

Ann Arbor Downtown Development Authority Meeting Agenda
Wednesday, February 7, 2018 12:00noon
DDA Offices, 150 S. Fifth Avenue, Ann Arbor, MI 48104

1. Roll Call
Bob Guenzel, Marie Klopf, Howard Lazarus, Jessica A. S. Letaw, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Keith Orr, John Splitt, Phil Weiss
2. Approval of the Board Meeting Agenda
3. Audience Participation (4 people maximum, 4 minutes each)
 - 1.
 - 2.
 - 3.
 - 4.
4. Reports from City Boards and Commissions
 - Ray Detter, Downtown Area Citizens Advisory Council
5. DDA Members Communications
 - Welcome to Jessica Letaw
 - Resolution Thanking Sava Lelcaj-Farah for her service on the DDA Board
6. Executive Director Communications
7. Approval of Minutes: January meeting minutes
8. Subcommittee Reports
 - A. Finance Committee – M. Klopf
 - Resolution to Approve Parking Rate Changes (co-sponsored by Operations Committee)
 - Developing the DDA budget FY19 - status
 - Next Committee meeting: Thursday, March 1 at 1:00 pm.
 - B. Operations Committee – J. Splitt, K. Orr
 - Resolution to Approve Parking Rate Changes (co-sponsored by Finance Committee)
 - Ann Ashley pilot free parking on Saturdays during the 5th/Detroit improvement project
 - Monthly Parking Report
 - Parking operations
 - Next Committee meeting: Wednesday, February 28 at 11am
 - C. Capital Improvements Committee – J. Mouat
 - Fifth/Detroit Project Improvements– bid results and construction
 - Resolution to Enter Into A Cost Sharing Agreement with the City for 5th/Detroit Project

- First/Ashley/William project - status
- Huron Street Improvements project – status
- Next meeting: Wednesday, February 21 at 11am

D. Partnerships/Economic Development Committee – J. Lowenstein

- Next Committee meeting: Wednesday, February 14 at 9am

E. Executive Committee –P. Weiss, M. Klopf, D. McKinnon, J. Lowenstein, R. Narayan

- Next Committee meeting: Wednesday, March 7 at 11am

9. New Business

10. Other Audience Participation (4 minutes each)

11. Adjournment

Resolution Thanking Sava Lelcaj-Farah

Whereas, **Sava Lelcaj-Farah** contributed time, energy and passion to the Ann Arbor Downtown Development Authority since 2016;

Whereas, **Sava Lelcaj-Farah** brought important insights into DDA discussions, including an experienced awareness of the importance of good streetscape design, and the unique needs and challenges of small businesses;

Whereas, Through her efforts and involvement, **Sava Lelcaj-Farah** helped to increase the positive visibility of the DDA in the downtown business community and in the community at large; and

Whereas, **Sava Lelcaj-Farah**'s warm presence and keen intelligence has been appreciated by all who have had the pleasure of working with her at the DDA;

RESOLVED, The Ann Arbor Downtown Development Authority extends its great thanks and best wishes to **Sava Lelcaj-Farah** for her contributions to the downtown, and indeed to the community as a whole, through her work on the Ann Arbor Downtown Development Authority board.

Ann Arbor Downtown Development Authority Meeting Minutes

Wednesday, January 3, 2018

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: Mr. Weiss called the meeting to order at 12:00 p.m.

1. ROLL CALL

Present: Bob Guenzel, Marie Klopf, Howard Lazarus, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Phil Weiss

Absent: Sava Lelcaj-Farah, Al McWilliams, Keith Orr, John Splitt

Staff: Susan Pollay, Executive Director
Amber Miller, Capital & Private Projects Manager
Jada Hahlbrock, Manager of Parking Services
Lauren Grove, DDA Intern

Audience: Ray Detter, Downtown Citizens Advisory Council
Maura Thomson, MSAA
Chris Simmons, Get!Downtown
Frances Todoro, State Street District
Dave Orfield, RPS
Melissa Baker, South University Area Association
L'Meese Greaney
Ali Ramlawi, Business Community
Ryan Stanton, Ann Arbor News
Jess Letaw
Jack Simms

2. PUBLIC HEARING ON PROPOSED PARKING RATE CHANGES

Ms. Pollay presented information about the rate change proposal, noting that revenues pay for nearly every cost associated with the public parking system in addition to providing 20% of gross revenues to the City to help fund city services. System costs continue to increase despite efforts to contain expenses. And system enhancements are regularly made, including the new stair and elevators at 4th & William and upgrading the mobile payment app. She said there are strategies behind the rate change proposal. The first is to recommend a multi-year plan so changes would be more predictable. The garage hourly rate is proposed to remain unchanged, but permit rates would be increased so overtime the difference between paying by permit and by the hour would lessen. And over time the hourly cost to park in the garages would become more attractive.

Ms. Greaney asked if a study had been done to determine the potential impact to businesses if rates were increased. She noted that parking in Plymouth was free and asked if Ann Arbor parking costs should be matched to its sister city Boulder. She noted that the cost for a \$4 latte would increase to \$6 if the proposed rate went through.

There being no other comments, the DDA Chair declared the public hearing closed.

3. APPROVAL OF BOARD MEETING AGENDA

Ms. Klopf moved to approve the meeting agenda, which was supported by Ms. Lowenstein

A vote on the motion to approve the agenda showed:

Ayes: Guenzel, Klopf, Lazarus, Lowenstein, McKinnon, Mouat, Narayan, Weiss

Nays: None

Absent: Farah, McWilliams, Orr, Splitt

The motion was approved.

4. AUDIENCE PARTICIPATION

Mr. Ramwali said he was the owner of Jerusalem Garden and he wanted to offer constructive comments to the DDA regarding the proposed rate changes. He said that he didn't think the proposed rates were too high. But he asked that some of the new revenues generated by these increases be targeted to assist small businesses with budgets under \$1M, for instance to pay for a tax abatement. This would be particularly helpful to retailers gutted by Amazon. He recommended that the meter bag fee be significantly increased and perhaps escalated over time to encourage parking meters being released back to the public. He also suggested that when on-street rates reached \$2.00 that these rates be frozen to determine the state of the economy. He also stated that keeping the hourly rate the same in the garages worked against the goal of encouraging people to use bicycles and transit.

5. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council. Mr. Detter said that the CAC members and guests discussed its position on parking policies. Some conclusions: current rates are not excessive and should continue to be adjusted upward to meet the required needs of a well-run system. Parking fines should be coordinated with rising parking rates so that getting a ticket is not an easy means of avoiding paying to park. If there is a good way of identifying patrons, we should forgive first ticket violations and raise fines on repeated offenders. Also, those present last night seemed almost unanimous in supporting extending street-metered hours from 6:00 to 8:00 pm., and this should be combined with continued efforts to provide downtown evening workers with free (or free-er) parking spaces in less used portions of parking structures.

Mr. Detter said the remainder of the CAC meeting was devoted to consideration of the relationship of parking, traffic, residential and commercial development and transportation issues in near- downtown neighborhoods. Although we discussed City Council passage of 1144 Broadway it included consideration of the need for a better Lower Town neighborhood residential parking system. Consideration of UM's plan to construct a 1,000 parking structure on Maiden Lane was directly related to the possibility of a Fuller Road railroad depot. That possibility was clearly related to UM's recent revival of interest in paying for a downtown transit connector. Of course, it is no

coincidence that the City Council unanimously approved the Glen Street Hotel PUD on December 18 at the same time that it agreed to possible significant changes in the transit and residential parking patterns in the Old Fourth Ward—and also the possibility of the future widening of Glen Street. And then—three days later—a very private meeting among owners and architects of The Graduate Hotel and four representatives of the Old Fourth Ward to discuss the possibility of adding a restaurant to the roof of what was once the former Campus Inn. Parking needs, of course, were a part of the discussion. Welcome to the New Year! Let's see what it brings!

6. DDA MEMBERS COMMUNICATIONS

None.

7. EXECUTIVE DIRECTOR COMMUNICATIONS

Ms. Pollay reported the City's Public Arts Commission had recently asked that the DDA consider including public art in the Huron and First/Ashley/William improvements projects, and the Ann Ashley addition. She also reported that the annual Swisher Commercial Vacancy Report had been compiled, and it noted the impact of parking availability on leasing in the downtown.

8. APPROVAL OF MINUTES

Ms. Klopf moved to approve December meeting minutes, which was supported by Ms. Lowenstein

A vote on the motion to approve the agenda showed:

Ayes: Guenzel, Klopf, Lazarus, Lowenstein, McKinnon, Mouat, Narayan, Weiss

Nays: None

Absent: Farah, McWilliams, Orr, Splitt

The motion was approved.

9. A. SUBCOMMITTEE REPORTS- CAPITAL IMPROVEMENTS COMMITTEE

Huron Street. Mr. Mouat said the Committee had considered ideas to modify traffic to improve pedestrian conditions, but after much study, the committee resolved to leave traffic lanes as they are. Transformative change will be achieved using streetscape improvements. The design process will begin shortly including meeting with the public to elicit feedback.

First/Ashley/William. Mr. Mouat stated the January committee meeting will serve as a kick-off for the projects, and he welcomed all to attend.

5th & Detroit. Mr. Mouat stated bids are due January 11. The city will oversee construction, and the DDA will be asked to approve a cost-sharing agreement for its portions of the project.

The next Capital Improvements Committee meeting will be Wednesday, January 24 at 11:00 am.

9. B. SUBCOMMITTEE REPORTS – OPERATIONS COMMITTEE

In the absence of both Committee Co-Chairs, Ms. Pollay reported and said the Committee didn't meet in December. She highlighted a few project updates.

Rooftop Fencing. Now that rooftop fencing is in place, Pollay said that bids will soon be received to install fencing on the next highest levels of the garages.

Solar Carport Ms. Pollay said that DDA staff had met with representatives of NOVA to discuss project details. The carport is being fabricated, with the aim to have the project installed in April.

Ann Ashley Expansion. Ms. Pollay said preliminary meetings have been held with City staff.

The next Operations Committee meeting will be held Wednesday, January 31 at 11:00 am.

9. C. SUBCOMMITTEE REPORTS - FINANCE COMMITTEE

Ms. Klopff said the Committee didn't meet in December. And due to the oddness of the January calendar, the January Finance Committee meeting will be on Thursday February 1st.

The next Finance Committee meeting is scheduled for Thursday, February 1 at 1:00 pm

9. D. SUBCOMMITTEE REPORTS - PARTNERSHIPS COMMITTEE

Ms. Lowenstein said most of the meeting was dedicated to hearing from city staff and consultants about a City Sign Ordinance update. All were welcomed to go to the city website to provide input. She said a recent Ann Arbor News story about the increased number of UM students was shared, noting this as positive, as well as a contributor to housing affordability concerns. She said the Committee also continued its discussion about the DDA's role given the increased security demands being placed on events. The consensus was that the DDA might be helpful facilitating a discussion between stakeholders including the Police, event organizers.

The next Partnerships Committee meeting will take place January 10 at 9:00 am

9. E. SUBCOMMITTEE REPORTS – EXECUTIVE COMMITTEE

Mr. Weiss said that the Committee reviewed the board meeting agenda, the public comments about parking rate changes, and the request from the Public Art Commission.

The next Executive Committee meeting will be February 7 at 11:00 am

8. NEW BUSINESS

None.

9. OTHER AUDIENCE PARTICIPATION

Mr. Ramlawi said he'd like to comment on statements made earlier in the meeting. He disagreed that the increasing number of UM students was a contributor to affordable housing problems, noting that affordability is a complicated issue, and he didn't think it was helpful to assign blame. He said regarding downtown events, too often streets are closed for runs or other events. He thought it would be preferable to have a large area in downtown set aside to hold events such as Festifools or the Green Fair, as it would be more welcoming and friendly and also more pragmatic

10.

ADJOURNMENT

There being no other business, Mr. Guenzel supported and Mr. McKinnon supported a motion to adjourn. Mr. Weiss declared the meeting adjourned at 12:35pm.

Respectfully submitted,
Susan Pollay, Executive Director

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ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
Executive Committee Meeting
Wednesday, January 3, 2018

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: 11:05 a.m.
Present: Phil Weiss, Marie Klopf, Darren McKinnon, Joan Lowenstein, Susan Pollay (ex officio)
Absent: Rishi Narayan (ex officio)
Others: none

Committee actions and discussions

Agenda Review. The group reviewed the January DDA monthly meeting agenda. Ms. Pollay noted that the meeting would begin with a public hearing on proposed parking rate changes. She also noted that the packet included written comments from the public about the rate changes. She suggested that at the beginning of the public hearing she be allowed a few minutes to outline information about the proposed parking rate change, including what parking revenues are used for, why parking rates might increase and what strategies were being used to determine the rate changes. Ms. Pollay said that in her Director's Communications she would report on a request from the Public Art Commission that the DDA consider setting aside funds in its project budgets for art, and that the latest Swisher Commercial Vacancy Report had been issued.

There being no other business, the meeting adjourned at 11:45 a.m.
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
WEDNESDAY, JANUARY 10, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: 9:00 a.m.

Present: Joan Lowenstein, John Mouat, Phil Weiss

Absent: Bob Guenzel, Marie Klopf, Sava Lelcay-Farah, Howard Lazarus, Al McWilliams, Darren McKinnon, Rishi Narayan, Keith Orr, John Splitt

Others: Graydon Krapohl/City Council; Mary Stasiak/AAATA, Josie Parker/AADL

Staff: Amber Miller, Susan Pollay

Public: Ray Detter/CAC

Partner Updates

Ann Arbor District Library. Ms. Parker said that the last time the Library assessed its downtown building was years ago, when it determined it would be less costly in the long run to replace it than continue with necessary repairs; this question is now being considered afresh. A strategic plan will guide the process and the community will be asked to weigh in. She was asked about other libraries to look to for insights she mentioned Montreal and Salt Lake City, among others. She reported that the transition to the new AADL website went well.

Ann Arbor Area Transit Authority. Ms. Stasiak said a new Ypsilanti Township Express bus will begin; this is the last new service promised as part of the 2014 millage; discussions have begun about putting this millage forward for renewal. She said there will be new Park & Ride service on US-23 and the Reimagine Washtenaw project is an opportunity to explore ideas such as transit signal prioritization.

City Council. Mr. Krapohl said City council work sessions have been set forward for the year, which will be an opportunity to delve strategically into each topic area. The budget season starts soon.

DDA. Ms. Pollay outlined the parking rate change proposal the DDA will consider in February, and the status of the project to expand the Ann Ashley parking structure. Ms. Miller outlined details of the DDA's Huron St Improvement project and First/Ashley/William Improvement project.

Public Comment.

Mr. Detter stated that he appreciated the conversation and updates. He asked Ms. Stasiak about the proposed new Amtrak Station; she stated that AAATA has no location preference.

Next Meeting

The next Partnerships Committee meeting will take place Feb 14th at 9:00 am (DDA only).

The meeting adjourned at 11 am.

Respectfully submitted,

Susan Pollay, DDA Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES
Wednesday, January 24, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: 11:00 a.m.

Present: Bob Guenzel, Howard Lazarus, Joan Lowenstein, John Mouat, Keith Orr, John Splitt, Phil Weiss

Absent: Marie Klopf, Darren McKinnon, Rishi Narayan, Jessica A.S. Letaw

Staff: Susan Pollay, Amber Miller, Maura Thomson, Liz Rolla, Lauren Groves

Other: Oliver Kylie/SGJJR, Neal Billetdeaux/SGJJR, Chris Wall/Wade Trim, Ian Lockwood/Toole Design, Erica Guidoboni/Toole Design, Addie Weber/Toole Design, Nancy Shore/Q&M

Public: Ray Detter/CAC, Francis Todoro/SSDA, Jaime Magiera/WWBC, Kirk Westphal, City Council

1st/Ashley/William. Ms. Shore introduced the concept of “people-friendly streets”, as a way of setting forward the goal behind this and other DDA street projects. This sets forward values such as safe, green, strengthening business, fun and interesting, connected, and responsible. Mr. Kiley outlined the scope for the projects, and timing, saying that the William Street bikeway and First and Ashley are two separate projects with overlapping boundaries and focus being designed together. At times they may involve different stakeholder groups.

Mr. Lockwood presented a series of slides showing how redesigning streets in other cities to deemphasize the focus on cars helped revive these areas. He noted that changing language can change culture. At minimum projects should be more specific about what they are accomplishing; e.g. saying a “road widening” versus a “road improvement”. Using newly emerging language, such as “context-sensitive design”, “vision zero” and “path as place” can help accomplish road projects that meet community values. The best cities can be measured by a larger number of potential unplanned exchanges, as this increase the economic viability and livability of cities. For decades enormous amounts of downtown public and private space was given over to cars. And a principle measurement of traffic planning success was to maximize Level of Service (LOS), which describes how swiftly a car can move through an area. A newer measurement of success is to reduce Vehicle Miles Traveled (VMT), which looks at the total, per capita and per resident miles traveled. As core areas create more places to live, work and play, trip lengths are shrinking, and transit and walking are becoming more viable.

Mr. Lockwood described “Path as Place”, noting that it deemphasizes vehicular throughputs and emphasizes pedestrian and bicyclist comfort. A successful street rewards short trips and transit trips. Restoring two-way traffic can reduce 15% of traffic on downtown streets, as there is less

circling the block with direct access to where you want to go. He noted there are also economic benefits to protected bikeways. For instance protected bikeways have been shown to increase retail by 49%, help reduce commercial vacancy, and increase rents. DDA member questions were asked and answered by Mr. Lockwood, including a question whether William was the right location for a protected bike lane, and the information needed for the project.

Mr. Lockwood noted that the City's bicycle infrastructure will likely be inadequate/need continued investment even after these projects, but that we must begin somewhere and that making progress and showing success is better than waiting for a perfect alternative that we may not be able to implement or that the community isn't ready for. It was noted that the community would be asked for input throughout the project, including being asked to participate in design charrettes.

5th & Detroit. Ms. Rolla said two construction bids were submitted, and Fonson was the low bidder. The City will oversee this contract, and the DDA must sign a cost-sharing agreement for its portion of the project and this has already been reviewed by the DDA Attorney. The committee discussed the agreement and agreed to bring this to the DDA at its February meeting for approval. It was noted that the approved project budget includes costs beyond the amount to be paid to Fonson. It was also noted that given lower than expected costs, the project could include two on-street Electric Vehicle (EV) units on 5th near Ann Street.

Public Comment. Mr. Magiera said that he serves on the board of the Washtenaw Walking Biking Coalition, and they looked forward to playing a part in the First/Ashley/William project. Mr. Detter said that the Citizens Advisory Council also looked forward to playing a role, and also noted that a great deal of changes including 1,000 new parking spaces and 600 new residential units will be constructed just outside downtown and will certainly impact the downtown.

Next Meeting: The Committee will meet on Wednesday, February 21, 2018 at 11:00 am.

The meeting adjourned at 1:00 p.m.
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
OPERATIONS COMMITTEE MEETING MINUTES
Wednesday, January 31, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: 11:00 a.m.
Present: Jessica Letaw, Joan Lowenstein, Darren McKinnon, John Mouat, Keith Orr, John Splitt
Absent: Bob Guenzel, Marie Klopf, Howard Lazarus, Rishi Narayan, Phil Weiss
Staff: Susan Pollay, Joe Morehouse, Jada Hahlbrock, Maura Thomson
Others: Chris Simmons/getDowntown
Public: Jonah Copi, Ray Detter

Old Business

Proposed Parking Rate Changes. Mr. Morehouse noted the public input process to date, and said that there were some recommended changes to the plan: 1) escalating rates for meter bag rentals, 2) increasing the rate to install meter bags on Sundays to match actual cost, 3) creating a new rate for electric vehicle parking at metered spaces, and 4) increasing the cost if off-peak permit holders overstay the time limits. After much discussion, the Committee opted not to recommend the first item, but did recommend moving forward with the latter three items as part of their committee recommendation to the full board on parking rate changes.

New Business

RPS Contract. Ms. Hahlbrock noted that the contract with RPS would automatically renew unless the DDA opted not to; Ms. Hahlbrock noted that DDA staff were very happy with RPS and strongly recommended that this renewal take place. The Committee indicated its support for this.

Car Share Contracts. Ms. Hahlbrock noted that the contracts with Zipcar & Maven had expired, and she recommended that the cost per space be adjusted so they were equivalent to the cost for a Premium Parking Permit; the Committee indicated its support for this.

DDA/City Parking Agreement Changes. Ms. Pollay reviewed the proposed contract changes distilled at the DDA's most recent retreat, and said that recommended language changes had been provided to the City.

Ann Ashley Pilot. Ms. Hahlbrock said that a plan had been developed to promote the use of Ann Ashley on Saturdays during Market hours during the 5th/Detroit improvement project. The goal is to encourage greater use on Saturdays in the future after construction is completed.

Parking

Monthly Parking Report. Ms. Hahlbrock reviewed the details of the report, highlighting details such as EV charger use, the status of the solar pilot project, and the new equipment installation at 4th & William. Questions were asked and answered. Mr. Simmons said Go!Pass renewals are

generally consistent with last year and ridership continues to climb despite national trends. Ms. Pollay said that the Ann Ashley expansion design team are looking to schedule a time to meet with Committee members the week of February 12th to review their preliminary designs.

General Operations. Michael McKiness was introduced as RPS's new General Manager for Ann Arbor. Mr. McKiness provided information about his background; all welcomed him.

Parking Space History. Ms. Hahlbrock shared a draft report examining the total number of public parking spaces over time, asking for the Committee to provide feedback.

Public Comment

None.

Next Committee Meeting: The next meeting will take place Wednesday, February 28 at 11 am.

The meeting adjourned at 12:50 p.m.
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
FINANCE COMMITTEE MEETING MINUTES
Thursday, February 1, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: 1:00 p.m.
Present: Bob Guenzel, Marie Klopf, Jessica Letaw, John Splitt
Absent: Howard Lazarus, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Keith Orr, Phil Weiss
Staff: Susan Pollay, Joseph Morehouse, Jada Hahlbrock
Other: None
Public: None

Financial Statements. The Committee reviewed the December expense register, second quarter financial statements, second quarter funds committed report, and the second quarter parking income comparison to prior year. Questions were asked and answered.

Disaster Recovery Plan. The Committee reviewed updated strategies to recover from a DDA server failure, including recovering email, computer file, software, computer equipment, phone system, and internet connections. The Committee indicated support.

Proposed DDA Credit Card Policy. Mr. Morehouse shared proposed policies and procedures to manage DDA credit cards used by DDA staff. The Committee indicated support.

5th & Detroit Cost Sharing. The City will oversee this contract, and the DDA must sign a cost-sharing agreement for its portion of the project.

Draft FY2019 Budget. Mr. Morehouse presented a preliminary FY19 budget. Questions were asked and answered. The Committee will continue its work at its next meeting.

Future Parking Rate Changes. Mr. Morehouse presented the updated rate increase plan including rates for EV meter parking, Sunday meter bag installations, and overstaying the limit with an off-peak permit. Questions were asked and answered. The Committee indicated support to co-present a resolution at the February board meeting to change rates.

Public Comment. None.

Next Meeting. The next Committee meeting will take place Thursday, March 1, 2018 at 1:00 pm.

The meeting adjourned at 2:25 pm
Susan Pollay, Executive Director

RESOLUTION TO APPROVE 2018 - 2022 PARKING RATE CHANGES

Whereas, The DDA has worked diligently to operate, maintain and repair public parking facilities to meet its mission to encourage downtown vibrancy and private investment since 1992;

Whereas, Parking revenues are the primary source of funding for DDA parking system operations and maintenance, in addition to 20% of gross revenues transferred to the City;

Whereas, At its January meeting both the Operations and Finance Committees recognized the need to modify parking rates and put forward a proposed set of parking rate changes that would begin on April 1, 2018 and end on July 1, 2022;

Whereas, Rate changes recommended by the Operations and Finance Committees utilize parking demand management principles including the following:

- Annual changes to make the increases more predictable.

- Increase the differential cost between on-street and structure hourly parking as a way to encourage parking in the garages, thus making on-street parking more available for customers.

- Decrease the differential cost between structure hourly parking and structure monthly parking permits to encourage a reduction in the number of people on the permit wait list.

- Standardize monthly parking permit prices across the parking system.

Whereas, The DDA received feedback from the public about these proposed parking rate changes at a public hearing, through emails, through news stories, and through individual contacts;

Whereas, The Operations and Finance Committees considered this feedback, and after much discussion at their January meetings affirmed the attached recommendations to the DDA for a set of rate changes;

RESOLVED, The DDA approves the parking rate increases put forward by the Operations and Finance Committees as shown on the attachment.

Parking Rate Changes FAQ

How is the public parking system funded?

Nearly every cost associated with the Ann Arbor public parking system is paid for by parking patrons who pay to park at a parking meter, in a public lot, or in a structure. These revenues are used by the DDA to operate the parking facilities, pay for structure and lot repairs and on-going maintenance, and most parking structure debt service costs. In addition, 20% of parking revenues are provided to the City which helps enable it to provide services for residents.

Why are parking rates being increased?

There are a few reasons to increase parking rates. The costs to run the public parking system continually increase despite significant efforts to contain costs. Parking enhancements are being made to improve the customer experience. Just in the past couple years this has included doubling the number of epark stations that make it possible to use credit cards and adding a new stair and two high speed elevators to the Fourth & William garage. The DDA also recently upgraded its Epark app, and is absorbing user credit card costs rather than pass this along to patrons. And the DDA will be undertaking an expansion of the Ann Ashley parking structure to provide additional parking spaces for downtown visitors, customers, clients, employees, and residents.

Finally, the DDA has a goal to manage the ever-increasing demands on the public parking system as effectively as possible, and parking rates are an important management tool to help it achieve this goal.

When were the last times parking rates were increased?

2012: Structure, surface lots, and meter hourly rates were increased by \$0.10/hr and permit rates were increased by \$5/month.

2015: surface lot and meter hourly rates were increased by \$0.10/hr; standard monthly rate increased by \$10/mo, and premium monthly rates increased by \$25/mo. Structure hourly rate stayed the same.

What is the recommended timeline for adopting new parking rates?

October & November: Discussion of possible rate changes at committee and board meetings

November 13, 2017: City Council/DDA work session review possible rate changes

December 6, 2017: Slate of possible rate changes presented at DDA board meeting

January 3, 2018: Public hearing about rate changes. Public feedback can also be emailed to dda@a2dda.org or relayed by phone: (734) 994-6697.

January 2018: Committees review rate changes.

February 7, 2018: DDA board votes on rate changes

April 2, 2018: Rate changes go into effect

Note: in addition to the public hearing, there is time set aside at all DDA committee and board meetings for members of the public to share their comments.

Why present multiple years of rate changes at once?

By presenting rate changes as a 5-year plan, it will make it easier for parking system users to plan for these changes.

What are the strategies behind this set of rate changes

The proposed parking rate changes keeps the hourly rate in the parking structures at \$1.20/hour throughout the course of this plan. The last time this rate was changed was in 2012, and the plan proposes to keep this rate unchanged going forward.

This is a multi-year plan with small annual rate changes. In the past parking rate changes were less predictable. Over time this multi-year plan is intended to lessen the cost difference between paying to park in the garages by the hour versus paying to park using a monthly permit. Also, it is intended that over time the cost to park in the garages versus parking at a meter will become even more attractive, as the hourly rate in the parking structures will remain the same.

**Ann Arbor Downtown Development Authority
Financial Report Summary
As of December 31, 2017 End of the 2nd Quarter**

<u>TIF</u>	6 Month Actuals	Budget 6 Month	Estimated at Year End	Budget Year End	Year End Over budget (Under budget)	Amount	% Difference	Reasons
Income	\$6,747,601	\$6,495,272	\$6,758,630	\$6,512,772	Over budget	\$245,858	3.78%	Farmer's Market Grant Refund, Interest
Operating Expenses	\$1,454,321	\$2,203,393	\$4,209,008	\$5,137,482	Under budget	(\$928,474)	(18.07%)	Timing of Consultants
Capital Expenses	\$1,127,457	\$1,320,312	\$2,554,914	\$2,640,625	Under budget	(\$85,711)	(3.25%)	
Net Expenses	\$2,581,778	\$3,523,705	\$6,763,922	\$7,778,107	Under budget	(\$1,014,185)	(13.04%)	
Net Excess of Revenue Over Expenditures	\$4,165,823	\$2,971,567	(\$5,292)	(\$1,265,335)		\$1,260,043		

<u>Housing</u>	6 Month Actuals	Budget 6 Month	Anticipated at Year End	Budgeted Year End	Year End Over budget (Under budget)	Difference	% Difference	Reasons
Income	\$157,285	\$155,550	\$315,500	\$311,100	Over budget	\$4,400	1.41%	
Operating Expenses	\$724	\$1,250	\$1,448	\$402,500	Under budget	(\$401,052)	(99.64%)	Discretionary Grant funds not Obligated
Net Excess of Revenue Over Expenditures	\$156,561	\$154,300	\$314,052	(\$91,400)		\$405,452		

<u>Interfund Transfers</u>	6 Month Actuals	Budget 6 Month	Anticipated at Year End	Budgeted Year End	Year End Over budget (Under budget)	Difference	% Difference	Reasons
Income	(\$155,250)	(\$155,250)	(\$310,500)	(\$310,500)				
Operating Expenses	\$0	\$0	(\$310,500)	(\$310,500)				
Net Interfund Transfers	\$0	\$0	\$0	\$0				

<u>Total of TIF and Housing</u>	6 Month Actuals	Budget 6 Month	Estimated at Year End	Budget Year End	Year End Over budget (Under budget)	Amount	% Difference	Reasons
Income	\$6,749,636	\$6,495,572	\$6,763,630	\$6,513,372	Over budget	\$250,258	3.84%	
Operating Expenses	\$1,299,795	\$2,049,393	\$3,899,956	\$5,229,482	Under budget	(\$1,329,526)	(25.42%)	
Capital Expenses	\$1,127,457	\$1,320,312	\$2,554,914	\$2,640,625	Under budget	(\$85,711)	(3.25%)	
Net Expenses	\$2,427,252	\$3,369,705	\$6,454,870	\$7,870,107	Under budget	(\$1,415,237)	(17.98%)	
Net Excess of Revenue Over Expenditures	\$4,322,384	\$3,125,867	\$308,760	(\$1,356,735)		\$1,665,495		

**Ann Arbor Downtown Development Authority
Financial Report Summary
As of December 31, 2017 End of the 2nd Quarter**

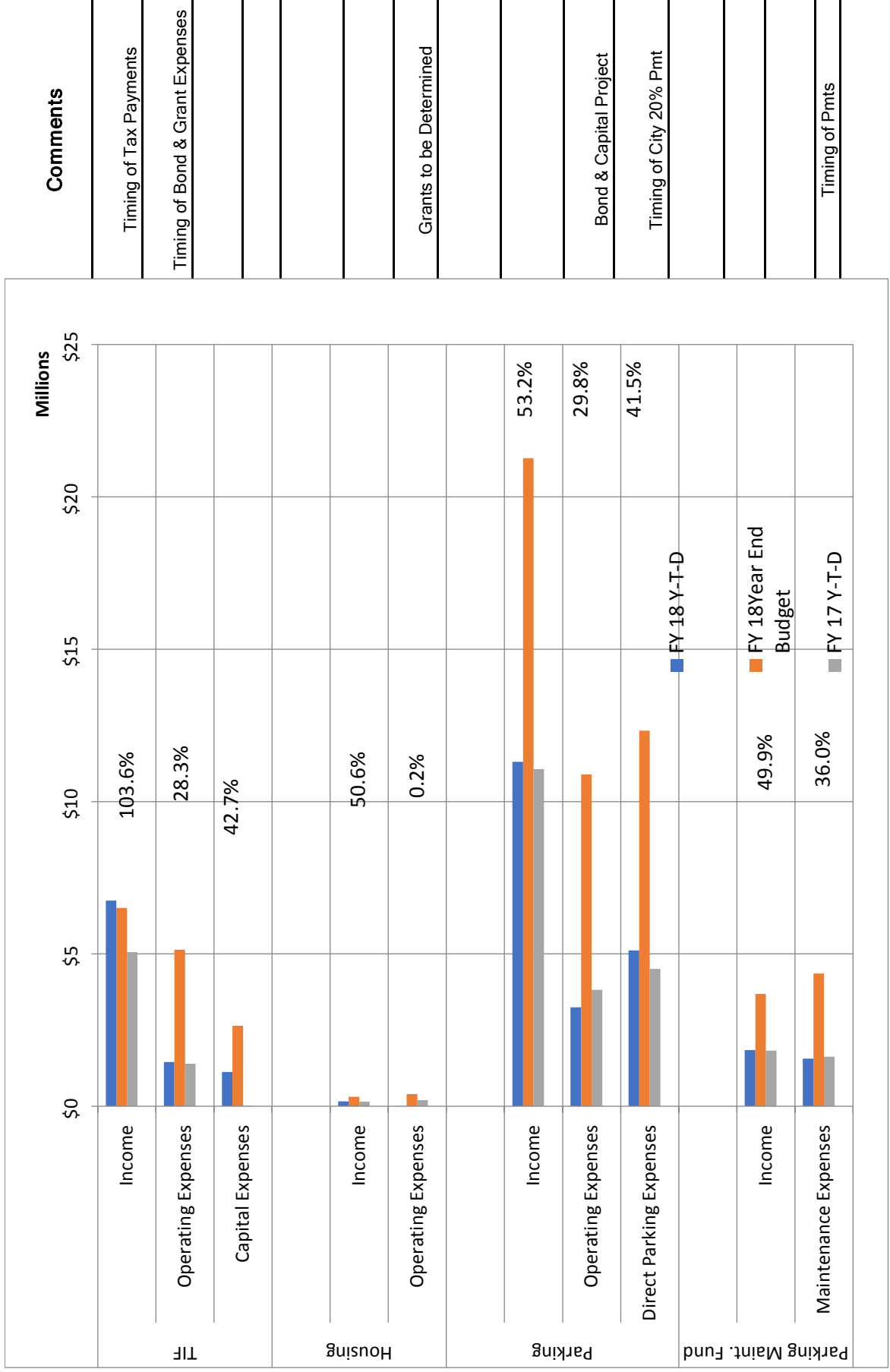
	6 Month Actuals	Budget 6 Month	Estimated at Year End	Budget Year End	Year End Over budget (Under budget)	Amount	% Difference	Reasons
<u>Parking</u> Income	\$11,307,682	\$10,636,425	\$22,340,310	\$21,272,850	Over budget	\$1,067,460	5.02%	Includes Proposed Rate Increase
Operating Expenses	\$3,246,404	\$3,903,351	\$10,326,222	\$10,886,779	Under budget	(\$560,557)	(5.15%)	
Direct Parking Expenses	\$5,117,404	\$5,186,149	\$12,464,460	\$12,323,532	Over budget	\$140,928	1.14%	
Net Expenses	\$8,363,808	\$9,089,500	\$22,790,682	\$23,210,311	Under budget	(\$419,629)	(1.81%)	
Net Excess of Revenue Over Expenditures	\$2,943,874	\$1,546,925	(\$450,372)	(\$1,937,461)		\$1,487,089		

	6 Month Actuals	Budget 6 Month	Anticipated at Year End	Budgeted Year End	Year End Over budget (Under budget)	Difference	% Difference	Reasons
<u>Parking Maint. Fund</u>								
Income	\$1,841,019	\$1,844,289	\$3,681,578	\$3,688,578	Under budget	(\$7,000)	(0.19%)	
Maintenance Expenses	\$1,566,862	\$2,177,330	\$4,350,000	\$4,354,661	Under budget	(\$4,661)	(0.11%)	
Net Excess of Revenue Over Expenditures	\$274,157	(\$333,041)	(\$668,422)	(\$666,083)		(\$2,339)		

	6 Month Actuals	Budget 6 Month	Anticipated at Year End	Budgeted Year End	Year End Over budget (Under budget)	Difference	% Difference	Reasons
<u>Interfund Transfers</u>								
Income	(\$1,819,289)	(\$1,819,289)	(\$3,638,578)	(\$3,638,578)				
Operating Expenses								
Net Interfund Transfers	\$0	\$0	\$0	\$0				

	6 Month Actuals	Budget 6 Month	Anticipated at Year End	Budgeted Year End	Year End Over budget (Under budget)	Difference	% Difference	Reasons
<u>Parking & Parking Maint.</u>								
Income	\$11,329,412	\$10,661,425	\$22,383,310	\$21,322,850	Over budget	\$1,060,460	4.97%	
Operating Expenses	\$1,427,115	\$2,084,062	\$6,687,644	\$7,248,201	Under budget	(\$560,557)	(7.73%)	
Direct Parking Expenses	\$6,684,266	\$7,363,479	\$16,814,460	\$16,678,193	Over budget	\$136,267	0.82%	
Net Expenses	\$8,111,381	\$9,447,541	\$23,502,104	\$23,926,394	Under budget	(\$424,290)	(1.77%)	
Net Excess of Revenue Over Expenditures	\$3,218,031	\$1,213,884	(\$1,118,794)	(\$2,603,544)		\$1,484,750		

Ann Arbor DDA Graph of Actuals To Y/E Budget and Prior Year Actuals 2nd Quarter FY 2018



Ann Arbor Downtown Development Authority

Housing Fund Balance Sheet

As of December 31, 2017 (Unaudited)

	<u>Actual</u>
Assets	
Investments	\$701,217
Total Assests	<u>\$701,217</u>
Liabilities and Equity	
Liabilities	
Interfund Receivables	<u>\$283</u>
Total Liabilities	\$283
Equity	
Current Years Fund Balance	\$156,561
Prior Years Fund Balance	<u>\$544,373</u>
Total Equity	<u>\$700,934</u>
Total Liabilities and Equity	<u>\$701,217</u>

Ann Arbor Downtown Development Authority

Housing Fund Income Statement

For the Period Ending December 31, 2017 (Unaudited)

	Y-T-D Act.	Y-T-D Bud.	Diff.	%	FY 18 Encum	FY 18 Encum. & Actual	Total Budget
REVENUES							
Interest Income	\$2,035	\$300	\$1,735	578.36%	\$0	\$2,035	\$600
Transfers from Other Funds	\$155,250	\$155,250	\$0	0.00%	\$0	\$155,250	\$310,500
Total Revenues	\$157,285	\$155,550	\$1,735	1.12%	\$0	\$157,285	\$311,100
EXPENSES							
Administrative Expenses	\$724	\$1,250	\$526	(42.08%)	\$0	\$724	\$2,500
Grants	\$0	\$0	\$0	0.00%	\$0	\$0	\$400,000
Total	\$724	\$1,250	\$526	(42.08%)	\$0	\$724	\$402,500
NET SURPLUS/(DEFICIT)	\$156,561	\$154,300	\$2,261	1.47%	\$0	\$156,561	(\$91,400)

Ann Arbor Downtown Development Authority

TIF Fund Balance Sheet

As of December 31 2017 (Unaudited)

		<u>Actual</u>
Assets		
	Cash	\$68,095
	Investments	\$10,723,749
	Accounts Receivable	\$99,892
	Total Assets	<u><u>\$10,891,736</u></u>
Liabilities and Equity		
Liabilities		
	Accounts Payable	\$456,140
	Interfund Payables	\$1,099,146
	Total	<u><u>\$1,555,286</u></u>
Equity		
	Current Years Fund Balance	\$4,165,823
	Prior Years Fund Balance	\$5,170,627
	Total	<u><u>\$9,336,450</u></u>
	Total Liabilities and Equity	<u><u>\$10,891,736</u></u>

Ann Arbor Downtown Development Authority

TIF Fund Income Statement

For the Period Ending December 31, 2017 (Unaudited)

	Y-T-D Act.	Y-T-D Bud.	Diff.	%	FY 18 Encum.	FY 18 Encum. & Actual	Total Budget
REVENUES							
Tax Revenue	\$6,508,630	\$6,477,772	\$30,858	0.48%	\$0	\$6,508,630	\$6,477,772
Interest Income	\$63,971	\$17,500	\$46,471	265.55%	\$0	\$63,971	\$35,000
Miscellaneous Income	\$175,000	\$0	\$175,000	0.00%	\$0	\$175,000	\$0
Total Revenues	\$6,747,601	\$6,495,272	\$252,329	3.88%	\$0	\$6,747,601	\$6,512,772
EXPENSES							
Permanent Salaries	\$104,242	\$130,000	\$25,758	(19.81%)	\$0	\$104,242	\$260,000
Temporary Salaries	\$9,755	\$9,270	(\$485)	5.23%	\$0	\$9,755	\$18,540
Employee Fringe Benefits	\$74,969	\$94,836	\$19,867	(20.95%)	\$0	\$74,969	\$189,672
Administrative Expenses	\$86,793	\$110,000	\$23,206	(21.10%)	\$0	\$86,793	\$220,000
Professional Services	\$173,513	\$506,500	\$332,987	(65.74%)	\$0	\$173,513	\$1,013,000
Insurance	\$9,649	\$13,000	\$3,351	(25.78%)	\$0	\$9,649	\$26,000
General Maintenance Expenses	\$61,461	\$272,500	\$211,039	(77.45%)	\$0	\$61,461	\$545,000
Grants	\$425,340	\$537,037	\$111,697	(20.80%)	\$0	\$425,340	\$1,074,074
Transfers	\$155,250	\$155,250	\$0	0.00%	\$0	\$155,250	\$310,500
Capital Costs	\$1,127,457	\$1,320,312	\$192,856	(14.61%)	\$0	\$1,127,457	\$2,640,625
Bond Payments	\$353,349	\$375,000	\$21,651	(5.77%)	\$0	\$353,349	\$1,480,696
Total Expenses	\$2,581,778	\$3,523,705	\$941,927	(26.73%)	\$0	\$2,581,778	\$7,778,107
NET SURPLUS/(DEFICIT)	\$4,165,823	\$2,971,567	\$1,194,256	36.96%	(\$923,115)	\$4,165,823	(\$1,265,335)

Ann Arbor Downtown Development Authority

Parking Fund Balance Sheet

As of December 31, 2017 (Unaudited)

	<u>Actual</u>
Assets	
Cash	\$447,670
Investments	\$7,006,217
Accounts Receivable	\$107,478
Interfund Receivables	\$1,007,852
Total Assets	<u>\$8,569,218</u>
Liabilities and Equity	
Liabilities	
Accounts Payable	\$56,123
Total Liabilities	<u>\$56,123</u>
Equity	
Current Years Fund Balance	\$2,943,874
Prior Years Fund Balance Uncommitted	\$3,226,861
Prior Years Fund Balance Committed	\$2,342,360
Total Equity	<u>\$8,513,095</u>
Total Liabilities and Equity	<u>\$8,569,218</u>

Ann Arbor Downtown Development Authority

Parking Fund Income Statement

For the Period Ending December 31, 2017 (Unaudited)

	Y-T-D Act.	Y-T-D Bud.	Diff.	%	FY 18 Encum.	FY 18 Encum. & Actual	Total Budget
REVENUES							
1st & Washington Parking Revenue	\$372,854	\$365,870	\$6,984	1.91%	\$0	\$372,854	\$731,739
Maynard Parking Revenue	\$1,437,820	\$1,363,343	\$74,477	5.46%	\$0	\$1,437,820	\$2,726,685
4th & Washington Parking Revenue	\$507,936	\$495,323	\$12,612	2.55%	\$0	\$507,936	\$990,647
Forest Avenue Parking Revenue	\$912,890	\$952,121	(\$39,231)	(4.12%)	\$0	\$912,890	\$1,904,242
4th & William Parking Revenue	\$1,354,931	\$1,374,336	(\$19,405)	(1.41%)	\$0	\$1,354,931	\$2,748,672
Liberty Square Parking Revenue	\$1,039,011	\$941,502	\$97,508	10.36%	\$0	\$1,039,011	\$1,883,005
Ann Ashley Parking Revenue	\$1,092,244	\$1,095,879	(\$3,636)	(0.33%)	\$0	\$1,092,244	\$2,191,759
Library Lot Parking Revenue	\$926,226	\$866,332	\$59,894	6.91%	\$0	\$926,226	\$1,732,664
S. Ashley (Kline Lot) Parking Revenue	\$321,441	\$340,682	(\$19,241)	(5.65%)	\$0	\$321,441	\$681,363
1st & Huron Parking Revenue	\$370,182	\$484,604	(\$114,422)	(23.61%)	\$0	\$370,182	\$969,207
5th & Huron Parking Revenue	\$54,872	\$67,655	(\$12,783)	(18.89%)	\$0	\$54,872	\$135,310
1st & William Parking Revenue	\$87,164	\$87,848	(\$684)	(0.78%)	\$0	\$87,164	\$175,697
415 W. Washington	\$95,176	\$105,930	(\$10,754)	(10.15%)	\$0	\$95,176	\$211,860
Parking Meter Revenue	\$2,271,443	\$1,800,000	\$471,443	26.19%	\$0	\$2,271,443	\$3,600,000
Meter Bag Revenue	\$308,281	\$207,500	\$100,781	48.57%	\$0	\$308,281	\$415,000
Interest Earned	\$82,416	\$25,000	\$57,416	229.66%	\$0	\$82,416	\$50,000
Miscellaneous Revenue	\$72,798	\$62,500	\$10,298	16.48%	\$0	\$72,798	\$125,000
Total Revenues	\$11,307,682	\$10,636,425	\$671,258	6.31%	\$0	\$11,307,682	\$21,272,850
EXPENSES							
Permanent Salaries	\$104,242	\$130,000	\$25,758	(19.81%)	\$0	\$104,242	\$260,000
Temporary Salaries	\$9,755	\$9,270	(\$485)	5.23%	\$0	\$9,755	\$18,540
Employee Fringe Benefits	\$74,969	\$94,836	\$19,867	(20.95%)	\$0	\$74,969	\$189,672
Administrative Expenses	\$60,846	\$82,512	\$21,666	(26.26%)	\$0	\$60,846	\$165,025
Professional Services	\$35,040	\$284,095	\$249,056	(87.67%)	\$0	\$35,040	\$568,191
Insurance	\$77,053	\$70,000	(\$7,053)	10.08%	\$0	\$77,053	\$70,000
Direct Parking Expenses	\$5,117,404	\$5,186,149	\$68,745	(1.33%)	\$0	\$5,117,404	\$12,323,532
Utilities	\$183,308	\$207,400	\$24,092	(11.62%)	\$0	\$183,308	\$547,500
Grants	\$199,566	\$506,349	\$306,784	(60.59%)	\$0	\$199,566	\$1,012,699
Transfers	\$1,819,289	\$1,819,289	\$0	0.00%	\$0	\$1,819,289	\$3,638,578
Bond and Installment Sale Payments	\$682,337	\$699,599	\$17,262	(2.47%)	\$0	\$682,337	\$4,416,574
Total Expenses	\$8,363,808	\$9,089,500	\$725,692	(7.98%)	\$0	\$8,363,808	\$23,210,311
NET SURPLUS/(DEFICIT)	\$2,943,874	\$1,546,925	\$1,396,950	90.31%	(\$178,869)	\$2,765,005	(\$1,937,461)

Ann Arbor Downtown Development Authority

Parking Maintenance Fund Balance Sheet

As of December 31, 2017 (Unaudited)

	<u>Actual</u>
Assets	
Investments	\$4,527,255.10
Interfund Receivables	\$91,577.26
Total Assets	<u><u>\$4,618,832.36</u></u>
Liabilities and Equity	
Liabilities	
Accounts Payable	<u>\$123,008.90</u>
Total Liabilities	<u>\$123,008.90</u>
Equity	
Current Years Fund Balance	\$274,157.00
Prior Years Fund Balance	<u>\$4,221,666.46</u>
Total Equity	<u>\$4,495,823.46</u>
Total Liabilities and Equity	<u><u>\$4,618,832.36</u></u>

Ann Arbor Downtown Development Authority

Parking Maintenance Fund Income Statement

For the Period Ending December 31, 2017 (Unaudited)

	Y-T-D Act.	Y-T-D Bud.	Diff.	%	FY 18 Encum.	FY 18 Encum. & Actual	Total Budget
REVENUES							
Interest Income	\$21,730	\$25,000	(\$3,270)	(13.08%)	\$0	\$21,730	\$50,000
Transfers from Other Funds	\$1,819,289	\$1,819,289	\$0	0.00%	\$0	\$1,819,289	\$3,638,578
Total Revenues	\$1,841,019	\$1,844,289	(\$3,270)	(0.18%)	\$0	\$1,841,019	\$3,688,578
EXPENSES							
Professional Services	\$70,221	\$185,000	\$114,779	(62.04%)	\$0	\$70,221	\$370,000
General Maintenance Expenses	\$86,040	\$189,500	\$103,460	(54.60%)	\$0	\$86,040	\$379,000
Capital Costs	\$1,410,601	\$1,802,830	\$392,230	(21.76%)	\$0	\$1,410,601	\$3,605,661
Total Expenses	\$1,566,862	\$2,177,330	\$610,469	(28.04%)	\$0	\$1,566,862	\$4,354,661
NET SURPLUS/(DEFICIT)	\$274,157	(\$333,041)	\$607,198	(182.32%)	(\$58,489)	\$215,668	(\$666,083)

**Ann Arbor DDA
Fiscal Year 2018 Funds Committed Report
December 31, 2017**

Grant Description	Original Amount of Funds Committed	Balance of Funds Unspent	G/L Account Expenditure	G/L Account Budget	Funds Unspent (Uncommitted)	Account description
Housing Fund	\$0	\$0	\$0	\$400,000	\$400,000	Other Grants
TIF Fund						
Sidewalk/Tree Repairs	\$249,962	\$249,962				General Repairs
Kerytown Streetlights	\$150,038	\$150,038	\$1,461	\$400,000	(\$1,461)	General Repairs
Balance of Funds Committed	\$400,000	\$400,000				
S. University Design Services (Smith Group/JJR)	\$36,528	\$0				Arch & Eng.
Fifth & Detroit Design Services (Smith Group/JJR)	\$197,778	\$132,861				Arch & Eng.
Huron St. Design Services (Smith Group/JJR)	\$169,380	\$145,852				Arch & Eng.
State Street Design Services	\$40,000	\$40,000				Arch & Eng.
Balance of Funds Committed	\$443,686	\$318,713	\$138,933	\$810,000	\$352,354	
Court Police Facility Grant	\$508,608	\$254,304				Other Grants
State Theater Grant	\$100,000	\$100,000				Other Grants
Miscellaneous Discretionary Grants	\$47,800	\$37,366				Other Grants
Balance of Funds Committed	\$391,670	\$391,670	\$264,738	\$656,408	\$0	
618 S Main Brownfield Grant (4-yr grant)	\$225,000	\$225,000				Brownfield Grants
116-120 W Huron St Grant (3-yr grant \$310,752)	\$145,000	\$0				Partnership Grants
318 W Liberty Partnership Grant	\$15,602	\$0				Partnership Grants
Balance of Funds Committed	\$225,000	\$225,000	\$160,602	\$417,666	\$32,064	
S. University Construction (Fonson)	\$1,031,292	\$0				Capital Construction
5th & Detroit	\$1,613,125	\$1,613,125				Capital Construction
City Sidewalk Millage	\$27,500	\$0	\$1,127,457	\$2,640,625	(\$99,957)	Capital Construction
Total For TIF Fund	\$2,948,508	\$1,693,191	\$4,924,699	\$283,000		
The Annual Payment of the Brownfield Grants is Calculated using an estimate of TIF Revenue Generated from the Project						
Parking Fund						
Phase III Connector Study(AAATA)	\$59,227	\$59,227				Studies
Circulator Study (Nelson/Nygaard)	\$21,705	\$7,764				Studies
Parking Garage Occupancy (C. Walker)	\$6,500	\$5,702				
Balance of Funds Committed	\$72,693	\$72,693	\$14,739	\$100,000	\$12,568	
GO! Pass	\$584,461	\$419,170				Other Grants
Night Ride	\$12,000	\$9,950				Other Grants
Route 4 & 5 Enhanced Service	\$76,600	\$76,600				Other Grants
Express Ride	\$11,250	\$11,250				Other Grants
Get Downtown Services	\$95,000	\$92,775				Other Grants
Art Fair Trolley	\$11,699	\$1,699				Other Grants
Blike Share	\$20,000	\$0				Other Grants
Balance of Funds Committed	\$611,444	\$611,444	\$199,566	\$1,012,699	\$201,689	
Total For Parking Fund	\$684,137	\$214,305	\$1,112,699	\$214,257		
Parking Maintenance Fund						
E-Park Stations (Traffic & Safety)	\$854,000	\$671,375				Capital Equipment
Fourth & William Equipment (Signature Controls)	\$350,000	\$203,425				Capital Equipment
Balance of Funds Committed	\$874,800	\$874,800	\$533,219	\$1,204,000	(\$204,019)	
Parking Structure Repairs Summer/Fall 2017 (RA 4th & William Stair/Elevator Project (Spence)	\$766,585	\$183,228				Capital Construction
Elevators (Schindler)	\$54,619	\$0				Capital Construction
Solar Car Port	\$159,000	\$80,264				Capital Construction
Rooftop Fencing (Future Fencing)	\$50,000	\$50,000				Capital Construction
Forest Fiber Installation (City of Ann Arbor)	\$400,000	\$227,004				Capital Construction
Balance of Funds Committed	\$79,862	\$79,862	\$877,382	\$2,401,661	\$903,921	
Total For Parking Maintenance Fund	\$1,495,158	\$1,410,601	\$3,605,661	\$699,902		

Ann Arbor Downtown Development Authority
Gross Revenues/ Hourly Patrons
2nd Quarter, FY 2018 & 2nd Quarter, FY 2017

Revenues:	2nd Quarter 2018		2nd Quarter 2017		Increase (Decrease)		% Increase (Decrease)		FY 2017 Ave. Tkt.	FY 2018 Ave. Tkt.	FY 2017 Ave. Tkt.
	Hourly		Hourly		Hourly		Hourly				
	Revenues	Patrons	Revenues	Patrons	Revenues	Patrons	Revenues	Patrons			
Washington/First	\$179,334	9,140	\$179,313	9,759	\$21	(619)	0.01%	(6.34%)	243	\$5.00	\$5.00
Maynard	\$733,998	137,964	\$668,629	130,504	\$65,369	7,460	9.78%	5.72%	807	\$4.47	\$4.47
Washington/Fourth	\$252,760	55,696	\$235,705	56,003	\$17,056	(307)	7.24%	(0.35%)	281	\$4.03	\$3.96
Forest	\$445,115	55,225	\$440,117	55,321	\$4,998	(96)	1.14%	(0.17%)	576	\$6.34	\$6.31
Fourth/William	\$657,001	53,985	\$643,098	59,873	\$13,902	(5,888)	2.16%	(9.83%)	994	\$3.86	\$3.95
Liberty Square	\$497,729	24,739	\$499,796	31,798	(\$2,067)	(7,059)	(0.41%)	(22.20%)	575	\$6.45	\$5.05
Ann/Ashley	\$522,644	31,920	\$526,050	34,756	(\$3,406)	(2,836)	(0.65%)	(8.16%)	829	\$4.57	\$4.30
Library Lane	\$451,588	36,091	\$425,900	34,402	\$25,688	1,689	6.03%	4.91%	744	\$5.07	\$4.59
Kline Lot	\$160,105	35,734	\$173,576	38,322	(\$13,471)	(2,588)	(7.76%)	(6.75%)	143	\$4.44	\$4.43
Huron/Ashley/First	\$145,804	33,785	\$225,369	53,902	(\$79,565)	(20,117)	(35.30%)	(37.32%)	0	\$4.29	\$4.19
Fifth & Huron	\$21,047		\$33,825		(\$12,778)		(37.78%)		0		
First & Williams	\$41,355	120	\$44,315		(\$2,960)		(6.68%)		111		
415 W. Washington	\$47,380	5,335	\$46,279	5,733	\$1,101	(398)	2.38%	(6.94%)	151	\$4.00	\$4.00
Pallo Lot	\$13,174		\$4,259		\$8,915		209.30%		22		
Broadway Bridge	\$697		\$650		\$47		7.19%		16		
Main & Ann	\$29,754		\$21,652		\$8,102		37.42%		45		
Farmers Market	\$5,437		\$6,937		(\$1,500)		(21.62%)		75		
City Hall	\$1,543		\$1,041		\$502		48.17%		16		
Fourth & Catherine	\$35,259		\$24,022		\$11,236		46.77%		47		
Meters	\$1,090,566		\$862,143		\$228,422		26.49%		1,890		
Meter Bags	\$104,847		\$104,847		\$0		0.00%				
Total Revenues	\$5,437,137	479,734	\$5,167,526	510,373	\$269,611	(30,759)	5.22%	(6.03%)	7,569	\$5.00	\$4.75

Number of Business Days	FY 2018	FY 2017	Av. High Temp.		Av. Low Temp.		Act. Mon Precip.	
			Qtrly. Av. 2018	Qtrly. Av. 2017	31	35	11.60	8.60
			49	51				
Variance Average			(3)	(5)			3.00	
U of M Football			No. of Gam					
2nd Quarter FY 2018			4					
2nd Quarter FY 2017			4					
Variance			0					

1st & Huron & 5th & Huron Closed 12/1/17

Ann Arbor Downtown Development Authority
Gross Revenues/ Hourly Patrons
1st Six Months of FY 2018 & 1st Six Months FY 2017

	1st Six Month FY 2018		1st Six Month 2017		Increase (Decrease)		% Increase (Decrease)		FY 2018	FY 2017
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Spaces	Spaces
Revenues:										
Washington/First	\$372,854	19,314	\$369,367	19,555	\$3,487	(241)	0.94%	(1.23%)	243	243
Maynard	\$1,437,820	265,233	\$1,374,435	265,417	\$63,385	(184)	4.61%	(0.07%)	807	807
Washington/Fourth	\$507,935	112,005	\$487,027	112,636	\$20,909	(631)	4.29%	(0.56%)	281	281
Forest	\$912,890	112,814	\$939,704	112,202	(\$26,814)	612	(2.85%)	0.55%	576	576
Fourth/William	\$1,354,931	113,761	\$1,304,676	123,889	\$50,254	(10,128)	3.85%	(8.18%)	994	994
Liberty Square	\$1,039,010	51,233	\$1,051,677	64,084	(\$12,667)	(12,851)	(1.20%)	(20.05%)	575	575
Ann/Ashley	\$1,092,244	68,837	\$1,107,932	73,952	(\$15,688)	(5,115)	(1.42%)	(6.92%)	829	829
Library Lane	\$926,225	75,026	\$878,011	73,911	\$48,214	1,115	5.49%	1.51%	744	744
Kline Lot	\$321,440	71,565	\$346,744	75,957	(\$25,304)	(4,392)	(7.30%)	(5.78%)	143	143
Huron/Ashley/First	\$370,182	85,597	\$466,268	107,231	(\$96,086)	(21,634)	(20.61%)	(20.18%)	0	167
Fifth & Huron	\$54,872		\$67,650		(\$12,778)		(18.89%)		0	56
First & Williams	\$87,164	120	\$91,679	231	(\$4,515)	(111)	(4.92%)	100.00%	111	111
415 W. Washington	\$95,176	10,685	\$100,170	12,296	(\$4,994)	(1,611)	(4.99%)	(13.10%)	151	151
Palio Lot	\$25,970		\$10,937		\$15,032		137.44%		22	22
Broadway Bridge	\$1,382		\$1,339		\$43		3.19%		16	16
Main & Ann	\$64,223		\$47,428		\$16,795		35.41%		45	45
Farmers Market	\$10,877		\$13,986		(\$3,109)		(22.23%)		75	75
City Hall	\$3,502		\$2,182		\$1,320		60.51%		16	16
Fourth & Catherine	\$74,442		\$51,036		\$23,406		45.86%		47	47
Meters	\$2,141,688		\$1,750,956		\$390,732		22.32%		1,894	1,890
Meter Bags	\$257,642		\$207,966		\$49,676		23.89%			
Total Revenues	\$11,152,467	986,190	\$10,671,170	1,041,361	\$481,297	(55,171)	4.51%	(5.30%)	7,569	7,788

Number of Business Days
FY 2018 153
FY 2017 154

Number of Weekend Days (F & S)
FY 2018 53
FY 2017 54

Ann Ashley Saturday Parking- Pilot

The 2015 Nelson/Nygaard parking study recommended that an effort be made to better connect the Farmers Market to the Ann Ashley structure. The upcoming streetscape improvement work in the 5th & Detroit area is an excellent opportunity to pursue a pilot project aimed at strengthening visibility and use of the Ann Ashley parking structure on Saturdays by Kerrytown visitors, customers, and employees.

The 5th & Detroit project is a partnership between the DDA and the City, and is estimated to take place March 2018 through November 2018. During various phases of construction, a number of parking spaces will be out of service or more difficult to access. DDA staff recommend using this opportunity to promote the use of the Ann Ashley parking structure on Saturdays, when visitor parking demand is at its greatest.

A pilot would be created to provide for free parking at Ann Ashley on Saturdays from 7 am – 3 pm. We propose to run this pilot throughout the duration of the 5th & Detroit project.

Despite being very busy during weekdays, the facility has ample space on weekends. Republic Parking let us know that over the course of a calendar year the average number of transient entries during Saturdays 7am-3pm, which are the hours of the Farmers Market, is approximately 200. Using historical totals and considering the number of Saturdays in the pilot timeframe, the value of the free parking we would offer is estimated to be approximately \$24,000.

There are twofold goals for this proposed pilot. First, providing free parking during Farmers Market hours on Saturdays would help alleviate some construction-related parking issues. And second, this pilot is aimed at expanding the visibility and thus the use of Ann Ashley on future Saturdays, even after the free parking pilot is over.

Our work to promote this pilot would include the following actions:

- Coordination and communication with Market staff, vendors and visitors
- Coordination and communication with Kerrytown area businesses and KDA
- Banners and signage within the 5th/Detroit construction area
- Communication to residents and media through project team communiqués and project websites
- Improved wayfinding signage to better connect patrons between Kerrytown and the Ann Ashley structure
- Wayfinding signage, banners, posters at the Ann Ashley structure

Any feedback about this idea would be very welcome.

As the pilot moves forward, we'll be sure to keep the Operations Committee informed.

Parking & Transportation Report January 2018

Parking Operations

Special Events in January

January 14-19 Restaurant Week
January 21 Worst Day of the Year Ride
January 25-27 Folk Festival
January 27 A2SO

Special Event Meter Bag Fee Waivers in January

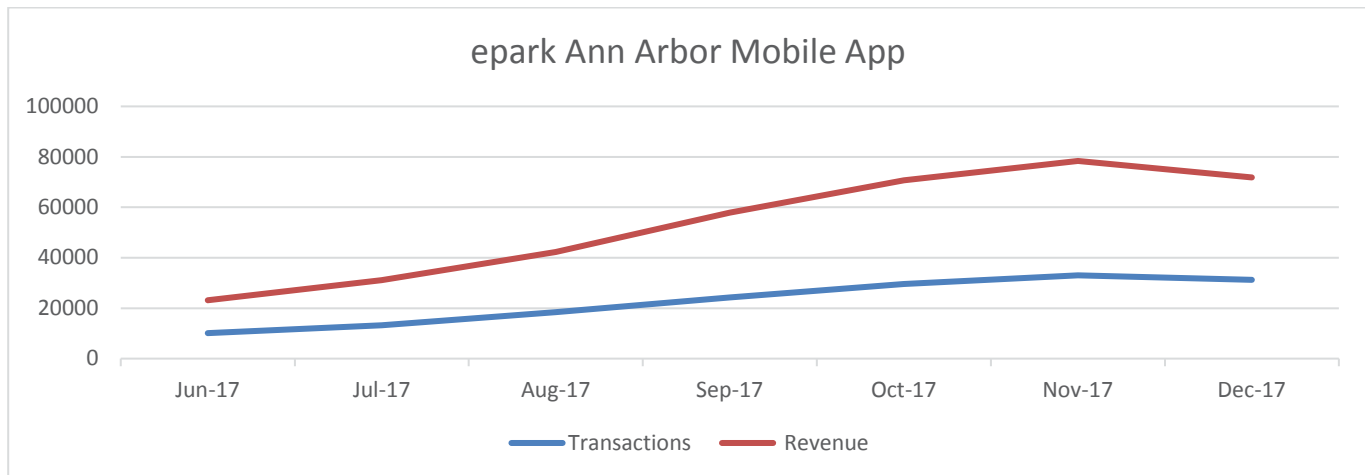
Folk Festival \$1,240

Personnel

Dave Orfield, Republic's General Manager has moved to Boston, Massachusetts to become a Station Manager for their contract with the MBTA. His replacement will be Michael McKiness who comes into the position with 15 years of high level management experience.

Meters

Use of the epark Ann Arbor mobile app continues to grow. In December there were 31,242 transactions totaling \$71,809.00 in revenue. This was a slight decrease from November, and may be attributable to the holiday season or bad weather.



The meter department spent much of January dealing with snow and ice. The extremely cold weather meant that more batteries needed to be changed. There were also many days when the meter collectors had to use hand torches to clear ice from locks in order to collect coin from the Duncan meters. Time was also spent clearing snow from epark solar panels, and clearing snow around eparks.

The past month also saw 3 epark machines knocked loose from their bases as a result of car accidents or snow removal equipment.

City/DDA Parking Enforcement Committee

The Committee met on January 18th. Republic Parking staff shared updates including upcoming events and cold weather operations. Community Standards staff shared an update about open positions within their department.

The next Committee meeting will be Thursday, February 18th.

Tally Hall Condominium Meeting

No meeting scheduled in January. Next meeting is February 6th.

First & Washington Condominium Meeting

No meeting was scheduled in January. The structure opened in late 2013 and a condominium board is not yet in place.

Parking System Maintenance

Despite the best efforts of the RPS maintenance staff the extremely cold weather caused frozen pipes and fire suppression system issues in 2 garages. Maintenance staff removed snow from the rooftops at Forest, Liberty Square and Ann Ashley.

Parking Equipment

4th & William Equipment

The new revenue control equipment is scheduled for installation beginning February 12. Site preparation is underway. Republic Staff will be traveling to Columbus for system training, as well as attending training sessions here in Ann Arbor. DDA and RPS are working to create communications and informational cards and posters to let monthly, hourly, and validation parkers know about the new equipment. The installation will require the removal of bike parking which we will look to replace elsewhere.

Elevators

There were 5 elevator calls for service in the last month. They were located at:

2 - Ann & Ashley North

1- Ann Ashley South

1 - 4th & William Alley

1 - Maynard Alley

Equipment

The Lane Operational Efficiency number for December was 99.93%. Across all 50 entry/exit lanes there was only 1,094 minutes of downtime for the month. This downtime includes preventative maintenance and emergency repairs.

EV Charging Units

Use of the charging units remains strong. Including numbers from last quarter, the EV units in the parking system have now displaced more than 1,000,000 miles of gasoline travel. (Historical data is attached to this report.) When use is balanced against number of units in a parking facility Forest, Maynard and Library Lane are the units with the highest use.

Republic Parking will be installing a new office phone system the week of 1/29.

Republic Parking is working to install new timeclocks and payroll system.

Parking Construction

Ann Ashley Expansion

DDA staff continues to meet with project engineers and architects to discuss the project scope and schedule. Project staff met with City staff in January to discuss expectations for design development and process for approvals. Project staff will have preliminary architectural concepts to share with the DDA Board sometime in February.

4th & Catherine Solar Pilot Project

NOVA consultants continue their work on initial structure and solar panel designs. Project is on schedule for installation in March or April.

Structure Fencing

Bids for permanent fencing for the next two levels down in each of the six structures were received this month. DDA staff will be reaching back out to bidders with some clarifying questions, with a goal of having a contractor selected by the end of the month.

Transportation

Go!pass Summary

Go!pass Outreach

Go!pass Coordinator Bulletin sent to 531 recipients on 1/23/18

- 2016-2017 - Renewal orders received to date: 401 companies
- 2016-2017 - New orders received to date: 27 companies
- 2017-2018 - Renewal orders received to date: 388 companies
- 2017-2018 - New orders received to date: 25 companies

New go!pass companies for Jan 2018

- PolySync Technologies
- Voxel51

2015-2016 – Go!pass sales as of 1/23/2015: 5,951 passes ordered by 436 organizations (8/2015-1/2016)

2016-2017 - Go!pass sales as of 1/23/2016: 5,705 passes ordered by 430 organizations (8/2016-1/2017)

2017-2018 - Go!pass sales as of 1/23/2017: 5,429 passes ordered by 412 organizations (8/2017-1/2018)

Quarterly ridership will be reported in January.

	<i>October 2017</i>	<i>November 2017</i>	<i>December 2017</i>
Go!Pass Usage	55462	45344	46122
Change from Previous Year	6.22%	-0.13%	-8.03%
Difference from Avg Month	6.70%	11.43%	5.07%
NightRide Usage	320	425	447
ExpressRide Flexpass	2,242	1,931	1,498

Overall, pass usage is on pace for 1% growth over FY 17 ridership. This is a result of our typical November/December dip in ridership. However, ridership tends to recover to stronger numbers in the last half of the fiscal year, and we expect that this year will be no different. We believe that ridership will end up around a 4% growth figure from FY 17 numbers, or around 645,000 trips.

Bike Parking

Current rentals good till 3/31/18

- Bike Locker Rentals as of 1/23/18: 8 rentals of 12 available lockers (66%)
- Maynard Bike House Rentals as of 1/23/18: 13 rentals of 28 spaces (46%)
- Ann Ashley Bike House Rentals as of 1/23/18: 40 rentals of 27 spaces (148%)

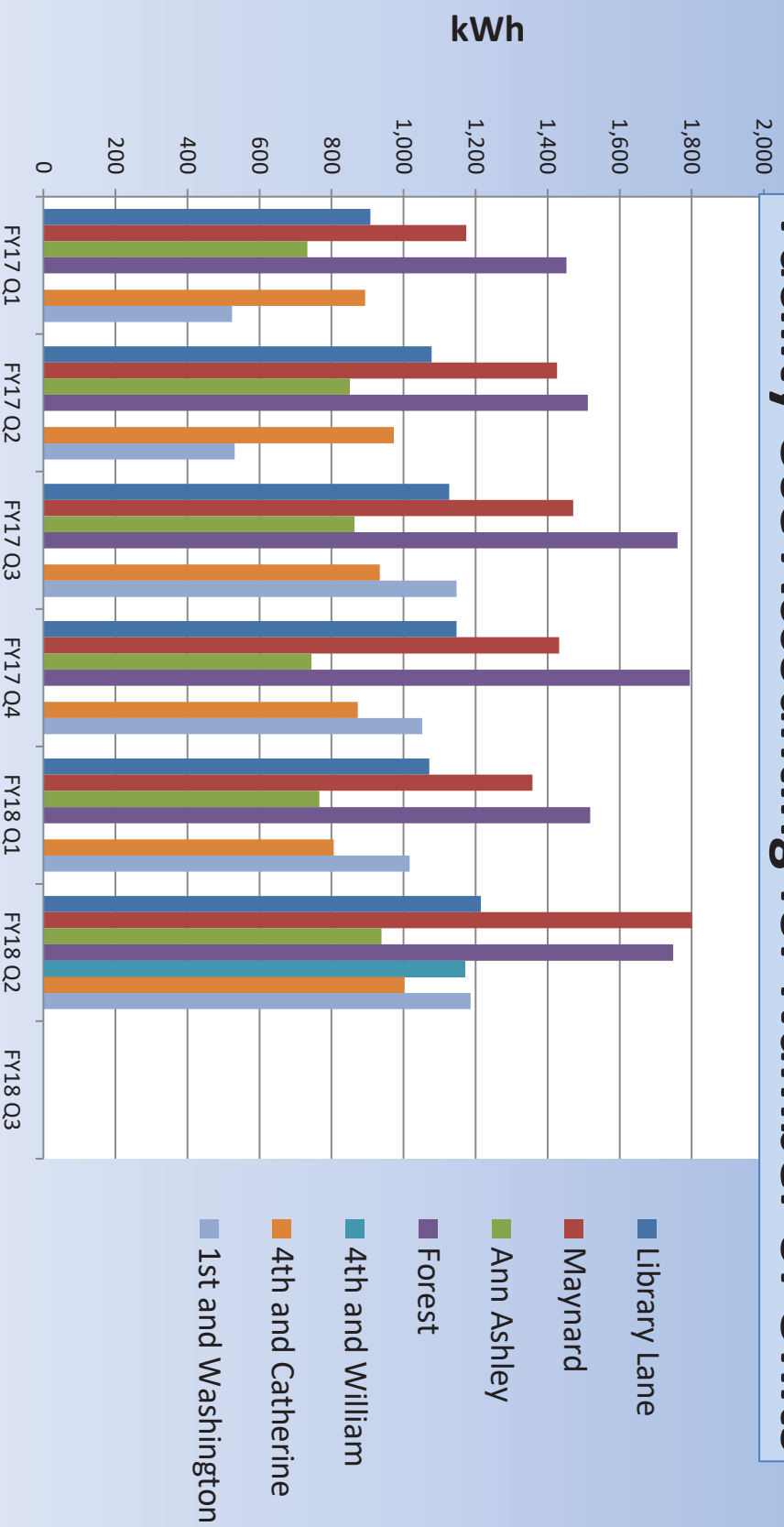
We are now down to 12 bike lockers in the downtown area. This is down from 22 lockers. We are having difficulty finding space for lockers close to the ones that have been removed. Renters find that the bike houses are not close enough to their offices to use. Of the customers that were disrupted by the removal of bike lockers at 5th and Huron, 2 are receiving pro-rated refunds and 1 is arranging to move to a different location. As Board members become aware of opportunities to place bike lockers with new development, we would appreciate a heads-up to the getDowntown or DDA staff.

Other Activities

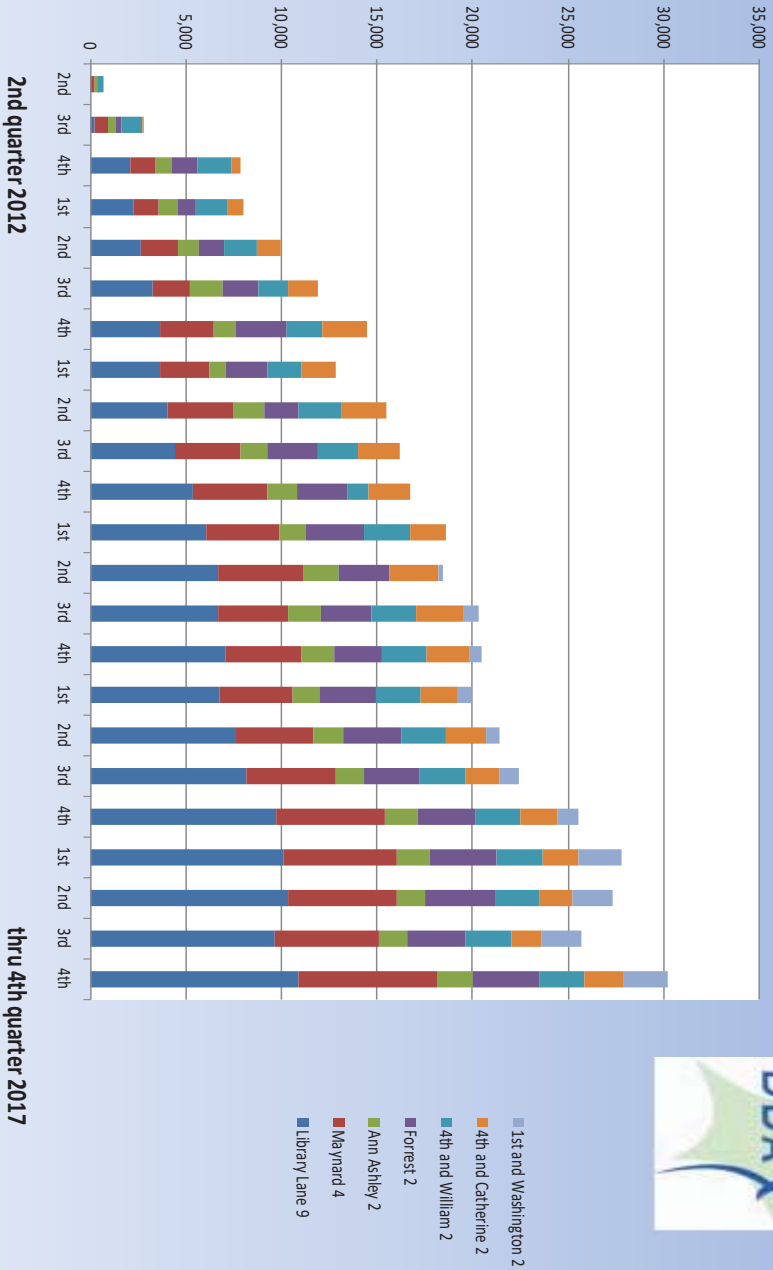
- Conquer the Cold Commuter Challenge started 1/1/18 and ends 1/31/18. To date, 665 people have registered and 500 have logged commutes. Outside sponsorship for this challenge has been provided by Bivouac, The Local Bike Shop, REI, Tree Fort Bikes, Wheels in Motion, Atomic Object, Blue Tractor BBQ & Brewery, Sweetwaters, Arbor Brewing Company, Great Lakes Cycling, Monahan's, Downtown Home & Garden, Footprints, Le Dog, and Zingerman's. We held a winter educational and mixer event on 1/16/18 at Arbor Brewing Co. which close to 20 people attended. Presentations were given by WBWC, Common Cycle/Bike Alliance and getDowntown. Even if you only plan on walking, biking, carpooling, vanpooling, or taking the bus to work once during the month of January, we would encourage anyone to sign up for the challenge and participate.
- It's never too early to think about Commuter Challenge! If you know of companies that would be interested in promoting themselves during the Commuter Challenge by competing against another company, please let getDowntown staff know. We'd like to build from last year's "Howard v. Greg" challenge and use a few local businesses to highlight how they are working with their employees on their transportation choices.

Electric Car Charger Usage by Quarter

Facility Use Accounting for Number of Units



Ann Arbor DDA Electric Car Charger Usage



Top 5 Most Used Car Chargers in 2017

Forest Ave #2	6,964 kWh
Forest Ave #1	6,681 kWh
Maynard #3	6,261 kWh
Maynard #4	6,167 kWh
Maynard #2	6,085 kWh
Least Used	
4th and Cath #1	2,175 kWh
Ann Ashley #2	3,153 kWh
Library Lane #1	3,328 kWh

RESOLUTION TO APPROVE A 5TH & DETROIT CONSTRUCTION COST SHARING AGREEMENT WITH THE CITY

Whereas, The DDA's Development Plan highlighted identity, infrastructure, and transportation as key strategies, and also recognized that an enjoyable pedestrian experience is one of downtown's principal attractions, as well as a necessary element in its social and economic life;

Whereas, On January 6th, 2016, The DDA Board approved a total project budget for the 5th & Detroit Street Project of \$2.9M and on July 5th, 2017 approved increasing the budget to \$3.4M;

Whereas, the total project budget includes cost for design, burying overhead communication lines, sidewalk reconstruction, furnishings, and new streetlights;

Whereas, In partnership with the City, The DDA led the design phase and on June 2017, the DDA Board approved a schematic Design for the 5th & Detroit Street Project;

Whereas, The City of Ann Arbor led the construction bid process and received competitive bids on January 11, 2018 and Fonson Company Inc. of Brighton, MI, was the lowest responsible bidder at \$3,767,017.90;

Whereas, The City of Ann Arbor will oversee the primary construction portion of the project with a total budget of \$4.6M, including contingency, inspection, and material testing, with approximately \$2.2M of the cost attributable to the DDA's work;

Whereas, to begin construction, the City and DDA have drafted the attached cost-sharing agreement;

Whereas, the agreement has been reviewed and approved, as to form, by the DDA Attorney;

Whereas, the DDA Capital Improvements Committee reviewed the cost-sharing agreement and recommends approval;

Resolved, The DDA Board authorizes the Executive Director and Board Chair to sign the cost-sharing agreement with the City.

AGREEMENT BETWEEN THE CITY OF ANN ARBOR AND THE DOWNTOWN
DEVELOPMENT AUTHORITY OF THE CITY OF ANN ARBOR REGARDING
RESPONSIBILITIES AND COST ALLOCATION FOR
NORTH FIFTH AVENUE RECONSTRUCTION

This Agreement (“Agreement”) is made and entered into this _____date of _____, 2018, by and between the City of Ann Arbor, a Michigan municipal corporation with its principal offices at 301 E. Huron Street, Ann Arbor, Michigan 48104 (“City”), and the Downtown Development Authority of the City of Ann Arbor, a public corporation organized and existing pursuant to the authority of Act 197, Public Acts of Michigan, 1975, MCL 125.1651 *et seq.* with its principal offices at 150 South Fifth Avenue, Suite 301, Ann Arbor, Michigan 48104 (“DDA”), for the purpose of fixing the rights and obligations of the parties relative to the construction of North Fifth Avenue Reconstruction. The construction of this project is hereinafter referred to as the “Project.” Relevant details and scope of the Project are set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Whereas, the City and the DDA have expressed interest in working cooperatively on the North Fifth Avenue Reconstruction project;

Whereas, the City and the DDA have agreed that the City should award a contract to Fonson Company, Inc. hereinafter referred to as “Contractor,” to perform construction work for the Project;

Whereas, the DDA will be responsible for funding a portion of the Project as established in Exhibit B; and

Whereas, the City and the DDA have reached an understanding with each other regarding the performance of and payment for the Project and desire to enter into this Agreement to memorialize that understanding.

Therefore, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, the City and the DDA agree:

1. The City and the DDA shall undertake and complete the construction phase of the Project in accordance with the terms of this Agreement. Exhibit A to this Agreement refers to and incorporates by reference the Project design, which details the complete scope of the construction work. Exhibit B to this Agreement lists the estimate for each cost sharing category and the allocation of costs between the City and the DDA for each category. As set forth in Exhibit B, the total dollar amount estimate of the DDA’s share of the Project is \$2,000,730.

2. The City will enter into a contract with the Contractor for the Project. The City will administer the contract and related work necessary for the completion of the Project. In its contract with the Contractor, the City must require that the Contractor indemnify the DDA for any claims or lawsuits by third parties arising from the Contractor's work, and must require the Contractor to cover the DDA as additionally insured on its general liability policy. In the contract between them, the City and the Contractor also must recognize the DDA as a third party beneficiary of the contract.
3. The DDA is responsible for funding its identified share of each cost sharing category of the Project as defined in Exhibit B.
4. For payment of the Project costs, the City will contract directly with the Contractor, and finance the complete cost of the construction, including the DDA's portion of these costs. The DDA will reimburse the City for the DDA's share of amounts paid by the City. Exhibit B provides the estimated cost breakdown of construction costs and the allocation of costs due the City from the DDA for its share of the costs.
5. As the City pays for construction services and incurs costs on the Project, the City will invoice the DDA at a frequency no more than monthly. The DDA shall reimburse the City for the City's portion of incurred costs within 30 days of receipt of an invoice from the DDA.
6. Notwithstanding the DDA's funding of a share of the Project, the parties agree that responsibility for management of the Project, including all aspects of the contract with the Contractor, rests with the City.
7. The parties understand and agree that the dollar amounts in Exhibit B are estimates of Project costs and that the actual costs may differ. However, the percentages for each category of costs identified in Exhibit B are agreed to between the parties and cannot be changed except by Amendment to this Agreement. The DDA's obligation to fund its share of the Project includes the obligation to fund change orders, authorized in writing prior to the work being performed, for its share of the Project. All change orders, whether relating to a work item whose cost is shared by both parties or an item to be paid exclusively by the DDA, must be approved by the DDA. The parties agree that any change order that affects shares of the Project of both parties will be paid in proportion to those percentages agreed to by the City and the DDA and identified in Exhibit B, including both increases and decreases in Project costs.
8. In the event any claims are brought against the DDA and/or the City by the Contractor, or a subcontractor, vendor or supplier for the construction phase of North Fifth Avenue Reconstruction and arising out of the construction or related work on the Project, costs incurred by the City in defending or resolving such claims shall be considered Project costs and will be funded in the same manner and proportion as the work to which the claims pertain. Any change order that results from a claim shall be funded as provided in Paragraph 7.
9. Each of the persons signing this Agreement represents and warrants that he or she has authority to sign this Agreement on behalf of the DDA or the City of Ann Arbor, respectively.

CITY OF ANN ARBOR, a Michigan
municipal corporation

ANN ARBOR DOWNTOWN
DEVELOPMENT AUTHORITY, a public
corporation

By: _____
Christopher Taylor, Mayor

By: _____
Susan Pollay, DDA Executive Director

By: _____
Jacqueline Beaudry, City Clerk

By: _____
Philip Weiss, DDA Board Chair

Approved as to substance:

Howard S. Lazarus, City Administrator

Craig Hupy, Public Services Area Administrator

Approved as to form:

Stephen K. Postema, City Attorney

EXHIBIT A

Attached as Exhibit A is the Project design, detailing the scope of the construction work for North Fifth Avenue Reconstruction.

EXHIBIT B

Attached as Exhibit B are the cost summary and the funding responsibilities of the DDA and the City for each cost sharing category of North Fifth Avenue Reconstruction.

Ann Arbor DDA
5th/Detroit DDA Anticipated Expenses
1/23/2018

Total Project Budget **\$3,400,000.00**

Design

Design Fees set aside **\$318,138.00**

Construction

Cost-Share Agreement with City **\$2,200,269.10**

Construction Contract \$1,650,269.10

Construction Contingency \$300,000.00

Construction Inspection & Staking \$215,000.00

Testing and Materials Analysis \$35,000.00

Other Costs **\$627,095.00**

EV Charging Stations \$150,000.00

DDA purchase Street Light Poles \$78,000.00

DDA purchase Light Fixtures \$94,095.00

Relocate Electrical Panels \$35,000.00

Bury Overhead Lines \$170,000.00

Loading Zone Changes \$100,000.00

Expected Construction Costs **\$2,827,364.10**