

Lynchburg Parking Authority Minutes

City Manager's Office
900 Church Street
Lynchburg, VA 24504

Tuesday, October 11, 2011
3:00 p.m.

Members Present: Vice Chair, Ed Koepenick
Council Member, Michael Gillette
Council Member, Randy Nelson
David Burnett
Tom Gerdy

Members Absent: Chairman, Brandon Farmer

Staff Present: Anna Bentson, Venita Bradshaw, Don DeBerry, Norman Hale, Danny Marks, Lee Newland, Dave Owen, Kim Payne, Parks Snead, Ron Staton, Kent White

Others Present: Blair Godsey, Bruce Johnson, Alicia Petska, George Stanly, Bob Tunkel

The meeting was called to order by Vice Chairman Koepenick.

The August 16, 2011 minutes were approved after recommended amendments to the parking revenue report and the next steps item were made.

Report on parking concerns

City Manager Payne informed the board that the Central Virginia Criminal Justice Academy (CVCJA) is currently leasing about 150 parking spaces from the City of Lynchburg, however the lease will be expiring in 2014 and the need for parking is continuing to increase. City Manager Payne expressed to CVCJA that the city will not be obligated to provide parking spaces once the lease has expired. There have been several meetings over the last 3 years with Parking Manager Hale and Mr. Staton to explore and discuss different options for adequate parking to accommodate the growing academy.

Mr. Ron Staton, Executive Director of the CVCJA informed the board that one of the options that had been decided on was to start a conversation with the Parking Authority about the possibility of building a proposed parking deck. The CVCJA has looked into moving its location from the downtown area, however after careful consideration their board feels that it will be more feasible to invest in the concept of exploring the option of building a parking deck. The CVCJA is seeking authorization from the Parking Authority to allow the Parking Management Division and the CVCJA to consult with engineering firms about the footprints that are available for building a parking deck.

Q- Council Member Gillette- To build a parking deck the spaces are about \$10,000 per space. So for 150 spaces that is about \$1.5 million dollars. Could you explain a little about what the synergy would look like?

A- City Manager Payne- That is why we want to get an engineer in here to figure this all out. There are several options available and we need to start this process now and not wait for the lease to expire. Cost-sharing will definitely be considered if there is a demand for a larger deck.

Q- Council Member Gillette- Assuming that we were to move in this direction, what does this do to our general attitude about parking now in terms of the on-street management and off-street management?

A- City Manager Payne- I think that what happens on the street and what happens off the street are inherently connected to each other. We know that if the projected businesses are moving downtown that we have to have more parking. We have to get into figuring out how all of this works together is we are going to keep the academy downtown. I think that we are finally getting to the point where demand is exceeding supply.

Q- Mr. Gerdy- Where is the overflow (of 70 spaces) parking?

A- Mr. Staton- Some of them park behind Bob Tunkel's building and some park at the "Farmers Feed and Seed".

Parking Manager Hale commented that a deck that can accommodate more than just parking should be considered when consulting with engineers on the available footprints. There is a market for retail and if a mixed-use facility is created than you will get more "bang for your buck". There is definitely a demand for parking however the right type of facility has to be created.

Mr. Bob Tunkel, owner of the Old Auditorium building on Main Street, and his advisor Mr. Bruce Johnson presented to the board a proposal of the idea for the currently leased parking lot in the rear of the building to be the potential site for a parking deck in the future. Mr. Tunkel was inquiring with the Parking Authority on whether there was any interest in this and if a decision would be made within the next couple of months. City Manager Payne informed Mr. Tunkel that a decision could not be made within the next 2-3 months. Once engineering firms have been consulted and different quotes have been received it may take up to 6-12 months before his proposal can be considered.

Mr. Gerdy motioned that the Parking Authority authorize the Parking Management Division to proceed with acquiring proposals from engineering firms. This motion was seconded by Council Member Nelson. Council Member Gillette expressed some uneasiness because of the tremendous expense associated with building a parking deck. Mr. Parks Snead, Chairman of the CVCJA, assured members that the academy will contribute approximately \$1.5 million to build a parking deck. After the motion had been seconded and much discussion had taken place, all were in favor but Vice Chairman Koepenick abstained because of a conflict of interest due to him representing Mr. Tunkel.

Mr. Blair Godsey and Mr. George Stanley are co-owners of Cliffs Edge Lofts which are currently under construction and located off of Commerce Street in the lower basin of downtown Lynchburg. Cliffs Edge will be 52 unit apartment/lofts and the projected completion date will be May of 2012. The purpose for Mr. Godsey and Mr. Stanley's presentation was to inform the board of this construction project and to address the fact that they are required to provide each tenant with 1 parking space. They are in the process of pursuing the option to create a surface lot on the rear of the building, if this can be accomplished it will satisfy the parking requirements. There is still the possible option of adding time-zone or permit parking along the 7th Street Bridge and other locations close to Cliffs Edge. City Manager Payne agreed that there are a lot of parking challenges that come along with this project as well as others to come and a number of other options will need to be considered. The City of Lynchburg will continue to work with businesses to satisfy the parking needs for the greatest efficiency and the greatest synergy possible.

Due to time restraints since several council members needed to attend the Council meeting Mr. Hale deferred the other items on the agenda until the next meeting.

Next Steps

Next Meeting – November 15, 2011 at 2:30 p.m.