



DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, March 10, 2011
7:30 A.M. – 9:30 A.M.
Gebhard Meeting Room
630 Garden Street
Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:30 a.m.

2) **ROLL CALL**

DPC MEMBERS

Matt LaBrie	Present
Tom Williams	Present
Eric Kelley	Present
Bill Collyer	Present
Gene McKnight	Present

Attendance

CITY STAFF PRESENT :

Browning Allen, Transportation Manager
Victor Garza, Parking / TMP Superintendent
Brandon Beaudette, Parking Resource Specialist
Dion Tait, Parking Supervisor
Rebecca Jimenez, Parking Supervisor
Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council

Others Present

Krista Fritzen, Coffee Cat

3) **PUBLIC COMMENT**

None.

4) **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF March 10, 2011**

It was moved by B. Collyer and seconded by E. Kelley to approve the minutes. The motion carried 4 yeas/0 nays/1 abstention.

5) **REVIEW THE PROPOSED FY 2012 & 2013 OPERATING AND CAPITAL BUDGETS**

B. Beaudette presented an overview of the current fiscal year, and proposed FY 2012 & 2013 operating and capital budgets. He noted that the City moved back to a two year budget cycle, as the economy picks up. For this year, there will be a slight decrease in hourly revenue because of ongoing and planned lot closures due to structural upgrade construction. He informed the Committee that Billed Revenues are steady, Carrillo commuter membership is down slightly while Cota is doing well, PBIA is up because of new businesses, and Monthly Parking revenue is strong.

B. Beaudette moved onto the proposed budgets and explained that staff does not foresee City Lot #2 having an impact on revenue like the Lot #10 closure, so Downtown Parking proposes a status quo on hourly parking revenue and PBIA. There is a larger supply of immediately available parking near City Lot #2. Monthly parking will increase by about \$30,000 because of small increases in the fee schedule, and the Environmental Services(ES) rent fees will increase because of a renegotiated contract.

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B. Beaudette moved on to expenses for the current and proposed years. Salaries and benefits does not reflect the proposed furlough savings for the proposed years. Downtown Parking moved some large annual contracts to the operating budget from the capital program to better capture and reflect accurate operating expenses. For credit card expenses, Downtown Parking initially predicted a large number but experienced far less expenses. For proposed years FY '12 and FY '13, the credit card expenses increase to \$60,000 and \$70,000, because of trends showing the consistent increase in credit card payments. The MyRide bus program ridership decreased and the line item was adjusted down.

M. LaBrie asked why the MTC Lease line item is increasing in expected and proposed years. B. Beaudette said that the sub-tenant rents increased. M. LaBrie also asked if the Environmental Services rent is paid from the general fund, and B. Allen responded no, rent is paid from fees collected by Environmental Services.

T. Williams asked staff to go over the terms of the Downtown Organization Maintenance transfer. B. Allen explained that City Council decided to transfer 50% of cost to Downtown Parking, and the Redevelopment Agency gives \$112,000 each year to the capital program to offset the cost.

B. Beaudette displayed the capital program budget. He pointed out that the net operating income is predicted to be \$140,000 for FY '12 and \$20,000 in FY '13. Recurring maintenance, repair, and large capital projects are part of the Parking Capital Program: such as elevator modernization, security cameras, painting of structures, surface repair and lot lighting.

B. Allen followed up by informing the committee that Downtown Parking is asking the Redevelopment Agency to fund portions of the capital projects such as the paseo walkways behind City Lot #10 and #2. Thinking about the budget, B. Allen said that Downtown Parking can defer certain capital projects that are not safety related, to ease budget strain.

T. Williams expressed concern that the budget shows flat revenue, but significant increases in expenses. He added that it seems to him, important capital projects tend to be deferred to ease budget strain, but that should not be the case, because maintaining the lots should be a top priority. B. Allen commented that currently the salaries do not show furlough savings and the City absolutely funds and completes necessary safety improvements. B. Allen clarified that the addition to or use of reserves is use of reserves that Downtown Parking has previously saved for exactly these type of capital projects.

M. LaBrie asked what happens if the Redevelopment Agency ends this year. B. Allen stated that the current proposed budgets would not change, and finance would allow a gradual increase in reserves to cover the new capital assets: City Lots # 2, #9, and #10.

G. McKnight commented that the Committee voted previously on the Downtown Organization Maintenance transfer, approving a single time transfer. He asked how it changed from a one-time transfer to continuous. B. Allen explained that it ultimately was a City Council decision, and City Council decided on a continuous transfer. E. Kelley added that if the economy picks up sufficiently, then the transfer should be discontinued. M. LaBrie told Committee members that the position letter sent to City Council reaffirms the concerns of the Committee.

R. Rowse concurred with G. McKnight and M. LaBrie that responsible enterprise funds like Downtown Parking are generally self-sustaining and he encouraged the Committee to follow through with their position letter.

M. LaBrie clarified for the committee that Downtown Parking is currently an enterprise fund. He added that when City Council borrows money, it is generally repaid with interest. M. LaBrie stated

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that if City Council needs to use funds from Downtown Parking, then hopefully it will be treated like a loan to be repaid with interest.

6) DOWNTOWN PARKING COMMITTEE WORKSHOP

M. LaBrie and B. Allen informed the Committee of plans to choose a future date for an extended meeting to discuss the direction and image of the Downtown Parking Committee. The Committee chose April 14th, 2011 from 10:00 a.m.-1:00 p.m.

7) RECRUITMENT FOR VACANCY ON THE DOWNTOWN PARKING COMMITTEE

M. LaBrie asked the committee members to reach out to anyone who is a stakeholder or has interest in the Parking Program. E. Kelley mentioned that it would be advantageous to reach out to retail and restaurant businesses, to diversify the viewpoints on the committee.

B. Allen laid out the timeline for committee recruitment. Official recruitment begins in April and continues through mid May. City Council will then schedule interviews and make appointments in June.

8) OPERATIONS UPDATE: LOT 10 CONSTRUCTION

V. Garza updated the Committee and apologized for disruptions to businesses and related difficulties. He informed the Committee that the City is looking at a possible ground floor opening. V. Garza pointed out that the City is getting as much work done as possible, such as clearing ivy from the Ortega St. trellis, painting the exterior of the lot, refurbishing the public restroom, porting cables for security cameras, and elevator modernization.

V. Garza said that the City is still looking at a pilot program for directional signs in Redevelopment Agency owned lots: #2, #9, and #10. The Redevelopment Agency will fund the pilot program but there is no money in the capital program for directional signage in the other Downtown Parking lots. T. Williams inquired about the nature of directional signage. B. Allen said that it would be to direct people to major landmarks or orient themselves with streets.

M. LaBrie asked staff to put out a ballpark figure for the directional signs, but B. Allen did not want to ballpark any figures until the pilot is done.

R. Rowse asked staff if it would be possible to keep the Ivy off the lot, and also asked how close the Lot #10 construction project is to completion. V. Garza responded, middle to late April.

T. Williams noted that there seems to be constant lines at the entrance of City Lot #11, and asked staff if there are more opportunities to alleviate the waiting times. V. Garza responded that Lot #11 is generally busy, but wait times still average 5 minutes. B. Allen said staff will work to look at new options to further alleviate the bottleneck at Lot #11.

9) ADJOURNMENT

The meeting adjourned at 8:55 a.m.