

COMMUNICATION

FILE NO. 09-0600-S120

TO: LOS ANGELES CITY COUNCIL

FROM: BERNARD C. PARKS, CHAIR
JOSE HUIZAR, MEMBER
BUDGET AND FINANCE COMMITTEE

COMMUNICATION FROM CHAIR and MEMBER, BUDGET AND FINANCE COMMITTEE relative to a proposed Public-Private Partnership (P3) for parking assets.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. TRANSFER appropriations of \$130,000 from the Unappropriated Balance, Fund No. 100/58, Account No. 0250, Public Private Partnership Parking, to the Capital Finance Administration Fund No. 100/53, General Administration Account No. 0170, for expenditures related to the engagement of consultants and subcontractors needed to evaluate the public-private partnership transaction.
2. INSTRUCT the City Administrative Officer (CAO) to ensure that materials collected and evaluated relative to parking meters is provided to the Los Angeles Department of Transportation (LADOT) prior to the Department going out for a Request for Proposals.
3. RECEIVE and FILE the joint CAO/Chief Legislative Analyst (CLA) report, dated June 12, 2009, inasmuch as the report requests funding for the evaluation of both parking meters and structures, and the CAO was requested to submit a report which focuses on the evaluation of parking structures only.
4. AUTHORIZE the City Administrative Officer (CAO) to make technical adjustments as necessary to implement the intent of the Mayor and Council actions.

Fiscal Impact Statement: The CAO reports there is no impact to the General Fund as a result of these recommendations. Funding to evaluate a potential public private partnership with respect to the City's parking assets was included in the Unappropriated Balance of the 2009-10 Adopted Budget. The Adopted Budget provides a total of \$3 million for this purpose from funds originating from the Special Parking Revenue Fund. The recommendations contained in this report are consistent with the City's Financial Policies in that funding was provided as part of the Adopted Budget.

Community Impact Statement: None submitted

SUMMARY

On August 10, 2009, the Chair and Member of the Budget and Finance Committee considered a CAO report relative to a proposed P3 for parking assets. On June 15, 2009, the Committee had considered a joint CAO/CLA report relative to the P3 proposal for parking garages and meters. Following a decision by the Council to focus at this time on a P3 proposal for parking structures

only, the CAO submitted a report dated August 6, 2009, addressing evaluation of the parking structures. The CAO report provides a status of the P3 project as well as a request for a transfer of appropriations from the Unappropriated Balance for expenditures related to the engagement of consultants and subcontractors needed to evaluate the P3 transaction. The CAO reports that consistent with directions received by the Budget and Finance Committee, parking consultant Desman Associates, Inc. (Desman) is focusing its analysis on the parking structures. Inasmuch as data collection on a sampling of meters had been completed, Desman is including some analysis which the CAO reports will be useful irrespective of the decision to include or exclude meters for a potential concession. The CAO expects the final study to be ready by late August 2009, with the parking structure valuations to be completed by the beginning of September. The working group expects to submit a staff report within the next 90 days with the final parking study, an analysis of the results, and a discussion of options for consideration by the Council.

The CAO reports that an additional expenditure of approximately \$176,000 is necessary to complete the parking study, develop final valuations for the structures, and prepare the final staff report. The authorized funding of \$500,000 is insufficient to cover the cost of the additional work. Additional funding in the amount of \$70,000 is recommended to complete the assessment phase of the project. During the Committee discussion, the CAO and Chief Legislative Analyst additionally reported that should the Council desire the completion of an Operations and Maintenance manual detailing best practices for parking structure management, an additional \$60,000 authorization would be needed, for a total authorization of \$130,000.

The Chair and Member of the Budget and Finance Committee recommended approval of the additional appropriation from the Unappropriated Balance of \$130,000 for expenditures related to the engagement of consultants and subcontractors needed to evaluate the P3 transaction. The CAO was additionally instructed to ensure that materials collected and evaluated relative to parking meters is provided to the LADOT prior to the Department going out for a Request for Proposals. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

BERNARD C. PARKS, Chair
Budget and Finance Committee

JOSE HUIZAR, Member
Budget and Finance Committee

<u>MEMBER</u>	<u>VOTE</u>
PARKS:	YES
SMITH:	ABSENT
ROSENDAHL:	ABSENT
HUIZAR:	YES

LB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-