

Memo



Date: May 6, 2025
To: Midway City Council
From: Michael Henke
Re: Café Galleria proposal to lease public parking

The City has received a request to lease 20 public parking stalls from the City for Café Galleria that is located at 103 East Main Street. Before the most recent expansion of Café Galleria, the restaurant was required to have 12 stalls. Three of those stalls were located on site and nine of the stalls were approved as part of a cross-parking agreement with Brian Larney, owner of the parking lot west of the post office which was approved by the City Council on 11-3-2020. With the current expansion of the Café Galleria property, which includes the addition of Ballerina Farms, the new parking stall calculation will require 19 stalls. Recently, the three on-site parking stalls were removed and replaced with a patio which leaves the applicant out of compliance with parking requirements based on the 2020 parking approval. The applicant continues to have an active cross-parking agreement for nine stalls with Mr. Larney but still needs 10 additional stalls to comply with the 19 stall requirement for the current expansion. The applicant would like to lease, at a minimum, 10 public stalls from the City to comply with the city code but is willing to lease 20 stalls to help with any extra demand over the 19 stall requirement. If the applicant is approved to lease 20 stalls from the city, then the applicant would have 29 stalls to comply with the 19 stall requirement.

Section 16.13.39 (B) (2) of the Midway code states the following:

75% of the required parking may be located off-site at a city approved and designated area. If outdoor dining required parking stalls, 100% of the required parking for the outside dining area may be located off-site at a city approved and designated area. A parking stall fee will be assessed with the approval of the initial issuance of the business license and an annual fee per required stall will be assessed at the time of business license renewal each year. The required fee will be adopted by the City Council as part of the City's fee schedule.

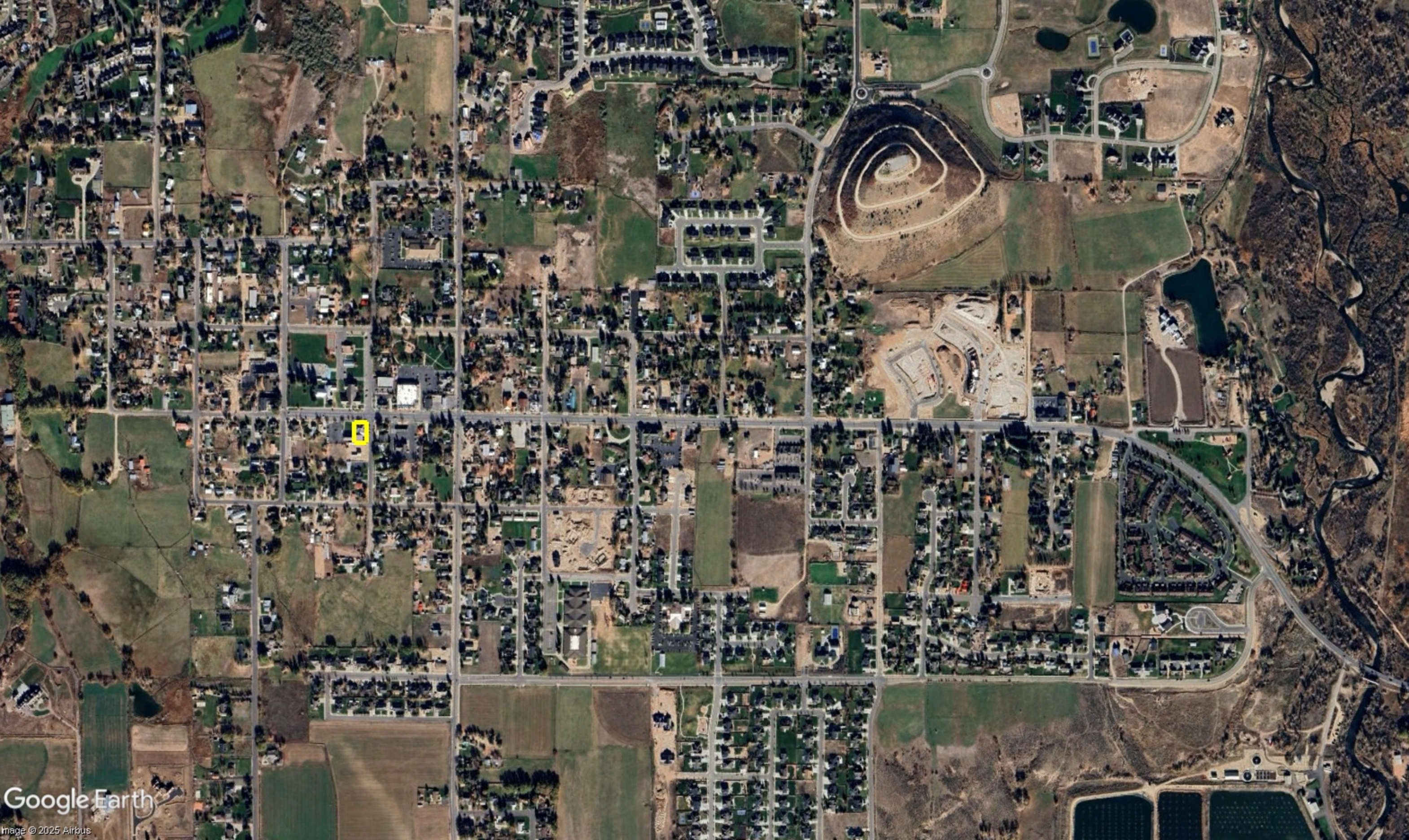
The applicant stated in the application the following regarding the request:

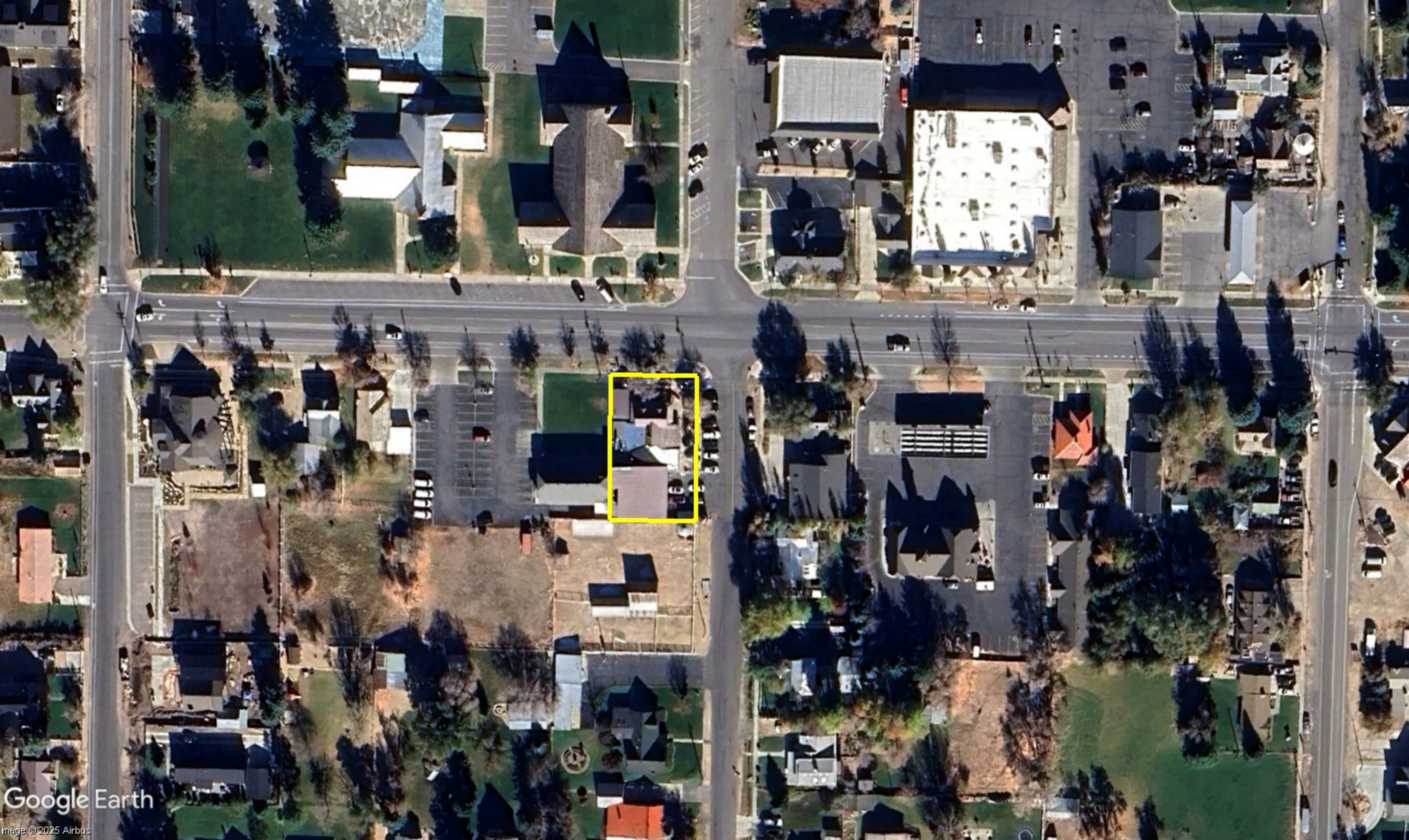
Café Galleria would like to request to lease parking spots from Midway City. We kindly request to lease 10 spots along the front of the café to satisfy our parking needs in our updated calculation. We also request to pay to lease an additional 10 spaces, generally over at Town Square, to help take the burden off our overall parking demands. If approved, this would give us 29 parking spots while our requirement is 19. Many thanks.

The City Council has discretion on whether to allow public stalls to be leased by a business. If the City is unwilling to lease stalls, for whatever reason, then the applicant will need to find a private property owner that has improved parking spaces and is willing to enter into a cross-parking agreement and that agreement will need to be reviewed and approved by the City Council. Staff have continually stated to the applicant that a business license for the expansion on the Café Galleria property will not be approved until all parking requirements have been met.

The City's fee schedule list states a fee of \$250 per year, per stall, with the first year's amount prorated based on the date of the stall lease approval. A lease of 20 stalls would generate \$5,000 per year that could be used for the City's parking needs.

Please contact me if you have any questions.







9 leased stalls



8 existing stalls



3 future stalls



8 future stalls

