



PARK TUCSON COMMISSION Legal Action Report/Meeting Minutes

110 East Pennington Street,

Tucson, Arizona 85701

April 28, 2026 Meeting



1. Call to Order

Jeffery Stewart called the meeting to order at 8:06am.

2. Roll Call

Jeannine Mortimer called the roll and determined that quorum was present.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Jeannine Mortimer Dale Calvert Graeme Hughes Jim Sayre Jeffrey Stewart Amelia Latham Alexis Ryland Adrianna Castro	Kaylee Prinz Valeria Moraga Cathy Rivers	Brandon George, Park Tucson Administrator Andy Bemis, DTM Deputy Director Jose Gomez, Parking Services Supervisor Erika Garcia, Park Tucson Management Assistant Trudi Payne, DTM Finance Manager
		<u>Others Present</u>

3. Call to the Audience

None

4. Approval of Minutes from the January 27, 2026 Commission Meeting

Approval moved by Graeme Hughes and seconded by Dale Calvert. Approved.

5. Introduction of new Park Tucson Commission Members

Adrianna Castro introduced herself as being with the Chamber of Southern Arizona, she is a relatively new member of the Chamber, previously the director of Business Services for the Pima County Assessors Office. Adrianna also managed operations and marketing for CBRE.

6. Chairperson's Report

None.

7. Election of Clerk

Members decided to elect a new clerk next meeting.

8. Subcommittees Check-In and Updates

No subcommittees were held so nothing to report.

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9. Administrator's Report

Park Tucson Administrator Brandon George gave history. Brandon states that Mayor and Council directed Transportation and Mobility to look at parking rates and increases a couple of years ago. During Brandon's research he found that rates were \$0.50 an hour until July of 2015 and then it was increased to \$1.00 an hour. So parking rates hadn't increased in eleven years in Tucson, Arizona. In June of 2025 Park Tucson extend the parking times from Monday through Friday 8 am to 5 pm to Monday through Saturday 8 am to 7 pm. Park Tucson conducted a study session in August 2025 in which we started looking at potentially increasing parking rates. It was proposed to Mayor and Council on January 21st, 2026 and they were going to vote on it at that public hearing. Because there was push back from the community Mayor and Council took the position to not vote as they had many more questions and delayed the vote for 90 days. Both Park Tucson's Administrator Brandon George and DTM Deputy Director Andy Bemis worked with various organizations: Downtown Tucson Partnership, FAMA, and Ward 6.

New Recommendation

The updated proposal attempts to balance financial recovery with public concerns.

Proposed Changes

- Meter rates increase from:
 - **\$1.00/hour → \$1.50/hour**
- Garage hourly rates increase by:
 - approximately **25 cents**
- Monthly garage permits increase:
 - **+\$5**
- Residential/commercial permits:
 - approximately **5% increase**
- No expansion to:
 - Sundays
 - hours past 7 PM

Officials stated this was intended as a compromise after listening sessions with businesses and residents.

Financial Problems Facing Tucson Parking Operations

Current Situation

Officials reported:

- The parking division has operated at a deficit since the pandemic.
- Estimated carryover deficit:
 - approximately **\$359,000**
- Prior deficits exceeded:
 - **\$500,000**

Major Causes

- Reduced downtown activity since COVID-19
- Remote work reducing commuter traffic
- Lower parking demand
- Staffing shortages
- Aging infrastructure

Revenue Projections

The proposed rate changes are expected to generate:

- approximately **\$630,000 annually**
Officials said this revenue would help:
- cover operating costs
- repair parking meters
- improve garage systems
- restore security services

Broken Meters & Infrastructure Issues

Meter Problems

- City has approximately:
 - **1,800+ parking meters**
 - Around:
 - **544 meters are currently broken**
- This results in lost revenue because vehicles can park without payment.

Garage Technology Issues

Officials warned:

- Garage systems are outdated.
- Replacement/upgrade costs may reach:
 - **\$750,000**
- Some replacement parts are difficult to obtain.
Without upgrades:
- garages could become unusable
- vehicles may enter/exit without payment

Safety & Security Concerns

Businesses and residents expressed concerns about:

- safety downtown at night
 - walking to vehicles
 - lack of visible security
- Officials stated additional revenue would help restore:
- garage security patrols
 - surface lot patrols
 - pay-on-entry staffing during busy events

Business Community Concerns

Fourth Avenue & Downtown Businesses

Merchants expressed concerns that:

- higher parking costs may discourage visitors
- Saturday enforcement hours hurt weekend business
- employees struggle to find affordable parking

Proposed Solutions

City staff discussed:

- creating employee parking partnerships
 - using city-owned lots
 - negotiating parking access with private garages
- One potential arrangement includes:

- approximately **30 employee spaces** in a garage near Fourth Avenue.

Economic Concerns

Adriana Castro from the chamber noted:

- Tucson is currently experiencing negative job growth.
- Businesses worry fewer people will visit downtown due to parking costs and extended enforcement hours.

Officials acknowledged:

- parking revenue decline reflects broader economic changes, not just parking policy.

Staffing Shortages

Parking Enforcement

The department currently operates with:

- only **4 active parking service agents**
- despite having **11 budgeted positions**

Short staffing effects:

- enforcement
- maintenance
- meter repairs
- citation revenue

Officials discussed:

- increasing wages
- restructuring positions
- improving training and retention

Commission Vote

A motion was made to:

- support the proposed parking rate recommendations being sent to Mayor and Council.

Outcome

The motion passed:

- approximately **7 votes in favor**
- with some abstentions/opposition related to concerns about weekend impacts on businesses.

10. Future Agenda Items

Vote for new clerk. Mayor and Council update.

11. Meeting adjourned at 9:20 AM.