

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2022-163

Introducer/Sponsor(s): Council President at the request of the Downtown Investment Authority

Date of Introduction: March 8, 2022

Committee(s) of Reference: NCSPHS, F

Date of Analysis: March 10, 2022

Type of Action: Authorizing parking lot lease agreement; designation of oversight agency; Ordinance Code amendment

Bill Summary: The bill authorizes the CEO of the DIA to execute a lease agreement between the DIA and Churchwell Lofts at East Bay Condominium Association, Inc. for the use of a parking lot known as the 300 East Forsyth Lot located at the corner of North Market and East Forsyth Streets. The DIA is designated as the City's oversight agency for the project. The bill amends Ordinance Code Chapter 122 – Public Property – to delete two properties from the list of City parking facilities – the 300 East Forsyth Lot and the Park Place Parking Facility.

Background Information: The Churchwell Lofts Condominium Association has been utilizing the City-owned parking lot north of its building for some years, and the lease has expired. This bill authorizes a new lease agreement between the City and the condominium association for continued use of the lot for its residents. The initial lease term is for 5 years with one 5-year renewal option at a rate of \$65 per space per month, the prevailing rate for surface parking lots in the area. The tenant will be responsible for all operations and maintenance costs. The tenant will also be responsible for upgrading the lot to meet the Downtown Overlay Zone and Downtown District Use and Form regulations regarding landscaping and screening improvements for the lot. Cost incurred to meet those requirements will be offset from the rent payments to the City over a one-year period.

The Ordinance Code is amended to delete two parking lots from the list of City-operated parking facilities – the 300 East Forsyth Lot being leased to the Churchwell Lots association and the former Park Place Parking Facility lot located on Forsyth Street between Main Street and Laura Street which has been conveyed to a developer for construction of a parking garage to serve the VyStar headquarters building and the Laura Street Trio development.

Policy Impact Area: Downtown parking assets

Fiscal Impact: The City will receive \$65 per parking space per month for five years after the offset for the cost of making landscaping and screening improvements to comply with the Downtown Overlay Zone requirements.

Analyst: Clements