**CORE ARE PARKING DISTRICT MINUTES April 18, 2018**

**MEMBERS PRESENT: STAFF PRESENT:**

Diana Emami Clay Reynolds

Gary Haberman Kathy Kaatz

William Jordan

Robert Kellogg

Aaron Welk

**MEMBERS ABSENT:**

Heidi Kindle

Ryan Miller

**GUESTS:**  None

##### CALL TO ORDER:

Chair Jordan called the meeting to order at 12:02 pm.

##### ROLL CALL:

Roll call was taken noting that Heidi Kindle and Ryan Miller were absent.

##### APPROVAL OF MINUTES:

MOTION by Kellogg, SECOND by Haberman to approve the minutes of the January 17, 2018, meeting. MOTION CARRIED unanimously.

##### ANNOUNCEMENTS:

Robert Kellogg mentioned the $20 million dollar General Obligation bond measure that is on the May ballot to improve congestion and improve traffic safety measures and pedestrians safety to schools. He stated that if anyone had questions they could contact him to discuss.

##### REGULAR BUSINESS:

***5.1 ADA – White Lot Project Update***Clay discussed the White Lot project and stated that is was going well. He mentioned that he had sent out an email to all City staff encouraging staff to park in the Green Lot during this project that resulted in a good response. He continued stating that the concrete has been poured and there were no complaints. Curb stops were placed on the west side and the signage and additional striping will be completed. The asphalt on the other side of Seneca will be completed soon as well. He mentioned that with oil prices increasing, costs proposals had increased significantly, even though concrete prices were higher as well, the project remains within budget. He asked board members if they had heard any comments or issues, with none being noted.

***5.2 Blue Lot – Overcrowding, Options***

Pictures of the blue lot were distributed. Discussing this lot continues to be full especially when Nurses Association is having negotiation meetings of which we don’t always have prior notification. Clay did state that the former Property Manager, Dave Miller from Bluestone & Hockley has left and the communication is not as good as it was.

At the time being, we have staff that is on light duty which has allowed for additional monitoring of parking, especially at the Blue Lot. Clay stated that he would be meeting with the building tenants to see what their preferences are to in relation to long and short-term parking in an attempt to increase parking capacity. It was discussed that perhaps removing some of the four-hour parking and replace with two-hour parking would be the more efficient use of the lot and allow more frequent parking rotation for patients during the day. Could another consideration be to change some parking to compact spaces? Dr. Welk stated that his sense is that there is a lot of all-day parking occurring. Clay stated that they would be trying to work on parking surveys in the morning, afternoon and late afternoon to eliminate all-day parkers. Dr. Welk stated that for some reason Tuesdays seem to be a busier day and would be beneficial to conduct the surveys on Tuesdays. Dr. Welk continued to say that as the parking increases in the Blue Lot, he notices parking in his lot, often vehicles dropping off and waiting for patients.

Dr. Jordan stated that he also sees that the designated four-hour spaces are being parked in all day for both buildings. He continued by asking if it might help to have a taxi drop off area? There was a discussion on whether or not there would be a chance for hiring a part-time enforcement officer? Clay stated that it is not really cost effective to have an officer.

The discussion continued by inquiry on whether or not there is the existence of electronic or new technology to monitor parking areas? Discussion continued by stating we can try other options, four-hour spaces to two-hour spaces and hopefully force employees who are using this lot to park elsewhere. Board members stated that they have employees who are not willing to park in other areas. Dr. Jordan questioned whether or not there have been any discussions on purchasing the property behind his building for parking usage but it was noted that there have been previous discussions on that with the wetlands poses a challenge as well as ingress and egress to the road and the capacity for very little space. It was also noted that education seems to be the best approach other than increasing parking space.

Dr. Welk questioned whether a choice has been made by the City for a new City Hall location? Robert Kellogg stated that a number one choice was made but there has been no movement on that at this time and stated that even if the City relocates it may change parking in other areas but would not change the Blue lot. It was noted that the Library has lots of volunteers that require parking as well. There is capacity in Community Park in front of the tennis courts. The Van-Raden Center and the Pohl Center are usually pretty full.

The Board continued to brainstorm the parking issue and noted that something will need to be done to increase parking capacity. There was a talk at some point regarding additional parking space at the old Hannegan’s Lot with an estimated cost of $355k and would only allow for limited spaces. Some of the potential solutions being discussed were building a double story parking structure, potential for urban renewal to come back into play, opportunity zones using tax breaks for parking, Council support of the additional building. This discussion will continue in the future.

**Budget overview**

Clay distributed a budget status report and stated that we are right on target. He continued by saying that the capital line item with a balance of $37,000 will have some anticipated funds left after the ADA improvements in the White Lot and can be used to do some extra upgrades within the area. Perhaps focus on landscaping and signage (re-beautification) use if the board is ok with that. Clay also stated that as discussed in the previous meeting, that area that people are using to climb up the landscape area and slipping, landscape block could be placed as part of the landscaping to prevent usage of that area and/or slipping. This project could start within the next couple of months?

##### OTHER BUSINESS:

It was noted that the last meeting in May or the first meeting in June staff will be presenting the tax increase for this year to Council. The proposal includes adopting the municipal CPI index as the target for determining future increases.

Ryan Miller sent in resignation as of April 16, 2018. Sending out the notice regarding raising the tax rate may draw some attention to a vacant spot on board. If someone knows of anyone that is interested, let them know to check on our website for more information.

##### ADJOURNMENT

MOTION by Jordan SECONDED by Haberman to adjourn the meeting at 12:35 pm MOTION PASSED unanimously.

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Urban Renewal expired – may be coming back? Opportunity zones – low income 1031 exchange – any appreciate asset invest in opportunity zone and get tax break when pulled out. Council supported of new building – which might spur some development. Urban renewal money needs to be invested within that same area. Funding for parking hard to get. City by City – Jordin? Not able to speak to those regulations. Part of pan at one point where Red Lot and Hannigan’s to be parking structure – due to flood plain parking would have to be under building – not usually for occupancy.