

## **Proposal Summary for Event #2494 Parking Garage Management and/or Acquisition RFQ 1/2022**

**As Per Event #2494 Request for Qualifications the City Received 5 proposals, included here is a summary of the proposals (in no particular order).**

### **Proposal #1 Flaherty and Collins, Indianapolis IN.**

F&C, which has approximately 420+ employees, has developed in excess of \$2 billion in development over the past 20 years, currently manages over 12,726 units in 7 states and has been involved with the construction of over 16,000 units in 20 states. In addition, F&C has developed, or is developing, over 400,000 square feet of retail space, 25,000 square feet of office space and 9,000 structured parking spaces. Their plan is to manage and/or acquire the Uptowner Garage.

### **Proposal #2 Klaton Properties, LLC Topeka, KS**

Klaton Properties, LLC is owned by Jim Klausman and Floyd (Butch) Eaton, who have an extensive amount of experience in commercial property development/ownership. Further, Klaton Properties and its affiliated companies have developed Wheatfield Village and are a large real estate owner in downtown Topeka, as well as tenant in the parking lots of Crosby & City Centre. The principles currently own 2 parking garages and under construction of 1 additional parking garage at Wheatfield Village. Their interest is in City Centre Parking Garage and Crosby Parking Garage

### **Proposal #3 LAZ Parking Midwest, LLC Chicago, IL**

LAZ Parking Midwest, LLC has their regional office in downtown Chicago. Their portfolio consists of 36,000 space on street parking in Chicago, with 400+ additional locations across residential, hospitality, commercial and municipal market segments. LAZ Parking Realty Investors is the investment management affiliate of LAZ Parking and since 2006 has participated in over \$3.1 Billion of parking investments including long term concessions, portfolio purchases of garages and surface lots, off-airport parking and single asset acquisitions. They are interested in exploring any or all the options available to assume management of Topeka's off-street parking portfolio.

### **Proposal #4 Ledbetter Law Offices Topeka KS**

Joseph Ledbetter MPA, JD, lobbyist, Legal, consulting abilities along with Tom Petersen ACB Brokers expressed interest in possible outright purchase of 4 of the older parking garages owned by the City of Topeka (not specified), and the possible 10-15 year lease of the same garages. Please note the following email was sent to Mr. Ledbetter on 3.4.2022 by Contracts and Procurement Office City of Topeka.

Mr. Ledbetter,

Thank you for responding to the City of Topeka Bid Event 2494 Parking Garage Management and/or Acquisition RFQ.

At this time, the City cannot accept the revised proposal/information based on the requirement set forth in RFQ event and in the City of Topeka Municipal Code Chapter 3.30.

Thank you,

Leigha Boling, Director

**Proposal #5 SP+ Municipal Services Chicago, IL**

SP Plus Corporation (“SP+”) (NASDAQ: SP) facilitates the efficient movement of people, vehicles, and personal belongings with the goal of enhancing the consumer experience while improving bottom line results for our clients. SP+ provides professional parking management, ground transportation, remote baggage check-in and handling, facility maintenance, security, event logistics, and other technology-driven mobility solutions to aviation, commercial, hospitality, healthcare, and government clients across North America. SP+ is the leading provider of professional parking management services throughout North America. They operate in major markets across North America including 45 states, the District of Columbia, Puerto Rico and four Canadian provinces. They are interested in Garage Management and/or acquisition of garages in Topeka.