

RESOLUTION NO. 1713

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE REQUEST FOR QUALIFICATIONS (RFQ) RANKING FOR THE AGENCY PARKING OPERATOR 2021 SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE PARKING OPERATIONS AGREEMENT BASED ON THE RANKING AND TO EXECUTE THE PARKING OPERATIONS AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (“First Amendment to the Westside Plan”); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan (“First Amendment to the 30th Street Plan”), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the “Shoreline District Plan”), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the “Gateway East District Plan”), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, and the Gateway East District Plan are collectively referred to as the “Plans”; and,

WHEREAS, as authorized by the Act and the Plans, the Agency may acquire, develop, construct, operate, and maintain public parking facilities and enter into agreements necessary or convenient to the exercise of such powers; and,

WHEREAS, the Agency presently owns, operates, and manages several parking facilities, collectively referred to herein as the Agency’s Parking System, and has the need for management and operation of those parking facilities; and,

WHEREAS, following the publication of a Request for Qualifications (“RFQ”) in the *Idaho Statesman* newspaper on May 20 and 27, 2021, the Agency received proposals from the following four (4) parking management companies by the 3 p.m. deadline on June 22, 2021: LAZ Parking Northwest, LLC; Mid-Atlantic Parking Services; Republic Parking Northwest, LLC; and The Car Park, LLC; and,

WHEREAS, in order to assist with selection of a parking operator, Agency staff convened a six-member Review Panel consisting of: Matt Edmond and Joey Chen from the Agency; Jennifer Hensley from the Downtown Boise Association; Tyler Johnson from the City of Boise; Ben Galanos from Ball Ventures Ahlquist; and Brian Watt from Rocky Mountain Companies; and,

WHEREAS, the Review Panel evaluated and scored the proposals on the bases of qualifications and demonstrated competence as outlined in the RFQ, and thereafter the Review Panel determined that the best qualified and highest ranked proposer was The Car Park, LLC, because:

- The panel's scoring and ranking of The Car Park as the top firm was unanimous and significantly above the second place firm. The Car Park's proposal was thorough and well thought out, exhibiting a great understanding of current operations as well as improvements that can be made going forward;
- As the incumbent operator with its home office is located in downtown Boise, The Car Park is very familiar with the parking and mobility issues facing downtown Boise, and has resources readily available to fully support the Agency's Parking System needs.

WHEREAS, for these reasons, Agency staff is recommending that the Agency Board find it in the best interests of the public to approve the following Review Panel ranking for the RFQ – Parking Operator 2021:

1. The Car Park, LLC
2. Republic Parking Northwest, LLC
3. LAZ Parking Northwest, LLC
4. Mid-Atlantic Parking Services

WHEREAS, the Agency has directly issued, or through other public entities issued, a series of tax exempt bonds which has facilitated the acquisition and construction of the Agency's Parking System; and,

WHEREAS, in order to retain the tax exempt financing, a management agreement must comply with certain IRS regulations concerning the term of the agreement, compensation, and other key matters; and,

WHEREAS, the Parking Operations Agreement can be approved subject to review by Agency Bond Counsel and/or Agency Tax Counsel, and the Parking Operations Agreement shall be amended in the event Bond Counsel or Tax Counsel determines such amendments are necessary; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the ranking for its RFQ – Parking Operator 2021 and to authorize the Agency Executive Director to negotiate and execute a Parking Operations Agreement in accordance with the Review Panel ranking.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Board affirms the Review Panel's ranking for Parking Operator 2021:

1. The Car Park, LLC
2. Republic Parking Northwest, LLC
3. LAZ Parking Northwest, LLC
4. Mid-Atlantic Parking Services

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate the 2021 Parking Operations Agreement with the top-ranked proposer, The Car Park, LLC, and in the event an agreement cannot be reached, that the Agency Executive Director is authorized to negotiate the 2021 Parking Operations Agreement with the next-highest ranked proposer, and so on, until agreement can be reached, provided that the Parking Operations Agreement is consistent with prior forms of the Agreement and subject to review and amendment by Agency Bond Counsel and/or Agency Tax Counsel.

Section 4: That the Agency Board authorizes the Agency Executive Director, upon successful negotiations, to finalize all exhibits to the Agreement, to execute the 2021 Parking Operations Agreement, and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met and are consistent with the comments and discussions received at the August 9, 2021, Agency Board meeting; and further, the Agency is authorized to allocate and expend any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

APPROVED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 9, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on August 9, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

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BY: Ryan Woodings
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Ryan Woodings, Vice Chair

ATTEST:

DocuSigned by:
BY: Lauren McLean
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Lauren McLean, Secretary