



City of Grand Island

Tuesday, January 13, 2004

Council Session

Item G24

#2004-13 - Approving Dedicated Parking Stalls in the Public Parking Lot at South Front and Walnut Streets and at the Chamber Lot

ProCon Development and Jim Beltzer, President of the Old Sears Development Inc. are in the process of submitting a response to a request for proposals from the Nebraska Department of Health and Human Services for office space. Part of the response to this request is providing the Department with assurance that there will be adequate parking. The Downtown Improvement board for BID #5 has reviewed the requests of each developer and is recommending that the City Council pass a resolution that will assure that adequate dedicated parking will be available if either developer submits the successful proposal. Wells Fargo Bank currently has dedicated spaces for which they pay a monthly rental so there is precedent for dedicated parking in the downtown area. If either developer is successful in obtaining the NHHS lease a fee will be charged for the dedicated parking as set forth in the resolution. Passage of the resolution is recommended to help facilitate downtown redevelopment.

Staff Contact: Doug Walker

BACKGROUND:

The Board of Downtown Business Improvement District #5 is responsible for overseeing business activities of the Business Improvement District, Downtown Parking District, and Parking Ramp. Maintenance and upkeep of the above are the responsibility of downtown businesses and paid for through assessments to downtown business and/or property owners.

At the December 18, 2003 BID #5 meeting, discussion was held pertaining to anticipated requests for "dedicated" parking space in conjunction with an RFP issued for potential Health and Human Services relocation sites. Responses to the RFP may be submitted for the Old City Hall (a.k.a. ProCon Development, LLC) and the Walnut Street Center (a.k.a. the Beltzer Building). It was noted that precedent for granting dedicated parking requests within city lots currently exists with the Wells Fargo lease of ten parking stalls in the city lot directly north of this facility. Based on this precedent and the importance of retaining these offices downtown, the BID #5 Board requested their Business Recruitment and Retention Committee receive, review and make a recommendation to the Board relating to future requests.

DISCUSSION:

A special Board meeting of the Downtown Business Improvement District #5 was held January 7, 2004. The following recommendation was made by the Recruitment and Retention Committee and subsequently approved by BID #5 Board:

In response to requests for consideration received from developers KC Hehnke of ProCon Development Co., LLC, pertaining to the Old City Hall property; and James Beltzer, Old Sears Development, pertaining to Walnut Street Center property, the Board of Downtown Business Improvement District #5 approved the following recommendations as they relate to the Health and Human Services RFP and are forwarding same to the City Council for consideration.

1. Recommend approval of lease agreement with ProCon Development LLC, Old City Hall property, for twenty dedicated parking stalls located in the 3rd and Pine city owned parking lot. Lease rate to be \$10/month per stall during year one; \$15/month per stall years two through five. ProCon will provide and maintain proper signage.
2. Recommend for lease agreement with James Beltzer, Walnut Street Center property, for twenty dedicated parking stalls located in the South Front & Walnut lot. Lease rate to be \$10/month per stall during

year one; \$15/month per stall years two through five. Beltzer will provide and maintain proper signage. Board also recommends availability of thirteen parking permits at \$10/year per non-dedicated stall for state vehicle parking in the Chamber lot.

RESOLUTION 2004-13

WHEREAS, the City Council, by authority of §22-77 of the Grand Island City Code, may by resolution, entirely prohibit, or fix a time limit for the parking and stopping of vehicles in or on any public street, public property, or portion thereof; and

WHEREAS, ProCon Development is presently renovating the former city hall building located at 2nd and Pine Streets; and

WHEREAS, a prospective tenant of such building has requested dedicated parking stalls in the public parking lot at 3rd and Pine Streets for a five year period; and

WHEREAS, it is recommended that the City dedicate twenty (20) parking stalls in the 3rd and Pine Street public parking lot for use by a prospective tenant of the former city hall building at a rate of \$10 per month per stall during year one, and \$15 per month per stall for years two through five; and

WHEREAS, Jim Beltzer on behalf of the Old Sears Development, Inc. has requested dedicated parking stalls in the public parking lot at South Front and Walnut Streets and has requested parking permits for non-dedicated parking stalls for use for state vehicles in the public parking lot known as the Chamber Lot for a five year period; and

WHEREAS, it is recommended that the City dedicate twenty (20) parking stalls in the public parking lot at South Front and Walnut Streets at a rate of \$10 per month per stall during year one and \$15 per month per stall for years two through five, and allow thirteen (13) parking permits for non-dedicated stalls in the Chamber lot for state vehicles to park at a rate of \$10 per year per stall; and

WHEREAS, at its January 7, 2004 meeting, the Business Improvement Board for Business Improvement District No. 5 recommended that such parking designations be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

1. Twenty (20) parking stalls in the public parking lot located at 3rd and Pine Street are hereby dedicated for use by a prospective tenant of the former city hall building for five years at a rate of \$10 per month per stall for year one, and \$15 per month per stall for years two through five.
2. Twenty (20) parking stalls in the public parking lot located at South Front and Walnut Streets shall be dedicated for use by a prospective tenant of the old Sears building for five years at a rate of \$10 per month per stall for year one, and \$15 per month per stall for years two through five.

3. Thirteen (13) parking permits shall be allowed for non-dedicated parking stalls for state vehicles to park in the public parking lot known as the Chamber Lot at a rate of \$10 per year per stall.

4. Procon Development and Jim Beltzer, respectively, shall erect and maintain the signs and street markings necessary to effect the above regulations.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2004.

RaNae Edwards, City Clerk