



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/29/2024

District I

Item Creation Date: 10/22/2024

25MH003 – Allocation - Parking License Agreement - SP Plus Corporation - 1600 Smith St

Agenda Item#: 47.

Background:

RECOMMENDATION: Allocate \$1,050,000.00 for the Parking License Agreement between SP Plus Corporation, a Delaware corporation, Licensor, and the City of Houston, Licensee, for garage parking located at 1600 Smith Street for the Houston Police Department (HPD).

SPECIFIC EXPLANATION: The General Services Department recommends the allocation of \$1,050,000.00 for the Parking License Agreement with SP Plus Corporation to utilize parking spaces at 1600 Smith Street for employees of the Houston Police Department, whose offices are located at 1200 Travis Street.

On January 15, 2020, by Ordinance 2020-042, City Council approved and authorized a Parking License Agreement between SP Plus Corporation, Licensor, and the City of Houston, Licensee, for 425 parking garage spaces located at 1600 Smith Street for the Houston Police Department. The agreement provided for an initial term of three years with an optional two-year extension, which was exercised, on the same terms and conditions. The agreement commenced March 1, 2020, and terminates on February 28, 2025, including the two-year extension. The monthly parking fee was \$60 per space during the initial term and \$70 per space during the optional two-year extension term.

On June 18, 2024, by Ordinance 2024-458, City Council approved the First Amendment to the Parking License Agreement, which increases the number of permitted parking spaces from 425 to 500 at the current term rate of \$70 per space. At the expiration of the extended term, the First Amendment extends the Agreement by two (2) additional years, until February 28, 2027, provides for an extended term of one year under the same terms and conditions of the Agreement and increases the number of parking spaces to 600 at a rate of \$70 per space per month, totaling \$42,000.00 per month or \$504,000.00 per year.

| Dates | Fee/Space/Month | # of spaces | Monthly Fee |
|-------------------------|-----------------|-------------|-------------|
| 07/01/2024 – 07/31/2024 | \$70.00 | 75 | \$5,250.00 |
| 08/01/2024 – 08/31/2024 | \$70.00 | 75 | \$5,250.00 |
| 09/01/2024 – 09/30/2024 | \$70.00 | 75 | \$5,250.00 |
| 10/01/2024 – 10/31/2024 | \$70.00 | 75 | \$5,250.00 |
| 11/01/2024 – 11/31/2024 | \$70.00 | 75 | \$5,250.00 |
| 12/01/2024 – 12/31/2024 | \$70.00 | 75 | \$5,250.00 |
| 01/01/2025 – 01/31/2025 | \$70.00 | 75 | \$5,250.00 |
| 02/01/2025 – 02/28/2025 | \$70.00 | 75 | \$5,250.00 |
| 03/01/2025 – 03/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 04/01/2025 – 04/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 05/01/2025 – 05/30/2025 | \$70.00 | 600 | \$42,000.00 |
| 06/01/2025 – 06/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 07/01/2025 – 07/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 08/01/2025 – 08/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 09/01/2025 – 09/30/2025 | \$70.00 | 600 | \$42,000.00 |
| 10/01/2025 – 10/31/2025 | \$70.00 | 600 | \$42,000.00 |

| | | | |
|-------------------------|---------|-----|----------------|
| 11/01/2025 – 11/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 12/01/2025 – 12/31/2025 | \$70.00 | 600 | \$42,000.00 |
| 01/01/2026 – 01/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 02/01/2026 – 02/28/2026 | \$70.00 | 600 | \$42,000.00 |
| 03/01/2026 – 03/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 04/01/2026 – 04/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 05/01/2026 – 05/30/2026 | \$70.00 | 600 | \$42,000.00 |
| 06/01/2026 – 06/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 07/01/2026 – 07/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 08/01/2026 – 08/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 09/01/2026 – 09/30/2026 | \$70.00 | 600 | \$42,000.00 |
| 10/01/2026 – 10/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 11/01/2026 – 11/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 12/01/2026 – 12/31/2026 | \$70.00 | 600 | \$42,000.00 |
| 01/01/2027 – 01/31/2027 | \$70.00 | 600 | \$42,000.00 |
| 02/01/2027 – 02/28/2027 | \$70.00 | 600 | \$42,000.00 |
| Total | | | \$1,050,000.00 |

All other terms and conditions of the original license remain the same.

FUNDING SUMMARY:

| | |
|------------------------|---------------------------------|
| \$ 210,000.00 | Parking fees FY2025 (12 months) |
| \$ 504,000.00 | Parking fees FY2026 (12 months) |
| \$ 336,000.00 | Parking fees FY2027 (8 months) |
| \$ 1,050,000.00 | Total |

PROPERTY LOCATION: 1600 Smith Street, Houston, TX 77002

FISCAL NOTE: Funding for this item is included in the FY2025 Adopted Budget. Therefore, a Fiscal Note is required as stated in the Financial Policies.

ESTIMATED FISCAL OPERATING IMPACT

| Fund Name | Recurring or One-Time | | One-Time | |
|---------------------|-----------------------|--------------|--------------|-----------------------|
| | FY2025 | FY2026 | FY2027 | Total |
| General Fund (1000) | \$210,000.00 | \$504,000.00 | \$336,000.00 | \$1,050,000.00 |

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 10/22/2024
 For 
 C.J. Messiah, Jr.
 General Services Department

 J. Noe Diaz
 Houston Police Department

Prior Council Action:

Ordinance 2020-042, passed January 15, 2020
 Ordinance 2024-458; passed June 18, 2024

Amount and Source of Funding:

\$1,050,000.00 General Fund (1000)

Contact Information: 

 Enid M. Howard
 Council Liaison
 Phone: 832 393-8023

ATTACHMENTS:

Description

[Prior Council Action](#)

[SAP Documents](#)

Type

Backup Material

Financial Information