

RESOLUTION NO. 10-1991

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING AND ADOPTING A DOWNTOWN PARKING TRUST FUND FEE PURSUANT TO SECTION 90-77 OF THE SURFSIDE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 90-77 of the Town of Surfside Code of Ordinances established a trust fund to be entitled the "Town of Surfside Downtown Parking Trust Fund" to be maintained and administered by the Town Manager; and

WHEREAS, the Town Commission of the Town of Surfside desires to adopt a Downtown Parking Trust Fund parking space fee in accordance with the Town Manager's analysis (See Attachment "A" labeled "Item 5C"); and

WHEREAS, the Town Commission of the Town of Surfside finds that it is in the public interest to adopt this fee per space.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, THAT:

Section 1. Recitals. That the above and foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Approval and Adoption The Town Commission approves and adopts the Downtown Parking Trust Fund fee of twenty-two thousand five hundred dollars (\$22,500.00) per space for the Town of Surfside that may be payable in accordance with the terms set forth in the terms of the attached Town Manager memorandum which is made a part hereof.

Section 3. Authorization. The Town Commission authorizes the Town Manager and Town Attorney to do whatever is necessary to effectuate the terms of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

Motion by Commissioner Koppelman, Second by Commissioner Karukin

PASSED AND ADOPTED this 14th day of December, 2010

FINAL VOTE ON ADOPTION


Commissioner Michael Karukin	<u>Y</u>
Commissioner Edward Koppelman	<u>Y</u>
Commissioner Marta Olchyk	<u>Y</u>
Vice Mayor Joseph Graubart	<u>N</u>
Mayor Daniel Dietch	<u>Y</u>

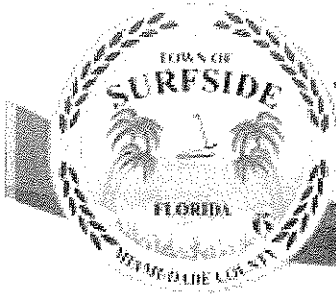

Daniel Dietch, Mayor

ATTEST:


John DiCenso, Interim Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**



Lynn M. Dannheisser
Town Attorney



TOWN OF SURFSIDE

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MEMORANDUM

TO: Elected Officials
FROM: Roger M. Carlton, Interim Town Manager 
DATE: December 13, 2010
SUBJ: Contribution Amount to Parking Trust Fund in SD-B40
 Zoning District per Zoning District

The Town Commission has expressed support for enhancing sound new development and renovation in the SD-B40 downtown area. One manner to reach this goal is to allow on-site parking needs to be met by contributing to the Parking Trust Fund that will be used at a future date to build a parking structure in a nearby area.

While the ordinance to set up the fund has already been approved, the Manager is required to establish the initial per space cost. It is my recommendation to establish the cost at \$22,500 per space. This cost, which may change from time to time based on actual costs, is the mid-point between \$20,000 and \$25,000 per space. That range will build a high quality garage that would be a source of pride to the community in today's market.

It is important to introduce an expanded concept for consideration in the future. This would allow applicants to defer up to 50 percent of the \$22,500 (\$10,250) and make an incremental monthly space rental payment that amortizes the balance over five years. Essentially, this allows an upfront cost reduction to enhance and accelerate downtown improvements.

There are other issues to be resolved as follows:

1. What should the base rental fee be if an applicant pays the full amount up front or chooses the reduced amount. It is recommended that the base rental should be the cost of operating the facility per space.
2. Once the base rental is established should there be interest if the applicant choose to amortize the partial balance over time. There are two ways to achieve this. One is interest on the balance and the other is granting the Town an equity position on the building which would be paid upon each refinancing (cash out) or sale.
3. Should there be a process to determine if and when the Parking Trust Fund should be used to "buy down" the cost of a garage. Yes, traditionally a feasibility study is completed and a decision is made regarding the entire funding package for the parking facility.
4. The manner in which the future payments are guaranteed should be determined. At a minimum, a covenant running with the land is filed with the Clerk of the Court so that the Town's position becomes a matter that must be settled upon sale or refinancing.

In summary, the requirement of Ordinance No. 10-1556 for the Town Manager to establish a per space cost has been met with the \$22,500 cost. The remaining issues will be researched and a more detailed recommendation will be made in the future.