

AGENDA



Thursday, February 14, 2008

**Convention Center
RECOMMENDATION FOR COUNCIL ACTION****Item No. 5**

Subject: Authorize the City Manager to negotiate and execute a Joint-Use Parking Agreement, including a Parking Plan and Service Yard Rules, with Greater Austin Performing Arts Center, Inc., d/b/a "The Long Center", to administer and coordinate parking and access in and to the Long Center's Leased Premises, the Service Yard, the Palmer Events Center Garage, and, in the event of overflow parking, Town Lake Center and One Texas Center.

Fiscal Note: Fiscal impact to city or other is: none, unless the Long Center defaults and, in that event, the O&M reserve would allow operation for that year.

For More Information: Contact Hymie Gonzales 404-4042, Darin Upchurch 404-4216, or Gordon Bowman, 974-2346.

Prior Council Action: Ground Lease Agreement dated effective as of April 7, 1999, Amended and Restated Lease Agreement dated effective as of May 3, 2001, and Second Amended and Restated lease Agreement dated effective as of January 13, 2005, First Amendment dated effective as of April 7, 2005, (the "Lease Agreement").

The Lease provides that the Long Center and the City will enter into a Joint Use Parking Agreement and "Parking Plan" authorizing Long Center (as well as Long Center's employees, patrons, customers, vendors and other invitees) to use, on a non-exclusive basis and on the same terms and conditions as same are available to the general public from time to time, (a) the Palmer Events Center parking garage located on property adjacent to the Leased Premises (the "Parking Garage"), (b) the One Texas Center parking garage, and (c) the Town Lake Center parking garage. The details of such use are set forth in the Parking Plan, which is an attachment to the Joint Use Parking Agreement. Any revenue generated from the Parking Garage and other parking areas covered thereby shall belong to City, as the owner and operator of such facilities. The Parking Plan is intended to minimize surface parking on its property adjacent to the Premises. The Lease acknowledges that adequate access to the Premises is critical to achieving Long Center's mission. Adequate access includes an amount of limited parking on the Premises near the entrance(s) to the Improvements for handicapped and other special patrons, and sufficient parking within convenient walking distance of the Premises to accommodate simultaneous events at as many as four performance venues at the Long Center, plus events at the Palmer Events Center and Town Lake Park. The Service Yard Rules provide for the coordination of the use of the Service Yard for loading and unloading in support of both venues missions. The Parking Plan will allow a limited number of parking spaces in the Service Yard, near the entrance to the Long Center's Improvements. It is anticipated that the Town Lake Center Parking Garage may be used for event staff and employee parking in order to optimize the use of the other available parking resources.