

Documents Distributed at the
County Facilities Committee Meeting



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

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TO: Steve Beckett, Chair/County Facilities Committee
County Facilities Committee

FROM: Denny Inman, County Administrator/Facilities & Procurement

DATE: July 20, 2006

RE: County Employee Parking - Downtown Urbana

Since late June I have been gathering information on potential options for the long term solution to County employee parking in downtown Urbana. I am basing County needs of 140 parking spaces located within two (2) City blocks of the County Courthouse. I would take this opportunity to report the following -

1. ***City of Urbana*** - I have met with Bruce Walden, Chief Administrative Officer and Pat Pioletti, Public Facilities Manager to discuss the immediate and long term issues of County employee parking. Those discussions led to my formulating and presenting a parking proposal on July 17th. The proposal requested the City rent to the County fifty (50) spaces in the City garage, forty (40) space in City Lot 21, and fifteen spaces on Walnut Street. The Walnut Street spaces are currently metered for public use. The annual cost for the requested spaces was proposed at \$30,000. Additional proposed terms included an agreement period of ten (10) years, City retain all fine monies, and the County would be responsible for assigning those spaces via an internal lottery. Mr. Walden also suggested the City and County work together on the realignment of spaces on Water Street to angle parking. It is estimated that approximately fifty spaces could be allotted.

Mr. Walden replied to the County's proposal indicating that the City has 6 spaces in the City Garage, 30 spaces in Lot 21. Additional City investigation is required to determine the Walnut and Water Street proposal.

2. ***Sav-A-Lot*** As you know the Sav-A-Lot store replaced the County Market in downtown Urbana and is approximately 1.5 blocks from the Courthouse. I met formally with Dan Trippet, Store Manager and requested Neiman Foods consider leasing ninety (90) parking spaces to the County.

I requested a formal proposal by Monday July 17th. In the interim the County's request was turned over to Dave Taylor, Director of Development. Upon contact I reiterated the number of spaces and time frame for response.

At 5 p.m. today I received a call from Mr. Taylor indicating that Neiman Foods is interested in leasing spaces to the County. Dave indicated that Health Alliance had previously leased 45 spaces and that is the number he can approve. He further indicated he is delayed in providing a financial proposal due his secretary being on maternity leave and she has the Health Alliance lease. She will be in the office on Friday July 21st.

3. *Parking Adjacent to Jolly Roger:* While discussing the County's proposal with Bruce Walden he suggested that we inquire of Ray Timpone Jr. the availability of spaces in the lot between the Jolly Rodger and Champaign/Urbana Public Health facility. In our phone conversation we indicated to Mr. Timpone that we were in need of fifty (50) spaces and requested a fee proposal by Tuesday July 18th. As of 5 p.m. today I have not received a response.

The current status finds the County having immediate access to seventy-nine (79) of the one-hundred forty (140) parking spaces. The resolution of the sixty-one (61) space deficit will have to come from a combination of proposals on Walnut Street (15), Water Street (50), Sav-A-Lot (45) and/or Timpone property (45).

The downside to the above options is that they are all short term committals. With a construction cost of approximately \$3,000/space for surface parking and \$10,000/space for parking deck there is not a desire to pursue a construction option.

In order to have all proposals and agreements received for August committee and County Board action I request formal committee direction toward that end.