



PLANNING AND DEVELOPMENT

200 3rd Street North
Fargo, North Dakota

INTERSTATE PARKING

401 3rd Avenue North
Fargo, North Dakota

MEMORANDUM

TO: Parking Commission Members
FROM: Fargo Planning (Derrick LaPoint) & Interstate Parking (Andy Renfrew)
DATE: August 25, 2017
RE: Thursday, August 31 Parking Commission Agenda

Parking Commission Mission Statement

Manage, provide, promote and maintain safe, convenient, accessible, attractive and reasonably priced parking facilities that will meet the need of downtown businesses, employers, residents, students, and visitors.

Visit www.fargoparking.com for additional Downtown Fargo parking information.

**PARKING COMMISSION
Thursday, August 31, 2017, 9:00 a.m.
City Commission Room
AGENDA**

1. Approve Order of Agenda
2. Minutes – Meeting of July 10, 2017 (Attachment 1)
3. Interstate Report/Financial Data (Attachment 2)
4. Block 9 Development Update
5. Dillard Development Update (Attachment 3)
 - a. Kilbourne Group request to have pedestrian access doors on the north side of the Roberts Commons Parking Garage (Attachment 4)
 - b. Residential Parking in the Roberts Commons Garage
6. Discussion on developing policy to regulate event closures at City of Fargo parking facilities
7. Discussion on on-street parking enforcement hours
8. Other Business

Parking Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 p.m., Friday at 9:00 a.m., and Sunday at 7:00 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should call the Planning Office at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/parking.

**BOARD OF PARKING COMMISSIONERS
MINUTES**

Regular Meeting:

Monday:

July 10, 2017:

The Regular Meeting of the Board of Parking Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Monday, July 10, 2017.

The Parking Commissioners present or absent were as follows:

Present: Chairperson Mike Williams, Margie Bailly, Brian Hayer, Jay Krabbenhoft, Commissioner Dave Piepkorn, Randy Thorson

Absent: None

Chairperson Williams called the meeting to order.

Item 1: Approve Order of Agenda

Member Hayer moved the Order of Agenda be approved as presented. Second by Member Bailly. All Members present voted aye and the motion was declared carried.

Item 2: Minutes: Regular Meeting of May 25, 2017

Member Thorson moved the minutes of the May 25, 2017 Parking Commission meeting be approved. Second by Member Bailly. All Members present voted aye and the motion was declared carried.

Item 3: Interstate Report/Financial Data

Andy Renfrew, Interstate Parking (IP), talked about the grand opening held at the Roberts Commons Garage on June 12th, and he provided an update on the parking contracts already in place for this facility. Mr. Renfrew proceeded with a review of the May financial and operations report.

The Board further discussed the new tracking system installed at the Civic Ramp, the number of people parking in the 7th Street North Lot, and safety concerns regarding downtown parkers.

Item 4: Interstate Parking - Contract Extension and Amendment: APPROVED

Planning Director Jim Gilmour reviewed the proposed contract amendments that included in the packet. Mr. Gilmour requested the Board's approval to present the amended contract before the City Commission.

Member Hayer moved that approval be recommended to the City Commission to approve the contract extension and amendments to the Interstate Parking Contract. Second by Member Bailly. All Members present voted aye and the motion was declared carried.

Item 5: Roberts Commons Garage Update

a. Hourly Parking Rates Approved at City Commission

b. Hourly Parking Starts July 5th

Planner Derrick LaPoint reviewed the hourly parking rates that were approved at the July 3, 2017 City Commission Meeting. Mr. LaPoint stated these rates went into effect on July 5th, and referred to the Roberts Commons Parking Garage (RoCo) brochure, agenda item 7a, that includes this rate information plus other current details about parking at the RoCo Garage. He also noted a how-to video similar to the one created for the Civic Ramp, will soon be available for this garage on the fargoparking.com website.

The Board discussed the second phase of this project, the image/design soon to be placed on the panel above the garage's entrance, and the use of the bicycle facilities.

Item 6: Block 9 Update

a. Proposed On-Street Parking Alterations Post-Project Completion: APPROVED

Mr. LaPoint explained the general site overview document included in the packet, stating it depicts what the parking and streetscape will look like once the project is final. He talked about what areas of parking may be affected, and shared some of staff's ideas on how to accommodate some of these changes.

Discussion ensued regarding what the parking rules and regulations will be for this privately owned parking ramp.

Member Hayer moved approval be recommended to the City Commission of the proposed on-street parking alterations post-project completion. Second by Member Bailly. All Members present voted aye and the motion was declared carried.

Item 7: Public Information for Parking

Derrick LaPoint stated that staff is working on updates to the parking page found on the City's new website, to provide a more user-friendly public access page to link to the city's downtown parking information found at fargoparking.com.

a. Roberts Commons Garage Information and Video

This item was discussed with item 5.

b. On-Street Parking Data Collection Map – April 2017

Mr. LaPoint reviewed the on-street parking data map included in the packet.

Discussion continued regarding the value of this information for the growth and management of the current and future parking in the downtown area, and the

Chair Williams absent.

c. Updated Parking Guide

Mr. LaPoint referred to the updated "Welcome to Downtown Fargo Parking Guide" that will be printed and available soon.

Item 8: Other Business

No other business was discussed.

Adjournment:

Member Bailly moved to adjourn the meeting at 8:50 a.m. Second by Member Hayer. All Members present voted aye and the motion was declared carried.



INTERSTATE PARKING COMPANY OF ND

401 3rd Avenue North

Fargo, North Dakota

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MEMORANDUM

TO: Parking Commission
FROM: Interstate Parking
DATE: August 22, 2017
RE: July 2017 Financial and Operations Report

Operations

Operations have returned to normal after a few months of equipment upgrades, events and lot closures. The Roberts Commons Garage is full with contract parkers though we continue to evaluate opportunities to sell temporary contracts. At this time, the Main Avenue lot, Island Park Ramp and 7th Street lot are open to new monthly parkers.

Our major cleaning tasks including sweeping and power washing have been completed and we will be touching up the striping later this fall.

Now that NDSU is back in session we have been aggressively promoting the Roberts Commons Garage and 7th Street lot by placing flyers on vehicles in the neighborhood and spending time at Barry and Klai Halls. We have also been promoting the Passport mobile pay option in the NP Avenue lot.

Name	Total Spaces	Available Monthly Spaces	Spaces Rented	% Sold	JULY PERCENT OCCUPIED		JUNE PERCENT OCCUPIED		MAY PERCENT OCCUPIED	
					10 AM - Noon	2 PM - 5 PM	10 AM - Noon	2 PM - 5 PM	10 AM - Noon	2 PM - 5 PM
Civic Ramp	250	225	212	94%	74%	80%	78%	84%	80%	83%
NP Ave.	145	85	123	145%	56%	73%	60%	73%	73%	74%
GTC	185	185	222	120%	64%	68%	68%	69%	68%	68%
4th St.	174	174	272	156%	86%	86%	86%	90%	98%	97%
3rd St.	145	145	227	157%	72%	75%	75%	79%	79%	78%
Main Ave.	75	75	65	87%	73%	70%	83%	81%	89%	86%
IPR	355	355	427	120%	65%	65%	65%	63%	65%	63%
7th Street	26	26	19	73%	50%	50%	60%	50%	60%	50%
Roberts Commons	455	405	312	77%	37%	41%	37%	37%		

Financial Report

Net income was down sharply in the month of July due to several one-time expenses at Roberts Commons and the repairs to the fencing that separate our facilities from the railroad tracks.

However, gross revenue was up 6.7% over June including a 7.6% increase in monthly revenue and transient revenue up 1.3%.



On-Street Management

Time-zone violations as a whole are down each of the last three months and while we have been more aggressive identifying and impounding eligible vehicles I hesitate to label this a trend. During July we had two major events that required us to relax our enforcement efforts and my personal observation was that downtown traffic was down the last two weeks of the month.

That said, the plates recorded at each level are also down. At the Welcome level there are 600 fewer plates recorded than May, the \$20 and \$25 levels are each down about 500 plates and the \$30 level is down 100 plates.

Time Zone Violations							
	July	June	May	April	March	February	Plates Recorded
Welcomes	205	308	517	504	582	495	2409
\$20	75	184	355	359	438	306	2465
\$25	19	27	11	73	74	45	206
\$30	41	93	76	195	203	162	206

Downtown Residential Parking Permits and Service Vehicle Permits

Residential and Service Vehicle Permits						
	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
DRP	35	35	29	31	29	24
SVP	37	44	41	40	39	46



Street Fair

2017 Street Fair Revenue				
	Thursday 7/13	Friday 7/14	Saturday 7/15	Total
Civic Ramp			\$ 454.00	\$ 454.00
Roberts Commons	\$ 489.00	\$ 520.00	\$ 455.00	\$ 1,464.00
NP Avenue	\$ 488.00	\$ 542.90	\$ 1,288.00	\$ 2,318.90
Island Park	\$ 1,766.00	\$ 1,265.00	\$ 1,245.00	\$ 4,276.00
Total	\$ 2,743.00	\$ 2,327.90	\$ 3,442.00	\$ 8,512.90

Street Fair Revenue					
Lot	2017	2016	2015	2014	2013
IPR	\$ 4,276.00	\$ 2,822.25	\$ 2,695.00	\$ 2,403.00	\$ 3,064.00
Main Ave.	\$ -	\$ 460.75	\$ 1,164.00	\$ 1,858.00	\$ 1,445.00
4th St.	\$ -	\$ 292.00	\$ 247.00	\$ -	\$ -
NP Ave.	\$ 2,318.90	\$ 1,609.75	\$ 2,123.00	\$ 1,800.00	\$ 1,300.00
2nd Ave. North	\$ -	\$ -		\$ -	\$ -
2nd Ave. South	\$ -	\$ 128.00	\$ 1,287.55	\$ 500.00	\$ -
1st Ave.	\$ -	\$ -	\$ 3.00	\$ -	\$ -
Civic Lot	\$ -	\$ -	\$ 762.00	\$ 3,000.00	\$ 1,500.00
Civic Ramp	\$ 454.00	\$ -	\$ 1,007.50	\$ 300.00	\$ 3,000.00
GTC Garage	\$ -	\$ -	\$ -	100	80
Roberts Commons	\$ 1,464.00				
Totals	\$ 8,512.90	\$ 5,312.75	\$ 9,289.05	\$ 9,961.00	\$ 10,389.00



For the Month Ended July 31, 2017:

	PK4001 Civic Center Ramp	PK4003 3rd Avenue Lot	PK4004 2nd Avenue North Lot	PK4005 2nd Avenue South Lot	PK4006 NP Avenue Lot	PK4007 GTC Ramp	PK4008 4th Street Lot	PK4009 3rd Street Lot	PK4010 Main Avenue Lot	PK4011 Island Park Ramp	PK4012 7th Street Lot	PK4013 Robert Commons	Total	Prior Year Total
Monthly Parking Revenue	19,045.20	-	-	850.00	5,890.00	19,512.63	16,055.00	12,155.00	3,630.97	20,713.28	570.32	26,814.00	125,236.40	112,510.15
Transient Revenue	2,052.00	-	-	34.50	3,724.90	-	-	-	-	-	-	1,879.00	7,690.40	5,187.80
Pay by Phone	3.00	-	18.75	39.00	774.00	-	-	-	-	-	-	-	834.75	607.50
Validation Revenue	3,528.50	-	-	-	7.50	7.50	-	-	-	-	-	379.50	3,923.00	7,414.00
Violation Revenue	44.00	-	22.00	193.00	755.00	-	215.00	34.00	39.00	61.00	-	-	1,363.00	117.00
Bike Lockers Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Event Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	3,555.00
Gross Revenue	\$ 24,672.70	\$ -	\$ 40.75	\$ 1,116.50	\$ 11,151.40	\$ 19,520.13	\$ 16,270.00	\$ 12,189.00	\$ 3,669.97	\$ 20,774.28	\$ 570.32	\$ 29,072.50	\$ 139,047.55	\$ 129,391.45
Credit Card Fees	(193.03)	-	-	(337.33)	(212.92)	(26.85)	(5.34)	(18.34)	(6.13)	(88.12)	(9.71)	(34.78)	(932.55)	(910.79)
Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Event Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enforcement Payroll	-	-	-	-	(959.59)	-	(1,158.13)	(959.59)	(496.34)	(2,647.15)	(172.06)	-	(6,392.86)	(9,361.13)
Passport Fees	(21.60)	-	(12.80)	(85.03)	(262.08)	-	(59.84)	(4.00)	(12.80)	(23.60)	-	-	(481.75)	(105.15)
Management Fee	(5,046.13)	-	-	-	(2,926.75)	(3,734.13)	(3,512.10)	(2,926.75)	(1,513.84)	(7,165.50)	(524.80)	(16,374.00)	(43,724.00)	(37,594.40)
City Expenses:														(1,820.32)
Affiliated Group 170531 B. Mikkelsen	(6.06)	-	-	-	(6.06)	(6.06)	(6.06)	(6.06)	(6.06)	(6.06)	(6.06)	(6.07)	(54.57)	-
Nahaniel Navratil #717	(50.00)	-	-	-	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)	(450.00)	-
Recess Factory INV2469	(22.11)	-	-	-	(22.11)	(22.11)	(22.11)	(22.11)	(22.11)	(22.11)	(22.11)	(22.12)	(199.01)	-
Superfrog 112513	(116.38)	-	-	-	(116.38)	(116.38)	(116.38)	(116.38)	(116.38)	(116.38)	(116.38)	(116.39)	(1,047.39)	-
Oasis Landscape #2017-077	(875.00)	(875.00)	-	-	(875.00)	-	-	(875.00)	-	-	-	-	(3,500.00)	-
Absolute Fence 2017-459	-	-	-	-	(3,125.00)	-	(6,450.00)	(4,900.00)	-	-	-	-	(14,475.00)	-
ThyssenKrupp 5000690900	-	-	-	-	-	(1,155.00)	-	-	-	-	-	-	(1,155.00)	-
Summit Companies 1192947	-	-	-	-	-	-	-	-	-	(202.10)	-	-	(202.10)	-
Tapco I561569	-	-	-	-	-	-	-	-	-	-	-	(1,482.51)	(1,482.51)	-
Curtis Keys 170719 AR	-	-	-	-	-	-	-	-	-	-	-	(117.94)	(117.94)	-
Cable One 120409214	-	-	-	-	-	-	-	-	-	-	-	(99.80)	(99.80)	-
Midco Invoice 1647831018717	-	-	-	-	-	-	-	-	-	-	-	(192.83)	(192.83)	-
Midco Invoice 1647831018774	-	-	-	-	-	-	-	-	-	-	-	(196.83)	(196.83)	-
Signation Sign 90189	-	-	-	-	-	-	-	-	-	-	-	(1,034.64)	(1,034.64)	-
Bueide Law Firm #1228	-	-	-	-	-	-	-	-	-	-	-	(5,131.00)	(5,131.00)	-
GTC Office Lease	-	-	-	-	-	120.00	-	-	-	-	-	-	120.00	120.00
Total Adjustments	(6,330.31)	(875.00)	(12.80)	(422.36)	(8,555.89)	(4,990.53)	(11,379.96)	(9,878.23)	(2,223.66)	(10,321.02)	(901.12)	(24,858.91)	(80,749.78)	(49,671.79)
Service Permit Revenue	-	-	-	-	-	-	-	-	-	-	-	-	575.00	1,000.00
DRP3 Revenue	-	-	-	-	-	-	-	-	-	-	-	-	825.00	850.00
Net Operating Income	\$ 18,342.39	\$ (875.00)	\$ 27.95	\$ 694.14	\$ 2,595.51	\$ 14,529.60	\$ 4,890.04	\$ 2,310.77	\$ 1,446.31	\$ 10,453.26	\$ (330.80)	\$ 4,213.59	\$ 59,697.77	\$ 81,569.66



For the Seven Months Ended July 31, 2017:

	PK4001 Civic Center Ramp	PK4003 3rd Avenue Lot	PK4004 2nd Avenue North Lot	PK4005 2nd Avenue South Lot	PK4006 NP Avenue Lot	PK4007 GTC Ramp	PK4008 4th Street Lot	PK4009 3rd Street Lot	PK4010 Main Avenue Lot	PK4011 Island Park Ramp	PK4012 7th Street Lot	PK4013 Robert Common	Total	Prior Year 2016 Total
Monthly Parking Revenue	132,985.20	15,990.00	-	14,365.43	44,960.00	138,803.63	121,323.00	84,016.00	32,084.97	175,495.80	4,928.05	42,458.24	807,410.32	811,701.04
Transient Revenue	11,521.18	-	-	13,310.25	18,858.15	-	-	-	-	-	(25.00)	1,879.00	45,543.58	47,879.42
Pay by Phone	13.00	-	18.75	6,088.50	8,637.50	-	-	-	-	-	86.25	-	14,844.00	6,643.50
Validation Revenue	28,936.00	-	-	2,176.50	796.50	274.50	-	-	127.50	-	216.00	1,045.50	33,572.50	42,997.50
Violation Revenue	338.00	-	44.00	2,497.00	6,454.00	-	510.00	141.00	39.00	258.00	22.00	-	10,303.00	8,821.00
Events Revenue	-	-	-	100.00	-	-	-	-	-	-	-	-	100.00	3,555.00
Gross Revenue	\$ 173,793.38	\$ 15,990.00	\$ 62.75	\$ 38,537.68	\$ 79,706.15	\$ 139,078.13	\$ 121,833.00	\$ 84,157.00	\$ 32,251.47	\$ 175,753.80	\$ 5,227.30	\$ 45,382.74	\$ 911,773.40	\$ 921,597.46
Credit Card Fees	(1,187.01)	(23.46)	(99.00)	(2,141.49)	(2,183.94)	(219.82)	(34.51)	(119.93)	(34.13)	(594.34)	(45.01)	(38.04)	(6,720.68)	(6,770.00)
Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Event Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enforcement Payroll	-	(1,843.61)	-	(2,995.85)	(7,642.65)	-	(9,223.87)	(7,642.65)	(3,953.09)	(21,083.16)	(5,272.98)	-	(59,657.86)	(51,143.52)
Passport Fees	(76.00)	-	(14.80)	(798.25)	(2,034.87)	-	(145.44)	(22.80)	(12.80)	(57.20)	-	-	(3,162.16)	(3,162.40)
City Expenses:														(10,878.70)
Electric	(9,534.72)	-	-	-	-	-	-	-	-	(202.76)	-	-	(9,737.48)	
Signage	(288.67)	-	-	-	(308.88)	(116.38)	(116.38)	(116.38)	(116.38)	(116.38)	(116.38)	(1,151.03)	(2,446.82)	
Elevator	-	-	-	-	-	(1,575.00)	-	-	-	(612.14)	-	-	(2,187.14)	
NP Snow Removal	-	-	-	-	(2,525.24)	-	-	-	-	-	-	-	(2,525.24)	
Landscaping	(1,022.40)	(1,022.41)	-	-	(1,022.40)	-	(147.41)	(147.40)	(147.43)	-	-	-	(3,509.45)	
Remote Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ticketing	(767.36)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	(1.10)	-	(778.36)	
Fire Protection	-	-	-	-	-	-	-	-	-	(487.28)	-	-	(487.28)	
Repairs	(1,187.00)	-	-	-	(3,125.00)	(136.94)	(6,450.00)	(4,900.00)	-	-	-	-	(15,798.94)	
Web Hosting	(27.11)	(5.00)	-	(5.00)	(27.11)	(27.11)	(27.11)	(27.11)	(27.11)	(27.11)	(27.11)	(22.12)	(249.00)	
Other	(65.34)	(9.27)	-	(9.27)	(65.34)	(65.34)	(65.34)	(65.34)	(65.34)	(65.34)	(65.34)	(7,276.98)	(7,818.21)	
Management Fee	(49,819.23)	(7,164.58)	(12,990.00)	(11,640.68)	(13,775.59)	(36,864.54)	(34,836.70)	(28,895.59)	(14,941.17)	(28,078.86)	(1,803.07)	(32,748.00)	(273,558.01)	(260,099.80)
GTC Office Lease	-	-	-	-	-	840.00	-	-	-	-	-	-	840.00	840.00
Total Adjustments	(63,974.83)	(10,069.43)	(13,104.90)	(17,591.64)	(32,712.11)	(38,166.22)	(51,047.85)	(41,938.29)	(19,298.54)	(51,325.66)	(7,330.98)	(41,236.17)	(387,796.63)	(331,214.42)
Service Permit Revenue	-	-	-	-	-	-	-	-	-	-	-	-	6,500.00	3,050.00
DRP3 Revenue	-	-	-	-	-	-	-	-	-	-	-	-	5,820.00	4,397.00
Net Operating Income	\$ 109,818.55	\$ 5,920.57	\$ (13,042.15)	\$ 20,946.04	\$ 46,994.04	\$ 100,911.91	\$ 70,785.15	\$ 42,218.71	\$ 12,952.93	\$ 124,428.14	\$ (2,103.68)	\$ 4,146.57	\$ 536,296.77	\$ 597,830.04



PLANNING AND DEVELOPMENT
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www.cityoffargo.com

MEMORANDUM

TO: Parking Commission
FROM: Derrick LaPoint, Planner
DATE: August 24, 2017
RE: DFI Dillard LLC development located at 223 & 229 Roberts Street North

DFI Dillard LLC plans to construct a mixed-used commercial and residential building at 223 and 229 Roberts Street North. DFI Dillard LLC estimates an overall investment of 13,400,000.

Pursuant to the application, the intent of the project is to transform private owned surface parking lot sites into a mixed-use structure with ground floor commercial and 89 apartment units above. The proposed building would be 6 stories in height and approximately 93,500 square feet. The applicant is also proposing to create a pedestrian connection between the adjacent Roberts Commons mixed-use parking structure and the apartment floors of the proposed building. The construction would begin September 2017 and the proposed timeframe of opening would be spring of 2019.

The application was heard at the August 23, 2017 Renaissance Zone Authority meeting and was unanimously approved. The item is scheduled to be heard at the August 28, 2017 City Commission meeting.

Attached is a copy of the corresponding materials.



Subject Properties

7 ST N

5 ST N

BROADWAY N

4 AVE N

7 ST N

3 AVE N

ROBERTS ST N

2 AVE N

5 ST N

1 AVE N

7 ST N

NORTHERN PACIFIC AVE N









Kilbourne Group
210 Broadway, Suite 300
Fargo, ND 58102
p: (701) 237-2279
e: info@kilbournegroup.com
www.kilbournegroup.com

August 9, 2017

Derrick LaPoint
City of Fargo
200 3rd Street N
Fargo, ND 58102

Re: Dillard – Parking Commission Agenda Request

Dear Derrick

Kilbourne Group and city staff discussed, at the August 8th predevelopment site plan meeting, the idea of allowing the Dillard project to have pedestrian access doors into the north side of Roberts Commons Parking Garage. Floors 2-6 of Dillard will align with level 3-7 of the parking garage, Figure 1.

We feel it would be mutually beneficial to allow openings in the parking garage to provide more convenient access for our residents and also encourage greater utilization of the parking garage as a whole and the upper levels which tend to have lower usage. If approved, the openings would be in mutually agreeable locations along the southern corridor (Figure 2), that would provide protection for exiting residents, lessen impact on traffic operations, and align with precast locations suitable for saw cutting. It was our hope the Parking Commission could review this request at their next meeting and provide a recommendation to the City Commission.

Please let us know if there is any additional information needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Zimney', is written over a printed name and title.

Mike Zimney
Project Manager

Enclosure

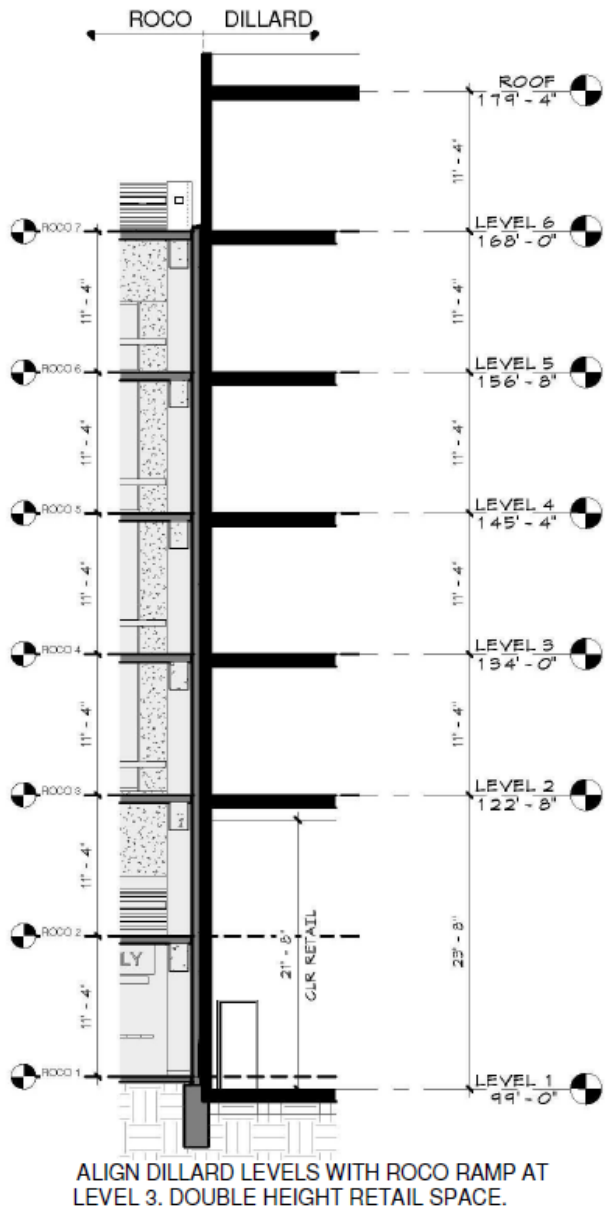


Figure 1. Alignment of Garage and Dillard Floors

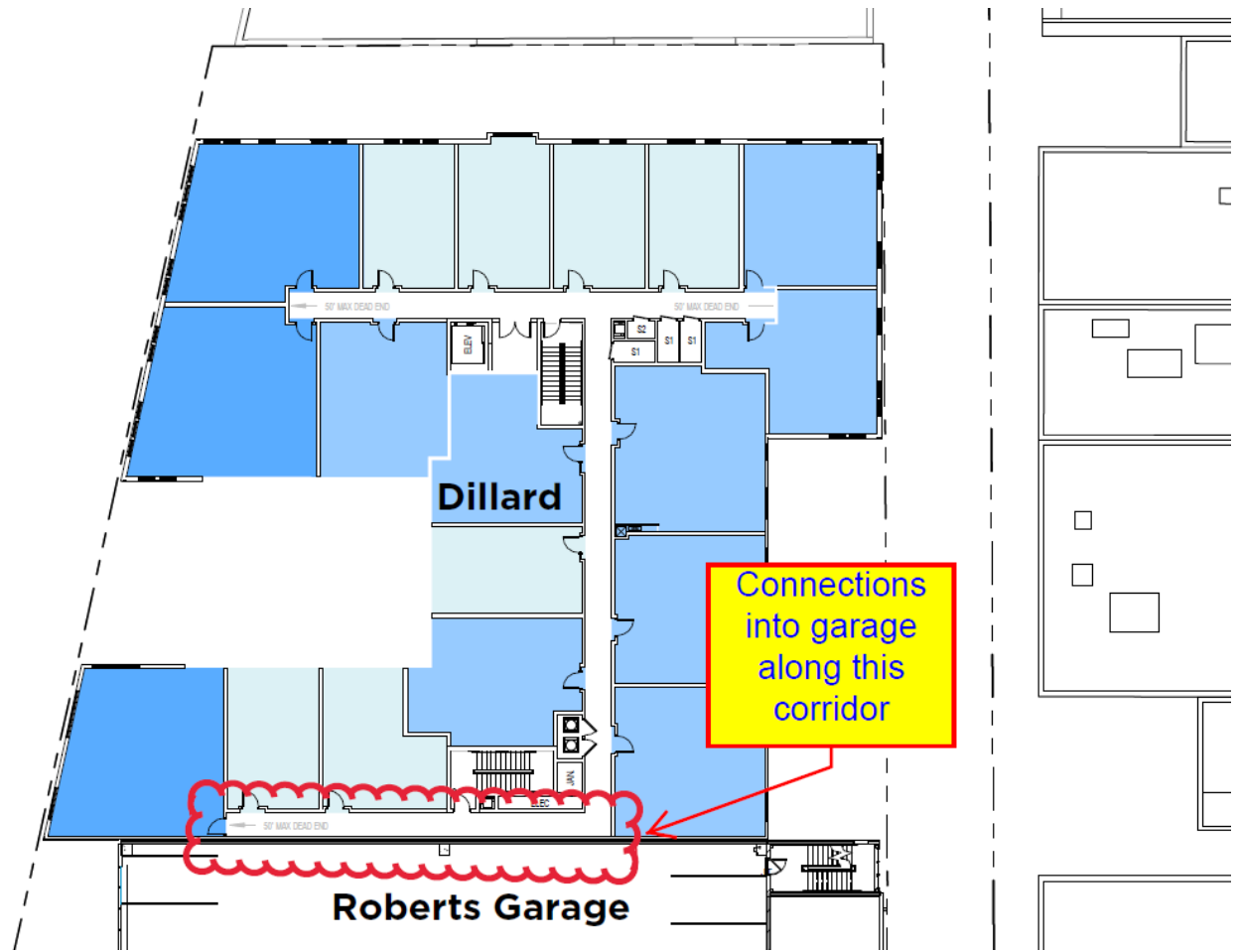


Figure 2. Dillard floor plan and proposed connection location