

**Columbus Consolidated Government
Council Meeting Agenda Item**

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| TO: | Mayor and Councilors |
| AGENDA SUBJECT: | Three Chances LLC, Parking License Agreement |
| AGENDA SUMMARY: | Approval is requested to authorize the Mayor to execute a parking license agreement with Three Chances LLC, for the purpose of leasing 16 parking spaces located at 18 W 11th St, Columbus, GA 31901 |
| INITIATED BY: | Community Reinvestment |

Recommendation: Approval is requested to authorize the Mayor to execute a parking license agreement with Three Chances LLC, for the purpose of leasing 16 parking spaces located at 18 W 11th St, Columbus, GA 31901.

Background: On September 28, 2021, the City Council authorized the acquisition of approximately 3.5932 acres from Synovus Bank, including a 634-space parking facility located at 1146/1148 Broadway, 14 12th Street/1137 1st Avenue, 1140-1144 Broadway, 1124-1132 Broadway, and 29 11th Street (Res. 330-21).

At the time of acquisition, Three Chances LLC was an existing tenant of the parking facility under a lease agreement with Synovus Bank. To allow for continuity of use, the City and Three Chances LLC have developed a parking license agreement which will remain in effect to 2031.

This request is uniquely supported by the physical integration of the adjacent residential development with the City Hall parking garage via a direct connecting walkway, which provides immediate and controlled access between the apartment units and the parking facility. As such, the parking arrangement is functionally tied to the design and operation of the adjacent property and is not representative of a general leasing model for the garage.

Analysis: The proposed agreement allows for the continued use of 16 parking spaces in a manner that is:

- Site-specific and infrastructure-dependent, due to the dedicated pedestrian connection between the residential property and the garage

- Operationally efficient, minimizing disruption to existing tenants who rely on proximate parking access
- Revenue-generating, producing \$7,680 annually for the City

This arrangement is not intended to establish a precedent for future private leasing of parking spaces within the City Hall garage. Any future requests will be evaluated independently and must demonstrate similar physical integration, operational necessity, and alignment with City interests.

Financial Considerations: The City will receive \$7,680 per year.

Legal Considerations: Any lease or license agreement involving City-owned property requires Council approval.

The agreement will include provisions requiring that parking spaces be utilized solely for tenants of Three Chances LLC and subject to City acknowledgment of tenant eligibility.

Recommendation/Action: Approval is requested to authorize the Mayor to execute a parking license agreement with Three Chances LLC for the purpose of leasing 16 parking spaces located at 18 W 11th St, Columbus, GA 31901.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A PARKING LICENSE AGREEMENT THROUGH MAY 31, 2029, WITH THREE CHANCES LLC, FOR THE USE OF 16 PARKING SPACES AT THE CITY HALL PARKING GARAGE, SUBJECT TO SITE-SPECIFIC CONDITIONS AND TENANT CONTROLS

WHEREAS, on September 28, 2021, the city was authorized to acquire approximately 3.5932 acres from Synovus Bank, including a 634-space parking facility; and,

WHEREAS, Three Chances LLC previously maintained a lease with Synovus Bank for the use of 16 parking spaces; and

WHEREAS, the adjacent residential development operated by Three Chances LLC is directly connected to the City Hall parking garage via a dedicated pedestrian walkway, creating a unique operational relationship between the property and the parking facility; and,

WHEREAS, the City completed its transition into the Synovus bank facilities on January 8, 2026, and has determined that Three Chances LLC’s need for the 16 parking spaces can be accommodated on a multiyear basis; and,

WHEREAS, the City finds that this physical integration supports a limited, site-specific parking arrangement necessary to maintain functional access for residential tenants; and,

WHEREAS, the City desires to enter into a license agreement which will remain in effect until 2031 for the use of 16 parking spaces, restricted to tenants of Three Chances LLC and subject to oversight and conditions established by the City; and,

WHEREAS, the agreement shall not be construed as establishing a general policy or precedent for private leasing of parking spaces within the City Hall parking garage; and,

WHEREAS, the agreement will provide the City with \$7,680 in annual revenue.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the Mayor is hereby authorized to execute a Parking License Agreement through March 24, 2031, with Three Chances LLC for the purpose of leasing 16 parking spaces at the City Hall parking garage

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Anker voting _____.
- Councilor Chambers voting _____.
- Councilor Cogle voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor Hickey voting _____.
- Councilor Huff voting _____.
- Councilor Tucker voting _____.