

RESOLUTION 2020-02-09

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY REJECTING AN UNSOLICITED PROPOSAL FOR OPERATION OF DOWNTOWN PUBLIC PARKING SUBMITTED BY ELITE PARKING SERVICES OF AMERICA, INC. TO THE DIA ON OCTOBER 7, 2019; ADOPTING GOALS FOR THE OPERATION AND MANAGEMENT OF DOWNTOWN PUBLIC PARKING; DIRECTING THE DIA STAFF TO CONTINUE RESEARCH AND THE STRATEGIC IMPLEMENTATION COMMITTEE TO CONTINUE ITS REVIEW OF THE HAAS RECOMMENDATIONS AND IMPLEMENTATION THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Elite Parking Services of America, Inc. ("Elite") submitted to the DIA on October 7, 2019 a proposal for operation of Downtown Public Parking entitled "Parking Study Implementation Project"; and

WHEREAS, upon receipt of the proposal DIA staff began an in-depth review of Downtown parking and the proposal itself; and

WHEREAS, it was determined by staff after consultation with the Office of General Counsel and the Office of Procurement that the proposal did not comply with the requirements for an unsolicited proposal under Florida Statutes 255.065 and DIA was advised that until the proposal as submitted had been acted upon by the Board, any communication with the proposer was limited to fact finding regarding the proposal itself as opposed to negotiation or modification of the proposal; and

WHEREAS, among other things, the scope of the proposal included operation and management of a number of public facilities which were no longer available for consideration such as the Forsyth and Main lot which had been awarded to VyStar for construction of a parking garage; and

WHEREAS, the Strategic Implementation Committee ("SIC") is engaged in a thorough review of Downtown parking and implementation of the recommendations of the Haas study; and

WHEREAS, at its meeting of November 18, 2019, the SIC was presented with data regarding the number of on-street meters taken out of service on a regular basis for various users, events, construction, etc.; and

WHEREAS, at its meeting of January 17, 2020, the SIC established the goals for operation and management of Downtown public parking; and

WHEREAS, at its meeting of January 17, 2020, SIC discussed at length the status of current on-street parking within Downtown and among other things, authorized DIA to proceed with procurement of a mobile application compatible with our current digital meters at no cost to the City and to retain the current digital meters in lieu of replacing them with kiosks at this time given the recent capital investment in the replacement and upgrades of the meters and their useful life as well as the fact that the meters combined with the app will provide maximum customer flexibility; and

WHEREAS, the SIC agreed that retention of DIA control over the pricing of on-street parking and the use of the curbside lane for parking, pedestrians or other needs of the Downtown was critical in the quickly changing mobility environment and in order to facilitate the redevelopment of Downtown; and

WHEREAS, as a result of the decisions made by the SIC which further departed from the scope of the proposal submitted by Elite; SIC formally voted at its January 17, 2019 meeting to recommend that the DIA reject the unsolicited proposal submitted by Elite.

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The unsolicited proposal submitted by Elite to the DIA on October 7, 2019 for operation of Downtown Public Parking entitled "Parking Study Implementation Project" is hereby formally rejected.

Section 3. The SIC shall continue its work to determine what aspects of the parking study are recommended for implementation and identify which of the recommendations advanced for implementation may be appropriate for outsourcing to an operator or vendor.

Section 4. The goals for management and operation of Downtown public parking are as follows:

- A. Manage parking inventory to
 - 1. Encourage growth and redevelopment downtown prioritizing residential growth, retail activation and job growth in that order
 - 2. Generate sufficient income to maintain and modernize facilities
 - 3. Insure City employees have access to parking and/or shuttle services for City buildings
- B. Provide Safe, Clean, Modern facilities and Equipment that provide our customers with convenient parking options
- C. Provide signage, wayfinding, apps and other means to make available parking easy to find

Section 5. The staff of DIA is directed to continue its research, including consultation with various vendors and contractors, regarding which aspects of our Downtown parking could be managed or operated under contract and how that might serve to achieve the goals above.


Section 6. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Karen Hadick Eberl



Craig Gibbs, Chairman

VOTE: In Favor: 6 Opposed: 0 Abstained: 0 DATE: 02-21-20