garcia responded that they were surveyed during the daytime.

Document Filed: Customer Service Survey (July-December 2008)

8. **Semi-Annual Work Plan (January-June 2009)**

Mr. Garcia presented the revised Semi-Annual Work Plan (January-June 2009). As discussed at the December 3, 2008 DPB meeting, the quarterly meetings have been eliminated.

Action: (7-0-0) Board member Tibbils motioned to accept the revised Semi-Annual Work Plan (January-June 2009). Board member Bales seconded the motion.

Document Filed: Semi-Annual Work Plan (January-June 2009)

9. **Negotiations with Team San Jose Convention Center Operation**

Mr. Garcia gave a brief overview on the Convention Center operation agreement with Team San Jose (TSJ). Terms of the new agreement are as follows:

- 5-year agreement (July 1, 2009 through June 30, 2014)
- Master Rate Resolution allowing TSJ to market the Convention Center more competitively
- TSJ to have authority to set Convention Center rates
- TSJ to designate Parking Coordinator
- TSJ to have authority to adjust parking garage staffing levels
- TSJ responsible for garage security 24/7, except for Thursday-Saturday 9pm-3am
- TSJ to have performance measures such as customer service, gross revenues, and net revenues to be reviewed on a quarterly basis.

At the January 27, 2009 City Council meeting, DOT will present the proposed agreement between the City and TSJ for the operation of the Convention Center and Cultural Facilities, including the Convention Center parking garage operations. The proposed changes to the Master Rate Resolution and the new roles and responsibilities for TSJ and DOT will also be included in the agreement.

Action: (6-0-1) Board Member Saglimbeni motioned to approve the 5-year agreement with Team San Jose and changes to the Master Rate Resolution. Board member Monley seconded the motion. Board member Bales recused himself from the vote.

Document Filed: Team San Jose Convention Center Operation Agreement Memorandum

10. **Downtown Projects Construction Coordination**

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

- Central Place Parking Lot
- Central Place Garage
- South Hall Parking Lot
- Fountain Alley Pedestrian Walkway

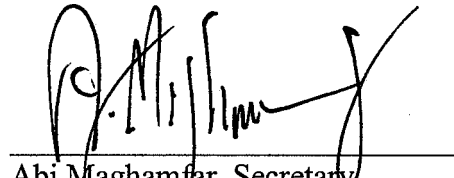
11. **Diridon Area Parking Development**
Item was deferred to the March 4, 2009 meeting

12. **Future Agenda Items**
No Future Agenda Items

13. **Open Forum**
Abi Maghamfar (Agency) discussed the requirement for filing form 700 by members of the Board and distributed Samples. Mr. Maghamfar also reviewed the current terms for the DPB members. Chair Gemignani and Board member Bales will be termed out on June 30, 2009.

14. **Adjournment**
9:58 a.m.



Janis Gemignani, Chair

Abi Maghamfar, Secretary