

PARKING AUTHORITY COMMISSION
OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION No. 240604-059

WHEREAS, The Parking Authority of the City and County of San Francisco (Parking Authority) is an agency authorized and governed by State law (Streets and Highways Code Section 32500 et seq.); and,

WHEREAS, The Parking Authority owns four parking garages in San Francisco: Lombard Street Garage; North Beach Garage; Polk-Bush Garage; and San Francisco General Hospital Garage and associated parking lots; and,

WHEREAS, The Board of Directors of the San Francisco Municipal Transportation Agency (SFMTA) sits ex officio as the Parking Authority Commission, as provided in Streets and Highways Code Section 32656(c) and San Francisco Charter Section 8A.112.A; and,

WHEREAS, In October 2007, the Parking Authority contracted with and delegated to the SFMTA to manage all Parking Authority facilities, applying the same policies, procedures and requirements as the SFMTA applies to the 16 parking garages under its jurisdiction, but the Commission retained its authority over Parking Authority contracts (Parking Auth. Comm. Res. 07-113, Nov. 3, 2007); and,

WHEREAS, The Music Concourse Garage (Garage) is an 800-space underground parking facility located in Golden Gate Park that serves persons visiting the park and institutions located in the park, such as the California Academy of Sciences and De Young Museum; and,

WHEREAS, The Music Concourse Community Partnership (MCCP), a non-profit corporation, currently owns and operates the Garage under the terms of a ground lease between the MCCP and the Recreation and Park Department (RecPark); and,

WHEREAS, RecPark has determined that the City can more efficiently and economically operate the Garage; and,

WHEREAS, As authorized by Proposition N, enacted in June 2022, the City is in the process of acquiring the Garage from MCCP and transferring it to RecPark; and,

WHEREAS, RecPark has requested SFMTA to manage the Garage following its transfer to RecPark, in the same manner as SFMTA operates other RecPark parking facilities, the details of which are set in a Memorandum of Understanding between SFMTA and RecPark; and,

WHEREAS, The day-to-day operations of the Garage are currently managed by Imperial Parking, LLC, a professional parking management company, under a contract with MCCP; and,

WHEREAS, Impark Corporation is a joint venture partner to the IMCO Parking, which manages 12 parking facilities for the SFMTA and the Parking Authority under Contract No.

SFMTA-2021-64/2 (IMCO Contract), which provides that the SFMTA may at its option add parking facilities to that contract; and,

WHEREAS, Upon transfer of the Garage to RecPark, the proposed Second Amendment would add the Garage to the scope of the IMCO Contract; IMCO would then manage the day-to-day operations of the Garage with oversight from SFMTA and RecPark; and,

WHEREAS, The proposed Second Amendment would increase the IMCO Contract amount \$27,000,000 to compensate IMCO additional management fees of \$1,600 per month and to reimburse IMCO it for pre-approved Garage operating costs of approximately \$300,000 per month, for a total amended contract amount not to exceed \$207,000,000; and,

WHEREAS, RecPark will reimburse the SFMTA's administrative costs incurred in providing oversight to IMCO's management of the Garage and its revenues, in the same manner as SFMTA oversees the management and operations of other RecPark parking facilities, and,

WHEREAS, Approval of an amendment to Personal Services Contract No. 46036-21/22 has been submitted and is pending a hearing at the Civil Service Commission; and,

WHEREAS, Parking Authority Commission approval of the Second Amendment is required, because the IMCO Contract includes parking facilities that the Parking Authority owns; and,

WHEREAS, On March 18, 2024, the SFMTA, under authority delegated by the Planning Department, determined that the amendment of the IMCO Contract and IMCO's management of the Garage under that Amendment is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b), therefore be it

RESOLVED, That the Commission for the Parking Authority of the City and County of San Francisco approves the Second Amendment to Contract No. SFMTA-2021-64/2 with IMCO Parking, LLC, to add operations and management of the Music Concourse Garage to the scope of work of that contract and to increase the amount of that contract \$27 million to compensate IMCO Parking, LLC additional management fees and to reimburse approved operating expenses for that Music Concourse Garage as provided in the Contract, for an amended total contract amount not to exceed \$207 million, effective on the date stated in the documents effecting the transfer of the Music Concourse Garage from the Music Concourse Community Partnership to the Recreation and Park Commission; and be it further

RESOLVED, That the Director of Transportation, in consultation with the City Attorney, is authorized to correct the Second Amendment and other documents (without altering substantive provisions of the contract) and to take other actions as necessary to implement and effect the purposes of this Resolution and the Second Amendment to Contract No. SFMTA-2021-64/2, and to assist the Recreation and Park Department in the transfer of the Music

Concourse Garage to the Recreation and Park Department; and be it further

I certify that the foregoing resolution was adopted by the Parking Authority Commission of the City and County of San Francisco at its meeting of June 4, 2024.



Secretary, Parking Authority Commission