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Title: Substitute resolution approving a parking agreement between the City of Milwaukee and the Aloft Hotel.

Sponsors: THE CHAIR

Indexes: AGREEMENTS, HOTELS AND MOTELS, PARKING STRUCTURES

Attachments: 1. Agreement, 2. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/22/2014	0	COMMON COUNCIL	ASSIGNED TO		
1/24/2014	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
1/24/2014	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
1/29/2014	0	PUBLIC WORKS COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
2/11/2014	1	COMMON COUNCIL	ADOPTED	Pass	13:0
2/12/2014	1	MAYOR	SIGNED		

131416

SUBSTITUTE 1

070560

THE CHAIR

Substitute resolution approving a parking agreement between the City of Milwaukee and the Aloft Hotel.

This resolution approves an agreement negotiated by the City to lease 100 parking spaces at the City's 4th and Highland parking structure, where the City has at least 100 unused parking spaces, to guests of the Aloft Hotel. Provisions of the lease include the following:

1. Month-to-month lease beginning on April 1, 2014, which can be terminated by either party with 30 days' notice. The City will not terminate this lease so long as the Aloft Hotel complies with all lease conditions.
2. The vehicles of Aloft Hotel guests will be parked in leased parking spaces by valets

employed by the Aloft Hotel. The hotel will be charged prevailing unreserved structure parking rates for guest vehicles parked in excess of the 100 spaces leased.

3. The monthly unreserved parking rate at the 4th and Highland parking structure in \$90. The City and the Aloft Hotel have negotiated a \$70 per month per parking space lease, or a flat \$7,000 per month whether leased spaces are used or not. Rates will increase after 2 years based on Consumer Price Index at any time the City increases its unreserved monthly parking rate.
4. The monthly parking rate per lease space will increase if the Aloft Hotel exercises its right to reduce the number of parking spaces leased, and any request to lease more the 100 spaces must come before the Common Council for approval.
5. The Aloft Hotel will install security cameras and a monitoring booth at the 4th and Highland parking structure.

Whereas, The temporary parking permit for the nearby surface parking lot used by guests of the Aloft Hotel, located at 1230 N. Old World Third Street, expires on March 31, 2014, and will not be renewed by the City; and

Whereas, The City's 4th and Highland parking structure has unused capacity of at least 100 parking spaces; and

Whereas, The City and Aloft Hotel have negotiated a month-to-month lease of 100 valet parking spaces at the City's 4th and Highland parking structure for valet parking of Aloft Hotel guest vehicles to begin on April 1, 2014, and which may be terminated by either party with 30 days' notice, although the City will not terminate this lease so long as the Aloft Hotel complies with all lease conditions; and

Whereas, The vehicles of Aloft Hotel guests will be parked in leased parking spaces by valets employed by the Aloft Hotel using access cards programed to limit guest parking to 100 spaces, and the hotel will be charged the prevailing unreserved parking rate for any guest vehicles parked in excess of the 100 space limit; and

Whereas, The unreserved monthly parking rate at the 4th and Highland parking structure is \$90, and the City and Aloft Hotel have negotiated a monthly rate of \$70 per parking space leased, or a flat \$7,000 per month whether these reserved parking spaces are used or not; and

Whereas, The lease provides for monthly rate increases beginning April 1, 2016, based on the Consumer Price Index, at any time the City increases monthly, unreserved parking rates at the 4th and Highland parking structure; and

Whereas, The lease further provides that monthly parking rates per space will increase if the Aloft Hotel exercises its right to reduce the number of parking spaces leased, and any request to lease more than 100 parking spaces must be approved by the Common Council; and

Whereas, The lease further provides that the Aloft Hotel shall install security cameras and a monitoring booth at the 4th and Highland parking structure which will increase security at the unmanned, self-service parking structure; and

Whereas, By Common Council Resolution File Number 070560, adopted on July 31, 2007, the Department of Public Works is directed to submit each multi-year lease agreement to the Common Council for review and approval; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Common Council authorizes the Department of Public Works to enter into a multi-year, month-to-month lease agreement with Milwaukee River Hotel, LLC, owner of the Aloft Hotel, to lease 100 parking spaces in the City-owned 4th and Highland parking structure, a copy of which is attached to this file.

LRB #151416-2
Aaron Cadle
January 24, 2014