



CITY OF CONCORD

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REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services,
& Special Projects

DATE: February 23, 2015

SUBJECT: Dixon Avenue Municipal Parking Lot and Other Housekeeping
Changes to Schedule XX

Recommendation:

- Accept the following report; and,
- Set the attached ordinance amending the Code of Ordinances; amending the CODE OF ORDINANCES; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-13, Parking Prohibited in Specific Places, Schedule XX for public hearing on April 13, 2015.

Background:

The New Hampshire Community Development Authority (CDFA) owns property located at 4-14 Dixon Avenue. During an inspection conducted for property tax purposes, it was discovered that land that has been used by the CDFAs as a private parking lot is actually owned by the City. The property, which is depicted on the attached map, has 8 parking spaces. According to assessing records, the subject property was acquired by the City in 1961.

Discussion:

The City Administration desires to open this property as reserved parking. Specifically, the City Administration plans to lease spaces to interested parties. Expressions of interest have been received for these spaces. The City must amend the Code of Ordinances in order to legally establish this lot for enforcement purposes. Hence the attached ordinance is provided for the City Council's consideration.

The City's current lease rate for these spaces would be \$783 / space / year including taxes. However, per concepts being explored as part of the Strategic Parking Plan, City Administration reserves the ability to sell monthly or quarterly passes for these spaces. City Administration also reserves the ability to adjust price based upon demand for said spaces.

An estimate of potential net revenues for the Parking Fund based on the lease approach is described below:

Gross Revenues	\$6,264.00
Snow Removal	(\$800.00)
Taxes	(\$1,501.36)
Misc. Expenses	(\$500.00)
<u>Net Revenues</u>	<u>\$3,462.64</u>

These additional net revenues will modestly assist the City in its efforts to make the Parking Fund financially stable.

Beyond establishing this new parking lot, City Administration proposes amending Parking Schedule XX to address necessary “housekeeping” changes. Those changes involve a correction to an incorrect ordinance reference, updating the description of the location of reserved surface spaces off of Warren Street, updating the reference to the spaces that are reserved at the Firehouse Block Garage, removing the reference to the Chandler Street parking lot because it was sold by the City in 2010, and adding a reference to reserved spaces at the Capital Commons Parking Garage.

Proposed deletions are shown in “~~strikethrough~~” font. Additions are shown in bold italic font.