



MINUTES

COMMUNITY DEVELOPMENT COMMITTEE

MAY 21, 2009

A meeting of the Portland City Council's Community Development Committee (CDC) was held on Thursday, May 21, 2009, at 1:00 p.m. (originally noted to begin at 12:45 p.m.) in Room 209 on the second floor of Portland City Hall. Present from the CDC were its Chair Councilor Cheryl Leeman and members Councilors Nicholas Mavodones and Daniel Skolnik. Present from the City staff were Associate Corporation Counsel Ann Freeman, Planning Division Director Alex Jaegerman, Economic Development Director Greg Mitchell, Senior Executive Assistant Lori Paulette, and Parking Manager John Peverada.

Item #2 Mid-Town Parking Lot/Lease Contract (15 Minutes).

- See enclosed Confidential Memorandum from John Peverada, Parking Manager. **Note:** Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119(A), the Committee may go into executive session to review and discuss this item as needed.
- ***Provide direction to staff.***

The Committee took up this item first.

Mr. Peverada referred the Committee members to the map outlining the City's property and property of Mr. Quesada of Fore River Parking. These properties have been combined for many years to form one parking lot. In 1984, the City entered into a lease with Fore River Parking and, since 2001, it was renewed on a month to month basis. For the last ten years, there has been no rent increase. MOPAT (Jim and Beverly Brennan) was the operator of the lot. Jim Brennan is now deceased and Beverly recently retired. So, now is a good time to revisit the leasing structure.

(Councilor Mavodones left the meeting at this time.)

Regarding revenue control, Mr. Peverada said that in discussions with Mr. Quesada to have revenue control equipment installed (initially paid for by Fore River Parking (FRP) but repaid out of gross monthly revenues), it is estimated that that arrangement, together with an increase in parking rates, will increase the revenue by almost double per year. Monthly parkers would have a parking card.

Mr. Quesada said that the equipment purchase would be financed over ten years, which is generally the life of the equipment.

Chair Leeman asked if there would be any change in parking.

Mr. Peverada said that the hourly rate would increase from \$.85 to \$1.25 which is the norm.

Chair Leeman asked if this was competitive with other like parking areas.

Mr. Quesada that these lots are important engines for the Downtown. FRP provides parking for both of his buildings. The monthly rates will be raised from \$60 per month to \$105 per month, but his tenants will have a rebate of approximately \$10 per month. Mr. Quesada noted that the Temple Street Garage has a monthly rate of \$130.00.

Chair Leeman asked if the number of spaces would remain the same. In looking at the map, it looked like the City's lot was bigger than FRP.

Mr. Quesada discussed the configuration of the lot and estimated that both FRP and the City have about 75 spaces each. Mr. Quesada added that the proposed term of the lease would be for an original ten-year term, with two five-year renewable terms. Either party may terminate upon six months notice.

Mr. Mitchell noted that the next step would be to formalize the lease for City Council approval.

Councilor Skolnik made a motion to authorize staff to draft the lease based on the structure noted today and have this Committee review the lease at its next meeting for forwarding to the Council for approval.

Chair Leeman seconded the motion and asked if there further questions/comments. There being none, she asked for a vote on the motion and it passed unanimously.

Item #3: Arbor Street/Property Sale Status (15 Minutes).

- See enclosed Confidential Memorandum from Greg Mitchell, Economic Development Director. **Note:** Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119(A), the Committee will go into executive session to review and discuss this item as needed.
- *No action requested.*

On motion made and seconded, the Committee voted unanimously to go into executive session at approximately 1:10 p.m. pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119(A) to discuss negotiations for the sale of real estate. At approximately 1:15 p.m., the Committee came out of executive session.

Item #4: Future CDC Meeting Schedule (5 Minutes).

- Discuss with Committee establishing a new meeting schedule.
- *Provide direction to staff.*

The Committee members present agreed that the next meeting date and time would be Wednesday, June 10, at 5:00 p.m.

Item #1: Review and accept Minutes of previous meeting held on April 8, 2009.

On motion made and seconded, the Committee voted unanimously to accept the Minutes as published.

There being no further business to come before the Committee, the meeting was then adjourned at approximately 1:20 p.m.

Respectfully submitted,

Lori Paulette