



AGENDA REPORT

TO: Elizabeth Lake
Interim City Administrator

FROM: Bradley Johnson
Director, Finance

SUBJECT: SUPPLEMENTAL – Parking Operator
Contract Extension

DATE: July 16, 2026

City Administrator Approval


Betsy Lake (Jul 16, 2026 15:40:40 PDT)

Date: Jul 16, 2026

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Amend The Professional Services Agreement With City Of Oakland Parking Partners For Operation And Management Of Municipal Parking Facilities To Extend The Term For Up To Three Years, Including A Two-Year Extension And An Optional Month-To-Month Extension For Up To One Additional Year, For A Total Amount Not To Exceed Twelve Million Three Hundred Ninety-Nine Thousand Thirty-Nine Dollars (\$12,399.039); Waiving The Competitive Request For Proposal/Qualifications Requirement Under Oakland Municipal Code Section 2.04.051.B; And Adopting California Environmental Quality Act Exemption Findings.

REASON FOR SUPPLEMENTAL

This supplemental report is provided in response to questions raised during the July 14, 2026, Finance & Management Committee meeting regarding the proposed Parking Operator Contract Extension Resolution. The Committee requested that the following information be provided in a supplemental report:

1. "Provide In A Supplemental Report A List Of All City Parking Facilities And A Report On The Garage-By-Garage Data."

This supplemental report provides the requested list of all City parking facilities, seven parking garages and eight parking lots, providing garage-by-garage and lot-by-lot financial data. **Table 1** shows the City's seven Garages and **Table 2** shows the City's eight Parking Lots.

In addition, staff has scheduled a comprehensive report for the September 22, 2026, Finance & Management Committee meeting that will provide a more detailed evaluation of the City's parking operations. The report will include a comprehensive review of the operational and financial status of the City's parking garages, an evaluation of the current parking operator's performance, a review of alternatives for the City's parking operations, and an updated scope of work for the upcoming Request for Proposals (RFP). The updated scope of work will be developed to ensure the procurement reflects the City's operational needs and policy objectives, supports the effective management of the City's parking facilities, and maximizes parking revenue.

City Council
July 21, 2026

Table 1: City of Oakland's Seven COPP Managed Parking Garages

COPP Managed Garages Financial Summary							
Alexan Webster							
Location: 2315 Valdez Street Capacity: 244 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ 154,409	\$ 327,396	\$ 403,731	\$ 318,951	\$ 247,909	\$ 253,665
Total Operating Expenses	\$ 76,902	\$ 197,242	\$ 139,292	\$ 108,746	\$ 136,045	\$ 146,296	\$ 130,619
Net Income (Loss)	\$ (76,902)	\$ (42,833)	\$ 188,104	\$ 294,985	\$ 182,905	\$ 101,614	\$ 123,046
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
City Center West							
Location: 1250 Martin Luther King Jr. Way Capacity: 1461 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 3,872,983	\$ 1,719,974	\$ 1,943,609	\$ 2,014,695	\$ 1,874,224	\$ 2,184,228	\$ 1,968,641
Total Operating Expenses	\$ 1,638,237	\$ 1,393,456	\$ 1,629,672	\$ 1,727,191	\$ 1,721,001	\$ 1,848,407	\$ 1,527,968
Net Income (Loss)	\$ 2,234,745	\$ 326,517	\$ 313,937	\$ 287,505	\$ 153,224	\$ 335,821	\$ 440,673
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
Dalziel							
Location: 251 16th Street Capacity: 213 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 1,127,387	\$ 194,657	\$ 370,855	\$ 471,489	\$ 446,249	\$ 405,987	\$ 307,381
Total Operating Expenses	\$ 418,853	\$ 282,453	\$ 176,631	\$ 281,888	\$ 346,953	\$ 349,854	\$ 244,191
Net Income (Loss)	\$ 708,534	\$ (87,796)	\$ 194,224	\$ 189,601	\$ 99,296	\$ 56,133	\$ 63,190
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
Franklin Plaza							
Location: 1719 Franklin St. / 415 19th St Capacity: 482 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 1,324,374	\$ 550,853	\$ 725,685	\$ 800,826	\$ 631,952	\$ 596,198	\$ 508,928
Total Operating Expenses	\$ 620,254	\$ 423,156	\$ 331,883	\$ 444,320	\$ 695,798	\$ 573,546	\$ 253,013
Net Income (Loss)	\$ 704,120	\$ 127,697	\$ 393,802	\$ 356,507	\$ (63,846)	\$ 22,652	\$ 255,914
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
Harrison							
Location: 1200 Harrison Street Capacity: 200 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 502,717	\$ 6,030	\$ 34,010	\$ 112,233	\$ 130,716	\$ 137,122	\$ 136,818
Total Operating Expenses	\$ 247,261	\$ 115,053	\$ 72,750	\$ 127,578	\$ 159,015	\$ 126,167	\$ 106,963
Net Income (Loss)	\$ 255,456	\$ (109,024)	\$ (38,739)	\$ (15,345)	\$ (28,299)	\$ 10,955	\$ 29,855
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
Telegraph Plaza							
Location: 2102 Telegraph Ave Capacity: 351 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 1,032,653	\$ 327,043	\$ 428,285	\$ 564,387	\$ 543,595	\$ 327,308	\$ 233,003
Total Operating Expenses	\$ 438,030	\$ 284,888	\$ 268,747	\$ 347,897	\$ 392,129	\$ 375,910	\$ 206,824
Net Income (Loss)	\$ 594,623	\$ 42,155	\$ 159,538	\$ 216,489	\$ 151,465	\$ (48,601)	\$ 26,179
Payment Methods: Transient (IPS,ParkMobile), Monthly Parking Permits							
Medical Hill							
Location: 426 29th Street Capacity: 477 Spaces							
*Fiscal Year Ending	Jun 2020	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 128,189	\$ 131,617	\$ 144,426	\$ 160,939	\$ 172,062	\$ 194,656	\$ 182,869
Net Income (Loss)	\$ (128,189)	\$ (131,617)	\$ (144,426)	\$ (160,939)	\$ (172,062)	\$ (194,656)	\$ (182,869)
Payment Method: Leased facility managed by the Real Estate Division. Revenue is recognized through the lease agreement. COPP provides maintenance services only.							
*FY 2025-26 data is reported through May 2026 and is not inclusive of the full fiscal year.							

Table 2: City of Oakland Eight COPP Managed Parking Lots

COPP Managed Parking Lots Financial Summary						
1800 San Pablo Lot						
Location: 1800 San Pablo Ave Capacity: 63 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 338,412	\$ 31,872	\$ 209,967	\$ 237,676	\$ 208,741	\$ 211,898
Total Operating Expenses	\$ 35,789	\$ 29,155	\$ 32,136	\$ 56,337	\$ 118,862	\$ 88,113
Net Income (Loss)	\$ 302,623	\$ 2,717	\$ 177,830	\$ 181,339	\$ 89,879	\$ 123,785
Payment Methods: Transient (IPS, ParkMobile), Monthly Parking Permits						
Dimond Lot						
Location: 3400 Dimond Ave Capacity: 48 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ -	\$ 1,875	\$ -	\$ -
Total Operating Expenses	\$ 16,376	\$ 14,057	\$ 23,344	\$ 13,271	\$ 18,886	\$ 17,938
Net Income (Loss)	\$ (16,376)	\$ (14,057)	\$ (23,344)	\$ (11,396)	\$ (18,886)	\$ (17,938)
Payment Method: Free- COPP maintenance only						
Elmhurst Lot						
Location: 1419 Auseon Ave Capacity: 19 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 3,710	\$ 8,695	\$ 10,468	\$ 14,912	\$ 14,516	\$ 11,966
Net Income (Loss)	\$ (3,710)	\$ (8,695)	\$ (10,468)	\$ (14,912)	\$ (14,516)	\$ (11,966)
Payment Method: Free- COPP maintenance only						
Fruitvale Lot						
Location: 1431 35th Ave Capacity: 24 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ 2,796	\$ 4,551	\$ 3,320	\$ 3,816
Total Operating Expenses	\$ 12,150	\$ 30,936	\$ 22,797	\$ 19,421	\$ 21,332	\$ 17,279
Net Income (Loss)	\$ (12,150)	\$ (30,936)	\$ (20,001)	\$ (14,870)	\$ (18,013)	\$ (13,463)
Payment Method: Transient (IPS, ParkMobile)						
Lake Park Lot						
Location: 3195 Lakeshore Ave Capacity: 156 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 38,633	\$ 28,430	\$ 30,300	\$ 31,248	\$ 27,248	\$ 21,652
Total Operating Expenses	\$ 46,967	\$ 37,627	\$ 46,935	\$ 64,283	\$ 82,216	\$ 61,913
Net Income (Loss)	\$ (8,334)	\$ (9,196)	\$ (16,635)	\$ (33,036)	\$ (54,968)	\$ (40,261)
Payment Method: Monthly Parking Permits						
Grand Ave Lot						
Location: 3270 Grand Ave Capacity: 81 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 30,361	\$ 21,351	\$ 27,957	\$ 32,178	\$ 45,715	\$ 36,816
Net Income (Loss)	\$ (30,361)	\$ (21,351)	\$ (27,957)	\$ (32,178)	\$ (45,715)	\$ (36,816)
Payment Method: Not collected by COPP, COPP provides maintenance only						
Parkway Lot						
Location: 343 Wayne Place Capacity: 36 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ 9,181	\$ 10,329	\$ 20,868	\$ 17,928	\$ 19,938	\$ 20,822
Total Operating Expenses	\$ 19,110	\$ 20,841	\$ 16,689	\$ 16,437	\$ 19,207	\$ 16,698
Net Income (Loss)	\$ (9,929)	\$ (10,512)	\$ 4,179	\$ 1,491	\$ 731	\$ 4,124
Payment Method: Monthly Parking Permits						
Piedmont Lot						
Location: 4150 Howe St Capacity: 119 Spaces						
*Fiscal Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	May 2026
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 33,700	\$ 30,105	\$ 26,294	\$ 30,767	\$ 52,479	\$ 45,277
Net Income (Loss)	\$ (33,700)	\$ (30,105)	\$ (26,294)	\$ (30,767)	\$ (52,479)	\$ (45,277)
Payment Method: Not collected by COPP, COPP provides maintenance only						
*FY 2025-26 data is reported through May 2026 and is not inclusive of the full fiscal year.						

The revenue figures presented for the parking lots (**Table 2**) are not fully representative of the revenues generated by each individual facility due to differences in how revenues are collected and reported.

Several parking facilities operate under unique arrangements. The Lake Park and Parkway lots primarily offer monthly parking, and the revenues shown reflect those monthly parking fees. The Diamond and Elmhurst lots provide free parking for a limited duration; consequently, the only revenue associated with these facilities is generated through parking enforcement. In addition, parking revenue for certain facilities is collected through centralized parking payment systems (i.e. Parking Meters) and reported as part of those programs rather than being attributed to individual parking lots. As a result, the revenues presented for individual lots may not fully reflect the total parking-related revenue generated at each location.

Expense figures for these Parking Lots should also be interpreted with caution. Unlike most of the City's parking garages, which are operated and managed by the City of Oakland Parking Partnership (COPP), COPP's role for most surface parking lots is limited primarily to maintenance activities rather than day-to-day operational management. In addition, certain administrative and overhead costs (such as office and administrative support) are allocated across multiple parking facilities rather than assigned to individual locations. Consequently, the expenditures shown for individual facilities may not fully reflect the actual costs attributable to each parking lot.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Amend The Professional Services Agreement With City Of Oakland Parking Partners For Operation And Management Of Municipal Parking Facilities To Extend The Term For Up To Three Years, Including A Two-Year Extension And An Optional Month-To-Month Extension For Up To One Additional Year, For A Total Amount Not To Exceed Twelve Million Three Hundred Ninety-Nine Thousand Thirty-Nine Dollars (\$12,399.039); Waiving The Competitive Request For Proposal/Qualifications Requirement Under Oakland Municipal Code Section 2.04.051.B; And Adopting California Environmental Quality Act Exemption Findings.

For questions regarding this report please contact Jose Segura, Assistant Revenue & Tax Administrator, Finance Department at (510) 238-2972.

Respectfully submitted,


Bradley Johnson (Jul 16, 2026 14:14:32 PDT)

BRADLEY JOHNSON
Director, Finance

City Council
July 21, 2026