

Office of the County Executive

MONROE COUNTY, NEW YORK

Cheryl Dinolfo
County Executive

December 4, 2017

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize a Contract with MAPCO Auto Parks Ltd. for Management of the Public Parking Facilities at the Greater Rochester International Airport

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract with MAPCO Auto Parks Ltd., for management of the public parking facilities at the Greater Rochester International Airport, for a management fee of \$45,000 of the first \$500,000 in gross parking revenues per month, plus 4% of the next \$500,000 in gross parking revenues for the month, plus 2% of the gross parking revenues in excess of \$1,000,000 for the month, for the period of January 1, 2018 through December 31, 2022, with the option to renew for one (1) additional five-year term, with escalations for the term to be limited to the amount equal to the increase in the previous year's Consumer Price Index (U.S. City Average CPI-U from the Bureau of Labor Statistics).

The County issued and advertised a Request for Proposal in September of this year for management of its public parking facilities at the Airport. The facilities include the three-story garage used as long term parking, four (4) on-Airport surface lots used for short term parking, weekly parking, employee parking, and Airport Shuttle Lot parking, as well as two (2) lots off-Airport which are used for Airport Economy Shuttle Lot parking and overflow parking. The parking management contract also includes managing the operation of the shuttle vans, the Airport's Valet Parking Program, and the Airport Smart Phone Lot.

The Request for Proposal was sent to seven airport parking facility management companies and three of those companies submitted a proposal. MAPCO Auto Parks Ltd. was rated the highest of the three responding companies. Under this contract, MAPCO Auto Parks Ltd. will be the agent for the Monroe County Airport Authority.

It is anticipated that the Monroe County Airport Authority will approve this contract at its November 29, 2017 meeting.

The specific legislative action required is to authorize the County Executive, or her designee, to execute, as agent for the Monroe County Airport Authority, a contract and any amendments thereto, with MAPCO Auto Parks Ltd., 488 White Spruce Boulevard, Rochester, New York 14623, for a management fee of \$45,000 of the first \$500,000 in gross parking revenues per month, plus 4% of the next \$500,000 in gross parking revenues for the month, plus 2% of the gross parking revenues in excess of \$1,000,000 for the month, for the period of January 1, 2018 through December 31, 2022, with the option to renew for one (1) additional five-year term, with escalations for the term to be limited to the amount equal to the increase in the previous year's Consumer Price Index (U.S. City Average CPI-U from the Bureau of Labor Statistics).

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Monroe County

Committee Assignment

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Environmental assessments were completed for this action and it was determined that there would be no significant effect on the environment.

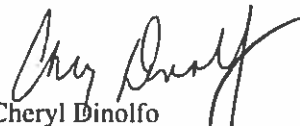
This contract is revenue generating and no net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither MAPCO Auto Parks Ltd., nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

Richard Goldstein, President
Chad Carta, Vice President

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Cheryl Dinolfo
Monroe County Executive

CD:db