

DOWNTOWN PARKING MANAGEMENT COMMISSION

March 29, 2023

12:30PM – 1:30PM

Teleconference (Meeting #21)

Board members present: Charles Hall (Vice Chairman), Clifton Goolsby (“Cliff”), Tami Windell

Board members absent: Michael Goodner (Chairman), Clarence Barrineau III (“Tripp”), Frank Marshall (Secretary/Treasurer), Joshua Blevins – (all excused)

City staff present: DaMario Ervin, Cindi Howard, Leigh Welch, Rusty Yapple, Rob Ruth

At 12:32pm, the meeting was called to order.

After a roll-call by DaMario Ervin, an insufficient quorum was duly noted

After a motion by Chuck and a second by Frank, the minutes of the November 3, 2022, meeting was noted, but the voting of approval will commence during the next session (pending quorum).

1) Parking Financial Reports – (Agenda Item #3)

- a. Cindi Howard provided a comprehensive overview of the financials since last reporting (11/3/22). Howard provided a detail breakdown of the parking revenue, especially noting the event revenue, which currently stands at 49%/roughly half of the parking revenue. Additionally, revenue collections through the University Center license agreements program and the standard Downtown Parking program accounted for the remaining bulk of the revenue, 30% and 7%, respectively.

Howard also pointed out the that the transient parking numbers accounted for 5% of the revenue (which is higher than projections); and that additional revenue is expected over the next few quarters, particularly through additions to the University Center license agreements program.

2) New Business (Primary Updates) – (Agenda Item #4)

- a. City staff provided a general overview of the (pilot) digital gateless program in University Center. The basic operations of the system were thoroughly explained, including the scalability of the system due to recent success and progression. Overall, the gateless experience was noted as having a positive impact on the University Center businesses and customers, especially considering that the element of “free-flow” parking has been added to the site; and ingress/egress issues have been resolved, including the elimination of indoor parking payment lines.

The digital gateless program was further described as being a gamechanger for the City’s backend parking operations. It was noted that several stakeholders desire the same uniformity and fully support the full-scale implantation of digital gateless operations. In addition, due to the growth of University Center (and also the current flexibility of the pilot parking system), City staff presented various pilot fee options to be tested/monitored/refined; including uniform

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rates (to balance business interests, customer satisfaction, and City costs), enforcement invoicing methods (to maintain the integrity/structure of gateless operations), and EV charging station progressive rates (to induce space turnover). The curbside fee schedule was also discussed (note that this schedule is already codified).

All commission members present agreed with the general direction of pilot implementation, monitoring schedules, reporting findings, etc. The commission agreed that enhanced uniformity will be needed as the site grows throughout University Center and throughout the Knowledge Park Corridor in general.

3) Downtown Development Projects (Agenda Item #5)

a. University Center

i. Deck B opened for parking business in early January 2023

1. Note this was same weekend the digital gateless pilot program was launched

- ##### ii. Several tenants are expected to move in Deck B over the next few weeks, including but not limited to City Transit (Myride). Rob Ruth stressed the fact that there will be a number of users sharing this facility and, as a result, the City will be required to conduct operations differently than those carried out at Deck A, Black Street Deck, Fountain Park Deck, and other public parking locations throughout the City. It was also noted that the opening of the new apartments onsite will be delayed by a few months to a year (approximately), due to equipment availability/delivery delays.
- ##### iii. Rob Ruth also noted that the earthwork for Deck C recently started.

1. Deck C will be private and, as stated in previous meetings, the construction was delayed primarily due to material shortages. It was estimated that this delay would cause a parking shortage in University Center, but this does not appear to be the case any long, due to the delay in the opening of the new apartments onsite, as noted above.

- ##### iv. At present, the City's total parking inventory (operated/managed spaces) sits at roughly 3,400 spaces, and about 50% is in University Center. At present, there's roughly a 600 space surplus (but this will change over the course of the next few weeks/months as new tenants move onsite and attract further business).

b. Thread

- ##### i. Primary facility is still in demolition phase. The exact size of the Thread Parking Deck is still under review. Ruth also noted that this project is being simultaneously coordinated with the Wilson Street Project (traffic routing/parking integration project).

c. Herald Site

- ##### i. Will include a large parking deck (approx. 700 spaces); full site plans, including parking, should be approved at some point in April 2023.

- #### d. Lanford Site – pedestrian bridge from the Herald site to the Wells Fargo side of Dave Lyle Blvd, to include a large deck (approx. 400 spaces); however, still about 1 year with coordination/planning

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4) Adjourn

Chuck Hall (Vice Chairman) moved to adjourn, a second by Cliff; meeting was adjourned at approximately 1:40pm.