

MOTION D

July 20, 2020

REGARDING

Enter into Amendment No. 1 to the Agreement with Yale-New Haven Hospital (YNHH) for the dedicated use of Air Rights Garage Level 4 to include Levels 6 & 8 for patient and visitor parking.

PURPOSE

To utilize Levels 6 & 8 in addition to Level 4 of the Air Rights Garage as a dedicated parking area for patients and visitors to the Hospital. YNHH will reimburse the Authority for up to \$120,000 for improvements (not to exceed \$145,000 in total) to provide fencing, access / egress equipment and segregation of the levels from the remaining levels of the Garage.

TERM

Coterminous with the Series 2002 Revised Parking Garage Agreement by and among the City of New Haven, New Haven Parking Authority, Yale-New Haven Hospital and Yale University dated May 23, 2002, which expires on August 31, 2058.

LICENSE FEE

\$143,906.00 per month for Levels 6 & 8. The terms applicable to Level 4 will remain unchanged. YNHH will set a patient / visitor rate to be collected by the Authority, which fees will be credited to the monthly License Fee amount but in no case shall the credit exceed the monthly License Fee amount. Any sum of the validated parking fees per month in excess of the monthly License Fee shall remain as part of the Air Rights Garage revenues.

RECOMMENDATION

Enter into an Amendment to the License Agreement with Yale-New Haven Hospital for the dedicated use of Air Rights Garage Level 4, 6 & 8 for patient and visitor's parking.

General Terms of Lease Amendment between NHPA and YNHH

- Original Lease Agreement dated **12/1/2009** re: Dedicated Use of Air Rights Parking Garage Level 4 for Hospital Patrons
- Lease Amendment will include:
 - YNHH leasing levels 6 and 8 of the Air Rights Garage
 - The leasing of levels 6 and 8 will have the same terms as level 4; however, the monthly space rental amount will be different for levels 6 and 8—the level 4 rate will remain as set forth in the original lease agreement
 - The monthly space rental amount for levels 6 and 8 shall be \$266 per space, based on the space counts of 286 for level 6 and 255 for level 8. Therefore, the total monthly rental amount for levels 6 and 8 would equal \$143,906.00 in the aggregate per month
 - YNHH will be able to establish a parking rate for the newly created “YNHH Patient Visitor Parking” area (which will include levels 4, 6, and 8 of the Air Rights Garage). Any revenue collected from these three levels will be credited back to YNHH on their monthly rental payment for those levels
 - YNHH shall reimburse the Air Rights Garage capital improvements account up to \$120,000 for NHPA to undertake and negotiate contracts for the parking access control equipment and barriers sufficient to ensure that parking ingress and egress is controlled. The Air Rights Garage capital improvements account will pay any additional costs associated with the access control that exceed \$120,000; however, the total cost shall not exceed \$145,000
 - YNHH at its own expense, will be able to place hospital wayfinding signage (based on NHPA approvals) on levels 4, 6, and 8 to help direct patients to elevators and/or entrances to YNHH. Additionally, YNHH at its own expense, will be able to create signage to fit on existing signs in the garage to further direct patients and visitors to the reserved parking levels from the entrance plazas, including the large space available signs at each entrance, and on each level, subject to NHPA approval

- Subject to the approval by NHPA, the costs of re-striping of any parking spaces on levels 6 and 8, shall be reimbursed by YNHH to NHPA. The monthly aggregate rental amount due to NHPA by YNHH will not be reduced regardless of loss spaces due to sequestration, access control, and/or improvements of levels 6 and 8 or re-striping of levels 6 and 8

July 20, 2020

MOVED THAT THE CHAIRMAN, OR IN HIS ABSENCE THE VICE CHAIRMAN, BE AND HEREBY IS AUTHORIZED ON BEHALF OF THE NEW HAVEN PARKING AUTHORITY TO ENTER INTO AMENDMENT NO.1 TO THE LICENSE AGREEMENT BY AND BETWEEN NHPA (LICENSOR) AND YALE-NEW HAVEN HOSPITAL (LICENSEE) REGARDING THE DEDICATED USE OF THE AIR RIGHTS GARAGE LEVELS 4, 6 & 8 FOR PATIENTS AND VISITORS OF THE HOSPITAL.

At a Regular Meeting of the New Haven Parking Authority, duly warned and open to the public, held via Zoom at 5:30 p.m. on Monday, July 20, 2020 members of the Authority being present, the above Motion was proposed by commissioner _____, seconded by commissioner _____, put to vote and unanimously adopted.

Certified to be a true and correct copy.

Douglas Hausladen
Secretary

