

Parking Ramp Mechanisms

David Zokaites

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Today's Outline

- Tradition
- Human nature
- Parking ramp history
- Making corrections

Tradition

- Feels safe, comfortable
- Familiar
- Sometimes beneficial, sometimes detrimental
- Tremendous inertia
- We habitually go with the flow, regardless
- Council condones traditional RFP process

Human Nature

- We frequently want to not know
- Also known as denial, problem avoidance
- Temporarily makes life easier
- Not a matter of intellect
- Occurs in many settings

Human Qualities Explain

- How organizations really function
- How tradition carries on
- The parking ramp process

Legacy Developments & Associates

- Multiple OSHA safety violations
- Copper Lounge collapse, man's death
- Ongoing criminal investigation
- Violated smoke shop lease
- Illegally dumped asbestos
- \$20,000 fine forgiven – corruption in action

- Don't reward this behavior

Parking Ramp Issues

- Extreme cost per publicly-available parking space
– 4X Walker report!
- Secret cost appraisals
- Secret proposal selection
- Secret beneficiaries
- Heavily subsidized site lease
- Picked a bad company

City's Traditional RFP Process Works Wonders If You Like

- Secret cost appraisals
- Over-priced arrangements
- Ignoring citizen petitions
- Hidden investors
- Massive subsidies

- But not honest, open, efficient government

Stemming the Tide of Detrimental Tradition

- Or ... changing bad decisions
- Usually tremendously difficult
- Patience
- Determination
- Tact
- Information

Recommendations

- Council needs independent legal advice
- Council should demand transparency
- Respect for legislature, citizenry, taxpayers

- Bad contracts with bad companies should be revoked

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