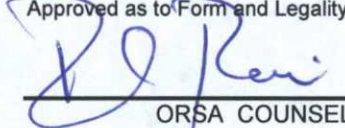


FILED
OFFICE OF THE CITY CLERK
OAKLAND

2014 MAY -8 PM 4: 54

Approved as to Form and Legality

ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2014,003

A RESOLUTION AUTHORIZING THE OAKLAND REDEVELOPMENT SUCCESSOR AGENCY (“ORSA”) ADMINISTRATOR TO EXECUTE A CONTRACT WITH CITY OF OAKLAND PARKING PARTNERS, ALONG WITH THE CITY OF OAKLAND, FOR THE OPERATION AND MANAGEMENT OF ORSA PARKING FACILITIES FOR AN INITIAL PERIOD OF FIVE YEARS WITH OPTIONS TO EXTEND FOR AN ADDITIONAL TWO-AND-A-HALF YEAR TERM AND/OR ON A MONTH-TO-MONTH BASIS FOR UP TO EIGHTEEN MONTHS

WHEREAS, on January 15, 2014, the Oakland City Council adopted Resolution No. 84807 C.M.S. directing the City Administrator (1) to negotiate a multi-year contract for the operation and management of eight City and ORSA parking garages with the highest scoring respondent to a competitive request for proposal, the City of Oakland Parking Partners (“COPP”), and (2) to return to the City Council upon conclusion of negotiations for final approval of said contract and other parking-related matters; and

WHEREAS, those other matters were identified as staff resources, start up and transition costs, accounting and budget provisions, Oakland Redevelopment Successor Agency (“ORSA”) properties, and off-street parking in general, and

WHEREAS, of the eight parking garages listed in Resolution No. 84807 C.M.S., four belong to the City (Clay Street, Dalziel, Franklin Plaza, and Harrison Street garages) and four belong to or will belong to ORSA (City Center West, Franklin 88, Telegraph Plaza and UCOP), but several are proposed for transfer to the City, and

WHEREAS, the Franklin 88 garage is a condominium within a mixed-use project with ORSA and Arioso Homeowners Association being parties to a reciprocal easement agreement that provides for the joint choosing of a professional parking management company, and

WHEREAS, the reorganization of the City’s Parking Operations Division carried out in 2012 assigned Public Works Department’s Transportation Services Division (“TSD”) responsibility for overseeing all municipal parking garages, but did not address the staffing necessary for this

oversight function and the fact that the City and ORSA together have eight municipal parking lots, and

WHEREAS, the lots belonging to the City include the Dimond, Grand Avenue, Henry J. Kaiser Convention Center, Lakepark, Parkway, and Piedmont Avenue lots and these parking facilities are not under contract or actively managed by staff, and

WHEREAS, the lots belonging to ORSA include the 1800 San Pablo and Webster-Valdez lots, and these parking facilities are on month-to-month contracts, and

WHEREAS, under the terms of the new contract COPP would receive a monthly management fee of \$2.45 per parking garage stall and \$1.45 per parking lot space, and

WHEREAS, under the terms of the competitive request for proposal for operation and management of parking facilities and the new contract, the City and ORSA will have the right to add and delete parking facilities, and

WHEREAS, most of the ORSA parking garages and lots were purchased or improved with proceeds from redevelopment tax allocation bonds, and under applicable federal law and the bond covenants, the revenue produced by bond-funded facilities such as garages are restricted to uses consistent with the covenants set forth in the bond indenture, such as investing in other capital projects meeting a redevelopment purpose within the redevelopment project area where the facility is located, and

WHEREAS, an appropriate use of these funds is capital improvements on any City- or ORSA-owned parking facilities so long as the facility benefiting from those improvements is located within the redevelopment project area that issued the bonds and the improvements meet a redevelopment purpose, and

WHEREAS, there are costs associated with the start up and transition to the new contract including the reconfiguration of the City's parking access and revenue control system, workstation support, training and development of personnel, deferred maintenance, and signage, now, therefore, be it

RESOLVED: That the ORSA Board authorizes the ORSA Administrator to finalize and execute a joint contract (along with the City) with City of Oakland Parking Partners for the operation and management of sixteen ORSA/City parking facilities including the City Center West, Clay Street, Dalziel, Franklin 88, Franklin Plaza, Harrison Street, Telegraph Plaza and UCOP garages and the 1800 San Pablo, Dimond, Grand Avenue, Kaiser Convention Center, Lakepark, Parkway, Piedmont Avenue and Webster-Valdez surface lots ; and be it

FURTHER RESOLVED: That the contract shall be for an initial period of five years, and the ORSA Administrator may extend the contract term an additional two-and-a-half years and/or on a month-to-month basis not to exceed eighteen months; and be it

FURTHER RESOLVED: That the contract shall provide for a compensation rate of up to \$219,418 a month (including a management fee of \$9,634 and up to \$209,783 in operating

expenses) in addition to incentive fees up to \$50,000 a year (including \$18,000 for net revenue incentive fees and \$32,000 for customer satisfaction incentive fees contingent on targets for either or both being met), for a total not to exceed annual contract amount of \$2,683,013; and be it

FURTHER RESOLVED: That the ORSA Administrator is further authorized to take whatever action is necessary with respect to the parking operations and management contract with City of Oakland Parking Partners consistent with this Resolution and its basic purposes.

MAY 20 2014

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

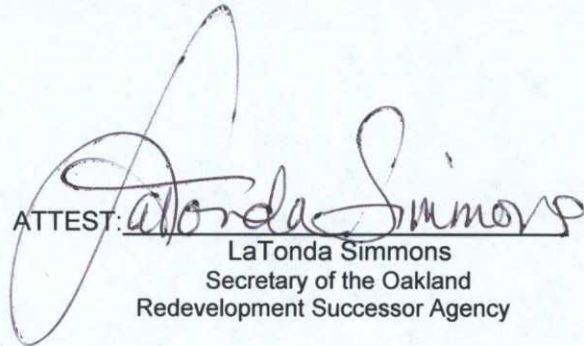
AYES - BROOKS, GALLO, GIBSON-MCELHANEY, KALB, KAPLAN, REID, SCHAAF and CHAIRPERSON KERNIGHAN - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Reused - Gallo - 1

ATTEST: 
LaTonda Simmons
Secretary of the Oakland
Redevelopment Successor Agency