



## STAFF REPORT ON PROPOSED LEGISLATION

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To: Mayor Gavin Buckley

From: David Jarrell, City Manager

Date: February 5, 2022

Subject: R-9-22, Annapolis Parking Concession Agreement – Hillman Garage

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This Resolution expresses the City Council's support for the execution of the concession agreement with Annapolis Mobility and Resilience Partners, LLC (AMRP) to finance, design, build, operate, and maintain a new parking garage at 150 Gorman Street, the location of the current Hillman Garage. The new garage will expand parking spaces from 425 spaces in the current garage to 590 spaces, and will include improvements such as electric vehicle chargers, gateless entry and exit, robust storm water management, and parking space availability information.

The term of the garage concession will be 30 years, for which the City will receive a substantial one-time concession payment along with annual revenue sharing payments. The design of the new garage has been approved by the City's Planning Commission and the Historic Preservation Commission. Demolition, grading and building permits for the garage project are expected to be issued in early March.

This project is on a tight timeline to allow the construction to be completed prior to the summer of 2023. As of the first reader of this Resolution on February 14, 2022, the negotiations of the Concession Agreement with AMRP are ongoing. It is anticipated that the Agreement will be finalized and ready for execution immediately after the February 28, 2022 second reader for this Resolution.

City staff believe that this Concession arrangement, using the Private-Public Partnership process, is the optimal means for completing the needed replacement of Hillman Garage, leveraging the City asset to obtain capital funding for the urgently required resilience project at City Dock, while maintaining financial support for the Annapolis transit system.

*Prepared by David Jarrell, City Manager*