



Legislation Details (With Text)

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Title: License Agreement for Parking for City Parking Lot #2 (B)

This item involves a request for the City Commission to consider terms for a License Agreement for Parking for City Parking Lot #2.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150908A_Lot 2 Addendas Docs_20160421.pdf, 2. 150908B_Lot 2 Award Docs_20160421.pdf, 3. 150908C_Lot 2 Bid Docs_20160421.pdf, 4. 150908D_Lot 2 Presentation Materials_20160421.pdf, 5. 150908E_Lot 2 Memo re Recorded Oral Presentations_20160421.pdf, 6. 150908F_Lot 2 Oral Evaluation_20160421.pdf, 7. 150908G_Lot 2 Vendor Submittals & Bid Record_20160421.pdf, 8. 150908H_Lot 2 Written-Technical Evaluation_20160421.pdf, 9. 150908_238 University Parking Memo, dated 9-30-16_20161215.pdf, 10. 150908A Appraisal of Lot 2 Addendum_20161215.pdf, 11. 150908B Appraisal of Lot 2_20161215.PDF, 12. 150908C_DRB 20160927 Agenda_20161215.pdf, 13. 150908D_DRB Attachment A-3_20161215.pdf, 14. 150908E_DRB Staff Report_20161215.pdf, 15. 150908A_Lot 2 Addendas Docs_20170302.pdf, 16. 150908B_Lot 2 Award Docs_20170302.pdf, 17. 150908C_Lot 2 Bid Docs_20170302.pdf, 18. 150908D_Lot 2 Presentation Materials_20170302.pdf, 19. 150908E_Lot 2 Memo re Recorded Oral Presentations_20170302.pdf, 20. 150908F_Oral Evaluation_20170302.pdf, 21. 150908G_Lot 2 Vendor Submittals & Bid Record_20170302.pdf, 22. 150908H_Lot 2 Written-Technical Evaluation_20170302.pdf, 23. 150908I_238 University Parking Memo_20170302.pdf, 24. 150908J_Appraisal of Lot 2 Addendum_20170302.pdf, 25. 150908K_Appraisal of Lot 2_20170302.pdf, 26. 150908L_DRB 20160927 Agenda_20170302.pdf, 27. 150908M_DRB Attachment A-3_20170302.pdf, 28. 150908N_DRB Staff Report_20170302.pdf, 29. 150908O_Parking Lot 2 Timeline_20170302.pdf, 30. 150908P_Lot 2 Proposed License Agreement_20170216.pdf, 31. 150908A_Lot 2 Revised License Agreement_20170406.pdf, 32. 150908B_License Agreement for Parking Lot #2 - Partially executed_20170406.pdf

Date	Ver.	Action By	Action	Result
4/6/2017	6	City Commission	Discussed	
3/16/2017	5	City Commission	Continued	
2/16/2017	3	City Commission	Approved, as shown above	Pass
4/21/2016	1	City Commission	Approved as Recommended	

License Agreement for Parking for City Parking Lot #2 (B)

This item involves a request for the City Commission to consider terms for a License Agreement for Parking for City Parking Lot #2.

On February 16, 2017, the City Commission directed staff to finalize the City Parking Lot #2 License Agreement for Parking and to include more permissive language regarding reservation of air rights.

The initial draft of the License Agreement, presented and discussed as a February 16th agenda item, led to modifications in this current agreement to permit the City to construct future improvements on the lot including, but not limited to, structured parking. In addition, the agreement was further modified to include the addition of six (6) months to the staging allowance, for a total of thirty (30) months, due to the communicated project implementation and permitting schedule, calculated at 2 years or 24 months. Finally, previously agreed to lending requirements language was added as well.

Generally, terms of the proposed License Agreement for Parking for City Parking Lot #2 consist of the following:

- 30 years at \$15,768/year with three 10 year extensions upon negotiation and mutual agreement of the parties, inclusive of increases in the applicable Consumer Price Index (CPI). Currently, Parking Lot #2 generates \$0 income to the City.
- Parking Lot #2 shall be restricted to vehicle parking for the term of the License Agreement (except for staging during project development (lengthened to 30 months and other related uses)
- Collier Companies shall be responsible for all improvements (estimated preliminary cost at \$100,000), maintenance and operations, insurance and taxes (if applicable)
- Reservation of air rights to the City for construction of improvements including, but not limited to, structured parking
- Language regarding customary lending requirements as to license agreements for off-site parking for development projects

As indicated, License will generate approximately \$16,000 annually in income to the City and this is based upon a market appraisal for parking that was conducted for parking in the general area.

The City Commission: 1) hear a brief presentation from staff, and 2) approve the Public Parking Space License Agreement between Collier Enterprises of Gainesville, Inc. and the City and 3) authorize the City Manager to execute the agreement subject to review by the City Attorney as to form and legality.