

INTRODUCED: September 14, 2020

AN ORDINANCE No. 2020-192

To amend and reordain certain fees set forth in Appendix A of the City Code for section 8-545 (concerning fees for the temporary use of Main Street Station) for the purpose of revising the schedule of fees for the temporary use of Main Street Station.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 28 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Appendix A of Code of the City of Richmond (2015) be and is hereby amended and reordained by **adding therein new** fees for section 8-545 of the Code of the City of Richmond (2015) as follows:

<i>Code Section</i>	<i>Description</i>	<i>Fee</i>
8-545	Fees for temporary use of Main Street Station	
	(a) Head house	
	(1) Sunday through Thursday	
	a. [Two-hour] <u>All day package</u>	[\$1,675.00] <u>\$3,900.00</u>
	[b. Four-hour package]	[\$3,350.00]
	[c. Five-hour package]	[\$3,900.00]
	[d. Six-hour package]	[\$4,400.00]

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 28 2020 REJECTED: _____ STRICKEN: _____

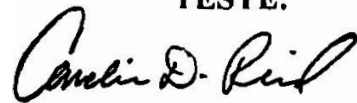
(2) Friday through Saturday		
a. [Two-hour] All day package	[\$3,000.00]	\$7,000.00
[b. Four-hour package]		[\$6,000.00]
[c. Five-hour package]		[\$7,000.00]
[d. Six-hour package]		[\$8,100.00]
(b) Train shed (first floor only)		
(1) Sunday through Thursday		
a. [Four-hour] All day package		\$2,800.00
[b. Five-hour package]		[\$2,800.00]
[c. Six-hour package]		[\$2,800.00]
(2) Friday through Saturday		
a. [Four-hour] All day package		\$3,500.00
[b. Five-hour package]		[\$3,500.00]
[c. Six-hour package]		[\$3,500.00]
(c) Train shed (second floor only)		
(1) Sunday through Thursday		
a. [Four-hour] All day package		\$8,900.00
[1. Zero to 500 patrons]		[\$6,600.00]
[2. 501 to 1,000 patrons]		[\$6,800.00]
[3. 1,001 or more patrons]		[\$7,700.00]
[b. Five-hour package]		
[1. Zero to 500 patrons]		[\$7,700.00]
[2. 501 to 1,000 patrons]		[\$7,900.00]
[3. 1,001 or more patrons]		[\$8,700.00]
[c. Six-hour package]		
[1. Zero to 500 patrons]		[\$8,700.00]
[2. 501 to 1,000 patrons]		[\$8,900.00]
[3. 1,001 or more patrons]		[\$9,800.00]
(2) Friday through Saturday		
a. [Four-hour] All day package		\$14,800.00
[1. Zero to 500 patrons]		[\$12,500.00]
[2. 501 to 1,000 patrons]		[\$12,700.00]
[3. 1,001 or more patrons]		[\$13,500.00]
[b. Five-hour package]		
[1. Zero to 500 patrons]		[\$13,500.00]
[2. 501 to 1,000 patrons]		[\$13,700.00]
[3. 1,001 or more patrons]		[\$14,600.00]
[c. Six-hour package]		
[1. Zero to 500 patrons]		[\$14,600.00]
[2. 501 to 1,000 patrons]		[\$14,800.00]
[3. 1,001 or more patrons]		[\$15,600.00]
[(d) Catering preparation room]		[\$200.00]
[(e) Bride's green room]		[\$200.00]
(f) Commercial kitchen		
[(1) Sunday through Thursday]		[\$2,500.00]
[(2) Friday through Saturday]		[\$3,500.00]

- | | |
|--|-------------------------|
| [(3)] Prep kitchen only | [\$1,000.00] |
| [(4)] (1) Ice maker rental | \$500.00 |
| [(5)] (2) Plate warmer, for each rental | \$250.00 |
| (3) <u>Stand-alone rental</u> | <u>\$2,500.00</u> |
| (4) <u>Add-on rental to event</u> | <u>\$1,000.00</u> |
- (g) North Plaza
- | | |
|-------------------------------|------------------------------------|
| <u>Add-on rental to event</u> | |
| (1) Sunday through Thursday | [\$1,500.00] \$500.00 |
| (2) Friday through Saturday | [\$2,000.00] \$1,000.00 |
| <u>Stand-alone rental</u> | |
| (1) Sunday through Thursday | \$1,000.00 |
| (2) Friday through Saturday | \$1,500.00 |
- (h) The Square
- | | |
|-----------------------------|------------|
| (1) Sunday through Thursday | \$750.00 |
| (2) Friday through Saturday | \$1,000.00 |
- (i) The Gallery at Main Street Station, per month \$500.00
- (j) Multi-space pricing:
- | | |
|--|--|
| (1) <u>If a licensee rents the train shed (second floor only), pricing for the head house for the same rental period will be reduced to 50 percent</u> | |
|--|--|
- (k) Train shed (second floor only) set-up pricing:
- | | |
|---|--|
| (1) <u>Licensee may rent space for set-up days at a 50 percent rate</u> | |
|---|--|

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R

REQUEST

DATE: August 10, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor

Handwritten signature of Levar M. Stoney.

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

Handwritten signature of Lenora G. Reid.

THROUGH: John Wack, Director of Finance

Handwritten signature of John Wack.

THROUGH: Jay Brown, Director, Budget & Strategic Planning

Handwritten signature of Jay Brown.

THROUGH: Robert Steidel, DCAO, Operations

Handwritten signature of Robert Steidel.

FROM: Bobby Vincent Jr., Director of Public Works

SUBJECT: AMEND MAIN STREET STATION RENTAL FEES

ORD. OR RES. No. _____

PURPOSE: To amend City Code Appendix A to amend fees and rates to be charged by the City's Department of Public Works for leasing space at Main Street Station Venues.

REASON: To amend Appendix A Main Street Station rental fees.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: The City and the RMTA entered into the original Management Agreement on June 30, 2003, which was approved by Ordinance 2003-85-71, with a designated expiration date of June 30, 2006. The RMTA management pursuant to the agreement includes facility security (per active train station Homeland Security policies), facility caretaker (per AMTRAK/City Agreement), custodial services, event planning, facility operations for the Department of Economic and Community Development offices in the Headhouse and general maintenance of the station (per grant obligation following the Secretary of Interior Guidelines for Rehabilitation).

The First Amendment extended the Management Agreement for two years until June 30, 2008. The Second Amendment revised the Management Agreement from granting a two (2) year extension to a (1) year extension and extended the Agreement to June 30, 2009. The Third, Fourth, Fifth, Sixth, Seventh, Eighth, and Ninth Amendments extended the Management Agreement to

June 30, 2010, June 30, 2011, June 30, 2012, June 30, 2013, June 30, 2014, June 30, 2016, and June 30, 2017, respectively. The Tenth Amendment extended the term to December 31, 2018.

At the time of the original Management Agreement, only the Main Street Station Headhouse, central plant and parking east of the Headhouse were included in the Management Agreement, representing the property under the control of the City. Since that time, the City purchased the train shed and surrounding property including the Seaboard Building at 1500 E. Franklin St. Additionally, the City built the Plaza at Main St. Station south of the Headhouse on Main St. to serve as an improved passenger drop off facility, a tourism center for the motor coach industry, a parking facility to serve the Station and opened the region's most comprehensive electric vehicle charging station capable of serving all electric cars in service. Megabus began and continues operation at the Plaza at Main St. Station and serves 11,000 Megabus passengers a month.

The Tenth Amendment clarified the definition of the Train Shed in the Management Agreement, ensuring the services extended to the newly renovated train shed while accommodating the Virginia Tourism Welcome enter (a portion of the train shed licensed to the Virginia Tourism Corporation pursuant to Ordinance No. 2016-035).

The Eleventh Amendment to the Management Agreement between the City and the RMTA approved the extension of the Management Agreement for an additional six months ending on June 30, 2019 to transition management to the City.

The management of the Main Street Station was transferred to the City's Department of Public Works (DPW) effective July 1, 2019. The DPW's management will maximize the opportunity for greater efficiency and accountability and strengthen the City's ability and capacity to effect economic development.

Ordinance No. 2019-154 adopted on June 24, 2019 amended Appendix A to create the Main Street Station Fee Schedule.

Appendix A - Main Street Station Rental Fees needs to amended and create a multi-space package option. After a year of operations, the Main Street Station staff recommend removing the catering preparation room and the Bride's green room fees and include the use of these rooms with the rental cost. The entire Commercial Kitchen can be rented as a standalone or as an add-on for events, previously only the catering preparation room was available.

<i>Code Section</i>	<i>Description</i>	<i>Fee</i>
8-545	Fees for temporary use of Main Street Station	
	(a) Head house	
	(1) Sunday through Thursday	
	a. Four-hour package	\$3,350.00
	b. Five-hour package All Day	\$3,900.00
	Package	
	c. Six-hour package	\$4,400.00

(2) Friday through Saturday	
a. Four-hour package	\$6,000.00
b. Five-hour package All Day	\$7,000.00
Package	
c. Six-hour package	\$8,100.00
(b) Train shed (first floor only)	
(1) Sunday through Thursday	
a. Four-hour package	\$2,800.00
b. Five-hour package	\$2,800.00
c. Six-hour package All Day	\$2,800.00
Package	
(2) Friday through Saturday	
a. Four-hour package	\$3,500.00
b. Five-hour package	\$3,500.00
c. Six-hour package All Day	\$3,500.00
Package	
(c) Train shed (second floor only)	
(1) Sunday through Thursday	
a. Four-hour package	
1. Zero to 500 patrons	\$6,600.00
2. 501 to 1,000 patrons	\$6,800.00
3. 1,001 or more patrons	\$7,700.00
b. Five-hour package	
1. Zero to 500 patrons	\$7,700.00
2. 501 to 1,000 patrons	\$7,900.00
3. 1,001 or more patrons	\$8,700.00
c. Six-hour package All Day	
Package	
1. Zero to 500 patrons	\$8,700.00
2. 501 to 1,000 patrons	\$8,900.00
3. 1,001 or more patrons	\$9,800.00
(2) Friday through Saturday	
a. Four-hour package	
1. Zero to 500 patrons	\$12,500.00
2. 501 to 1,000 patrons	\$12,700.00
3. 1,001 or more patrons	\$13,500.00
b. Five-hour package	
1. Zero to 500 patrons	\$13,500.00
2. 501 to 1,000 patrons	\$13,700.00
3. 1,001 or more patrons	\$14,600.00
c. Six-hour package All Day	
Package	
1. Zero to 500 patrons	\$14,600.00
2. 501 to 1,000 patrons	\$14,800.00
3. 1,001 or more patrons	\$15,600.00
(d) Catering preparation room	\$200.00

- (e) ~~Bride's green room~~ \$200.00
- (f) Commercial Kitchen
- (1) ~~Sunday through Thursday Monday through Friday \$2,500~~
 - (2) ~~Friday through Saturday, Saturday through Sunday \$3,500~~
 - (3) ~~Prep kitchen only \$1,000~~
 - (1) Icemaker rental \$500
 - (2) Plate warmer, for each rental \$250
 - (3) *Standalone Rental \$2,500*
 - (4) *Add-on Rental to Event \$1,000*
- (g) North Plaza
- Add-on Rental to Event:*
- (1) *Sunday through Thursday \$500*
 - (2) *Friday through Saturday \$1,000*
- Standalone Rental:*
- (1) *Sunday through Thursday \$1,000*
 - (2) *Friday through Saturday \$1,500*
- (h) The Square
- (1) Sunday through Thursday \$750
 - (2) Friday through Saturday \$1,000
- (i) The Gallery \$500 per month
- (j) *Multi-space Pricing*
- (1) *If a licensee rents the Shed (2nd Floor), pricing for the Head House for the same rental period will be reduced to 50%.*
- (k) *Shed (2nd Floor) Set-Up Pricing*
- (1) *Licensee may rent out space for set-up days at a 50% rate*

FISCAL IMPACT TO CITY/COST: The Main Street Station Budget was approved as part of the FY'21 Special Fund Budget which includes the operating budget for the operating and maintenance costs, utilities, security, janitorial, landscaping, payroll for building operation and management as well as revenue from rental fees.

FISCAL IMPLICATIONS: Anticipated revenue from rental fees.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO THE CITY: Yes, the rate increases will result in a revenue increase.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 14, 2020

CITY COUNCIL PUBLIC HEARING: September 28, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Finance and Economic Development (September 17, 2020)

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: N/A

AFFECTED AGENCIES: Public Works

RELATIONSHIP TO EXISTING ORD. OR RES:

Ordinance 2003-85-71, Original RMA Agreement

Ordinance 2006-38-57, First Amendment

Ordinance 2008-149-147, Second Amendment

Ordinance 2009-111-120, Third Amendment

Ordinance 2010-144-143, Fourth Amendment

Ordinance 2011-125-128, Fifth Amendment

Ordinance 2012-81-82, Sixth Amendment

Ordinance 2013-115-123, Seventh Amendment

Ordinance 2014-135-130, Eight Amendment

Ordinance 2016-143, Ninth Amendment

Ordinance 2017-119, Tenth Amendment

Ordinance 2019-105, Eleventh Amendment

Ordinance 2019-154 Amended Appendix A Schedule of Fees for Main Street Station

REQUIRED CHANGES TO WORK PROGRAM (S): None

ATTACHMENTS: N/A

STAFF: Crystal Lowery, DPW (646-1862)

Lynne Lancaster, DPW (646-6006)