

GREAT FALLS PARKING ADVISORY COMMISSION
Minutes of February 23, 2015

The Parking Advisory Commission meeting was called to order by Dave Campbell at 3:00 p.m. in the Planning & Community Development Department Conference Room in Room 112 of the Civic Center.

Members Present: Darren Brown, Chuck Fulcher, David Campbell

Members Absent: David Abbott

Staff Present: Lee Nellis, FAICP, Deputy Director P&CD

Others Present: Joan Redeen, Downtown Business Improvement District; Jim Kizer, Great Falls Rescue Mission; Max Grebe, L'Heureux Page Werner PC Architects; Carrie Sunwall, Great Falls Rescue Mission; Wayne Thares, Celtic Cowboy

Meeting Minutes: David Campbell, Darren Brown and David Abbott, as well as Joan Redeen, were in attendance at the November meeting of the Parking Advisory Commission (PAC) on November 17, 2014. Mr. Nellis will provide the minutes for that meeting at a future PAC meeting.

OLD BUSINESS

Item 1. Review of Financial Reports

There were no financial reports available for review. Mr. Nellis said that current revenues are exceeding expenses. He said that in January 2015, the parking program netted over \$36,000 and spent a little over \$27,000. A landing will be poured in the spring for the steps at the southeast door on the North Parking Garage. An agreement with Otis has been signed to repair the elevator in that garage by changing the sleeve in the elevator. The emergency phone in the south elevator should be back up by next week.

Item 2. Courtesy Parking Program

Mr. Nellis said that with the increase in rates for Courtesy Parking, a number of participants are dropping the program.

Ms. Redeen said she is aware people are receiving Oops! tickets. Mr. Nellis said perhaps yellow envelopes should be placed with the ticket so it looks official. There was further discussion about the type of envelope needed, as Ms. Redeen said people think the ticket is a solicitation.

Mr. Nellis said a comment is now being printed on tickets and other parking information to promote parking in lots and garages.

Item 3. Meet with parties interested in lease/purchase of lots

Mr. Nellis said surface lots, collectively, make up about 10% of the revenue for the parking program. Lot 4, which is the largest, makes up 3.2% of the total revenues, and Lot 3 makes up .2% of total revenues. The North Parking Garage accounts for almost 23% of all revenues, the South Garage accounts for 28.5%, and the meters are just under 40% of total revenues.

Mr. Nellis said that since there has been a change in Library hours, Lot 6 at that location has substantially decreased revenues. He said that Lot 2 makes up 1.2% of total parking revenues, and Lot 7 makes up 1.3% of revenues. There are a couple of monthly leases and essentially no daily revenue from Lot 3. There was further discussion about individual lots and usage.

Wayne Thares with the Celtic Cowboy said they foresaw they would have parking issues at their location, but not to the extent that they actually have. He said they would like to look at a long-term lease for the lot across from their business. They have purchased the building behind them, which will provide parking for their new hotel.

Mr. Brown said he is not in favor of the City selling parking lots, but a long-term lease is more appealing. Jim Kizer with the Great Falls Rescue Mission said the Mission would also entertain the idea of a long-term lease. Mr. Nellis said that given the complexity of selling City-owned property, he would recommend a lease. Mr. Kizer said that they would work with anyone who has a parking lease now on the lot by the Rescue Mission.

A motion was made by Mr. Campbell that City staff investigate and price out long-term leases on City Lots 2 and 3. Mr. Fulcher seconded. There was some discussion about the length of term for each lease. Mr. Lee will follow up with the City Attorney and City Manager. He said this could take a couple of months.

NEW BUSINESS

Ms. Redeen asked if Mr. Nellis wanted to share information on way-finding. Mr. Nellis said that way-finding will require a source of funds that is sufficient to cover the entire city, not just downtown. City Planning staff are currently of the opinion that we are not ready for this project right now. Ms. Redeen asked if Mr. Nellis had had any conversation with the Great Falls Development Authority, and he has not. She said that Brett Doney is looking to get way-finding done right now on City parking lots. Mr. Brown suggested signs could be placed within each parking lot as a start. Ms. Redeen said GFDA is looking for TIF funds for signage, and some City staff have discussed this project with them. She did not know the current status of this effort.

Mr. Lee said the window cases in the South Parking Garage are deteriorating, and if revenues have increased, it may be possible to begin a repair project by fall 2015. He said the North Parking Garage is settling, as well as buildings to the south of the North Garage. The South Garage also needs new gates.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, the meeting was adjourned.