Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104
Time: 11:00 am
Committee Present: Tyler Kinley, Jonathan Massey
Committee Absent: Darren McKinnon
Staff: Jada Hahlbrock, Maura Thomson, Kelley Graves
Other: Mike McKiness/PCI MS, Lilliane Webb/TheRide
Public: None

Parking System Financials: The parking system financials as of December 31, 2022 were shared with the Committee. Total revenues to-date are up almost $1.3M. Staff noted they seem to have leveled off. Ending FY23 revenues anticipated to be at about 14% over budget. For the upcoming rate study, it will be important to keep the lost revenue over the past three years and the FY23 anticipated loss in mind. It is also important to remember that a large part of the loss was offset by the deferment of capital maintenance, which will need to be reviewed and prioritized for inclusion back into the budget. If the trend of both the City 20% Payment and Credit Card Charges continues being over 50% of budget due to revenues being up, the DDA will be seeking a budget amendment before year-end as was done last year.

The FY24 and FY25 budget overview was shared with the Committee. Rather than anticipating the results of the rate study, staff included a conservative 3% increase to revenues and a 4% COL increase on the expenditure side in both budget years. The final requested budget will come to Finance Committee on February 23, and to the Board on March 1. If approved, it will move on to City Council and then come back to the Board for final approval in June. Questions were asked and answered.

Parking Structure Fencing: Ms. Hahlbrock provided a summary of the ongoing parking structure fencing work. Inspections and repairs are being done now. Specifications, drawings, and bid documents for additional fencing for levels three and above are being prepared and work will be bid in February. Fishbeck is compiling it recommendations for parking structure rooftops, including material options and costs based on best practice research.

Parking Structure Restoration Resolution: Ms. Hahlbrock recommended, and the Committee agreed to bring forward the resolution to approve an agreement with Fishbeck for engineering services and project administration for FY24 parking structure repairs. The Board selected Fishbeck to perform this work on an as needed basis in December 2021.
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Curb Management Study Update: Walker Consultants’ work on the study is going well. They have met with the Disabilities Commission, Transportation Commission, DDA Board and Street Design Team. Ms. Hahlbrock said they have created an IQ database and curb mapping tool and will present it to the Operations Committee at an upcoming meeting. Staff and the Consultant are developing the pilot program based on the information gathered during the study to include 15-minute parking zones on Liberty and Forest. The study outcome goal is to provide realistic recommendations for both actions that may be undertaken now and those for future consideration. Ms. Hahlbrock said it will function as an ‘operational handbook.’

Parking Rate Study: The RFP was released in December. Responses are due by January 31st. The RFP specified the DDA is looking for a comprehensive review and recommendations. The study will inform discussion and decisions by the DDA around rates and rate structures that meet both financial needs and align with DDA’s goals. The DDA Operations and Finance Committee will work together to develop and bring recommendations to the Board.

PCI Municipal Services: Mr. McKiness reported a fire that destroyed two businesses, next to the Maynard parking structure on Friday. PCI MS team members were on-site all day as the Ann Arbor Fire Department battled the fire. Ms. Hahlbrock had Fishbeck inspect the site on Monday to determine if there was any damage to the Maynard parking structure. They are compiling their report.

The Ride: Ms. Web reported on the 2022 year-end and 2023 year-to-date go!pass participants. She said some minor service adjustments were implemented as of Sunday, January 22nd. The Conquer the Cold Challenge began on January 10th and runs through February 10th.

New Business: Mr. Massey requested that the Operations Committee meeting Outlook invites be revised from two-hour time blocks to 90-minutes moving forward.

Public Comment: None.

The meeting adjourned at 12:15 pm.

Respectfully submitted by:
Kelley A. Graves, Board Secretary