1. Roll Call
   Bob Guenzel, Marie Klopf, Howard Lazarus, Jessica A. S. Letaw, Joan Lowenstein, Molly McFarland, 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

6. Executive Director Communications

7. Approval of Minutes: June meeting minutes

8. Subcommittee Reports
   A. Capital Improvements Committee – J. Mouat
      - Recommended transportation elements for First, Ashley, and William streets
      - Resolution to Support First, Ashley, William Transportation Elements (Page 17)
      - Fifth/Detroit project – construction status
      - Sidewalk vault pilot
      - Next meeting: Wednesday, August 15 at 11am (July 18 meeting cancelled)

   B. Finance Committee – M. Klopf
      - Resolution Requesting Issuance of City Capital Improvement Bonds for the Construction of the First, Ashley, William, and Huron Improvement Projects (Pages 26-29)
      - Next Committee meeting: Thursday, August 30 at 1:00 pm. (July 26 meeting cancelled)

   C. Partnerships/Economic Development Committee – J. Lowenstein
      - Resolution to Approve a Grant to Support Efforts to Formulate Redevelopment Strategies for 350 S. 5th Ave in Support of Affordable Housing Goals (Pages 25)
      - Resolution to Encourage State Approval of the Local Housing Incentive Option (Page 40)
      - Next Committee meeting: Wednesday, August 8 at 9am (likely will be cancelled)
D. Operations Committee – J. Splitt, K. Orr
  * Destination Ann Arbor mural request
  * 5th & William lot reopening
  * Monthly Parking Report (Pages 34-39)
  * Ann Ashley expansion project - status
  * Next Committee meeting: Wednesday, August 29 at 11am (July 25th meeting cancelled)

E. Executive Committee – P. Weiss, M. Klopf, D. McKinnon, J. Lowenstein, R. Narayan
  * DDA Executive Director annual evaluation and recommended compensation change
  * Next Committee meeting: Wednesday, September 5 at 11am

9. New Business

10. Other Audience Participation (4 minutes each)

11. Adjournment
Ann Arbor Downtown Development Authority Meeting Minutes
Wednesday, June 6, 2018

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: Mr. Weiss called the meeting to order at 12:02 p.m.

1. ROLL CALL

Present: Bob Guenzel, Howard Lazarus, Joan Lowenstein, Jessica A. S. Letaw, Molly
McFarland, Darren McKinnon, John Mouat, John Splitt, Phil Weiss, Keith Orr

Absent: Marie Klopf, Rishi Narayan

Staff: Susan Pollay, Executive Director
      Joseph Morehouse, Deputy Director
      Maura Thomson, Communications Manager
      Amber Miller, Capital & Private Projects Manager
      Jada Hahlbrock, Manager of Parking Services
      Kelley Graves, Management Assistant

Audience: Ray Detter, Downtown Citizens Advisory Council
          Chris Simmons, Get!Downtown
          Chris Taylor, RPS
          Matt Carpenter, TheRide
          Jack Jennings

2. APPROVAL OF THE BOARD MEETING AGENDA

Mr. Guenzel moved and Ms. Lowenstein seconded to approve the meeting agenda.

A vote on the motion to approve the agenda showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt,
      Weiss
Nays: None
Absen: Klopf, Narayan

The motion was approved.

3. AUDIENCEPARTICIPATION

None.

4. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council: Mr. Detter said that he had attended Monday’s
People-Friendly Streets meeting and it was well-attended and ideas were well-received. He said
at the CAC meeting there was discussion about and support for DDA projects. He said that CAC
is pleased with the City’s decision to repurchase the former YMCA site. Mr. Detter reminded
everyone of the annual Old Fourth Ward and Downtown Neighbors Spring Party tonight at 6:30 p.m. at 120 & 126 N. Division. All are welcome to attend.

5. **DDA MEMBER COMMUNICATIONS**

The Board welcomed Molly McFarland who is filling the remainder of Sava Lelcaj-Farah’s term. Ms. McFarland introduced herself, and said she was looking forward to being part of the DDA.

Ms. Letaw said that she would have another Walk & Talk on June 9 at 10am starting at the Blake Transit Center and a “Downtown Hall” on June 13 at 7 p.m. at the Cardamon restaurant.

6. **EXECUTIVE DIRECTOR COMMUNICATIONS**

Ms. Pollay said that following the DDA’s vote last month to postpone action on parking contract request, the developer reduced the development size so parking was no longer required. Given this, the matter was resolved, no further DDA action was needed.

7. **APPROVAL OF MINUTES**

Ms. Letaw moved and Ms. Lowenstein seconded to approve the minutes.

A vote on the motion to approve the agenda showed:

- **Ayes:** Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Weiss
- **Nays:** None
- **Abstain:** Splitt
- **Absent:** Klopf, Narayan

The motion was approved.

8A. **SUBCOMMITTEE REPORTS-OPERATIONS COMMITTEE**

Mr. Orr introduced Matt Carpenter, TheRide, who reported on 2014 AATA transit millage impacts.

Mr. Orr moved and Ms. Lowenstein seconded the following resolution:

**RESOLUTION TO RECOMMEND RENEWAL OF THE 2014 AAATA TRANSIT MILLAGE**

Whereas, The DDA helped establish the getDowntown program in 1999 and in support of its mission remains an active partner and funder of transportation services such as the go!Pass;

Whereas, The DDA’s encouragement of transportation alternatives has been a key contributor to downtown’s growth, prosperity and quality of life, including new business attraction, and lessening traffic congestion and parking demand;

Whereas, In 2014 AAATA asked for voter approval of a new transit millage to support a five-year service plan, that included new evening and weekend service, and increased local service, and this millage was strongly supported by the voters;
Whereas, Over the past few years this service plan has been fully implemented;

Whereas, A renewal of this millage will be presented to the voters in August 2018, which if approved would enable these new transit services to be continued;

Whereas, The DDA’s transportation programs are overseen by its Operations Committee, and the Operations Committee recommends that the DDA show its support for this millage renewal;

RESOLVED, The DDA recommends support for the renewal of the AAATA transit millage.

A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Absent: Klopf, Narayan
The resolution was approved.

Mr. Splitt moved and Ms. Lowenstein seconded the following resolution:

RESOLUTION TO APPROVE A CONTRACT FOR PARKING STRUCTURE REPAIRS WITH MERIDIAN RESTORATION LLC. AND ESTABLISH A PROJECT BUDGET ($645,000)

Whereas, The DDA has managed the public parking system since 1992 in support of its mission;

Whereas, The DDA’s engineer’s, Carl Walker Inc., has provided the DDA with a list of recommended parking structure repairs for the 2018 construction season;

Whereas, The list of needed repairs was bid out to four qualified companies, and three companies submitted bids;

Whereas, Meridian Restoration, LLC, submitted the lowest responsible bid in the amount of $537,460;

Whereas, a contingency equal to 20% of the estimated work will be set aside, thus creating a project budget of $645,000;

RESOLVED, The DDA establishes a project budget for calendar year 2018 repairs of $645,000;

RESOLVED, The DDA selects Meridian Restoration, LLC, for its summer repairs and authorizes the Board Chair and the Executive Director to sign a contract with Meridian Restoration, LLC, of, in the amount of $537,460.

A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Absent: Klopf, Narayan
The resolution was approved.

Mr. Splitt moved and Mr. Mouat seconded the following resolution:

RESOLUTION TO APPROVE A 2017/18 CONTRACT YEAR-END MANAGEMENT FEE FOR REPUBLIC PARKING FOR MANAGEMENT OF DDA PARKING FACILITIES

Whereas, The DDA entered into a contract with Republic Parking System (RPS) beginning July 1, 2017 for management of the DDA’s parking system;

Whereas, According to this contract the fee paid to the contractor is paid in two parts. The first part, $125,000 is paid on a monthly basis. The second part, up to $50,000, is paid on the anniversary date of the contract based upon a DDA review of Republic’s performance;

Whereas, After reviewing RPS’s performance, and in acknowledgement of their efforts this year, the Operations Committee recommends that the DDA provide RPS with a $50,000 year-end management incentive;

RESOLVED, The DDA authorizes a 2017 year-end management incentive of $50,000 for Republic Parking System.

A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Absent: Klopf, Narayan
The resolution was approved.

Mr. Splitt moved and Mr. Orr seconded the following resolution:

RESOLUTION TO MODIFY ANN ASHLEY EXPANSION PROJECT SCOPE TO ELIMINATE THE DEMOLITION OF THE NORTH END OF THE GARAGE AND ARCHITECTURAL LOUVERS

Whereas, The DDA has managed public parking in pursuit of its mission since 1992;

Whereas, At its October 2017 meeting the DDA voted to construct a three floor expansion of the Ann Ashley parking structure;

Whereas, At its April 2018 meeting, the DDA voted to increase its project budget and to add a variety of architectural improvements to the Ann Ashley structure;

Whereas, The approved design was reviewed by the City’s Design Review Board and by members of the public at a Citizens Participation meeting, and at both meetings there was
support for nearly all project elements, but opposition to demolishing the north end of the garage and the louvers that had been proposed to create an architectural “veil”;

Whereas, It was recommended by the Operations Committee that the DDA be asked to approve removing these elements from the project, but leave intact other architectural improvements including concrete stain, opening up the stair/elevator towers with more windows, and enhanced landscaping;

RESOLVED, The DDA modifies the Ann Ashley expansion project scope to eliminate the proposed louvers and demolition of the north end of the garage, but allow all other approved project elements to remain as part of the project.

Mr. Splitt said he disagreed, as it was an ugly building that would be getting bigger.

A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Weiss
Nays: Splitt
Absent: Klopf, Narayan
The resolution was approved.

Monthly Parking/Transportation Report: Ms. Letaw asked if graphics on the Epark chart could be shown in color or with dotted lines to show more differentiation.

The next Operations Committee meeting will be held Wednesday, June 27, 2018 at 11 am.

8B. SUBCOMMITTEE REPORTS - CAPITAL IMPROVEMENTS COMMITTEE

Mr. Mouat gave kudos to Ms. Miller and the entire DDA team for their hard work overseeing multiple street improvement projects currently in development or in construction.

Mr. Mouat moved and Mr. Orr seconded the following resolution:

RESOLUTION TO APPROVE A SCHEMATIC DESIGN FOR THE HURON STREET IMPROVEMENT PROJECT

Whereas, The DDA’s Development Plan highlights identity, infrastructure, and transportation as overarching strategy areas, which include improving safety and economic vitality through pedestrian improvements;

Whereas, In July 2016 the DDA began work on its Huron Street improvements project, including selecting its consultants and establishing its project budget, and in November 2017 set the project boundaries as Third Street to Division Street;
Whereas, In March 2018, the DDA approved a slate of important Huron Street transportation improvements based on public input and detailed analysis, and these improvements were also approved by the City’s Transportation Commission;

Whereas, A schematic design has taken shape that responds to extensive public input and reinforces the project goals and recommended transportation improvements;

Whereas, The DDA Capital Improvements Committee reviewed the proposed final schematic design and recommends approval;

Resolved, The DDA Board approves a schematic design for the Huron Street Improvement Project as recommended by its Capital Improvements Committee;

Resolved, The DDA Capital Improvements Committee will bring the DDA a resolution to initiate construction services after construction bids have been received.

A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Absent: Klopf, Narayan
The resolution was approved.

People-Friendly Streets Projects: Mr. Mouat said workshops were going on all week; Ms. Miller reported that attendance was very strong, and many people were meeting one-on-one with the design team to discuss specific and general concerns and ideas for improvements.

Fifth/Detroit Project: Ms. Rolla said installation of the water main on Fifth is completed, and a new storm main is being installed on Kingsley, She said that this phase of work is expected to be completed in July, at which time the contractor would begin work on the other side of Fifth

There was a question about the replacement of rejected landscaping on S.U.; Ms. Rolla said trees and landscaping were being replaced this week.

RESOLUTION TO APPROVE AN AGREEMENT WITH THE CITY FOR SIDEWALK REPAIRS WITHIN THE DDA DISTRICT

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, The City and DDA desire to approve a five year agreement so that the City will treat sidewalks within the DDA District like sidewalks outside the DDA District for purposes of repair,
for which the DDA will transmit its portion of the special Streets, Bridges, and Sidewalk Millage that is captured by the DDA;

Resolved, The DDA Board approves an agreement with the City for sidewalk repairs within the DDA District as indicated above.

Mr. Mouat moved and Ms. Letaw seconded the resolution.

A vote on the resolution showed:
Ayes: Guenzel, Letaw, Lowenstein, McFarland, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Abstain: Lazarus
Absent: Klopf, Narayan

The motion was approved.

The next Capital Improvements Committee meeting is Wednesday, June 20, 2018 at 11 am.

<table>
<thead>
<tr>
<th>8C. SUBCOMMITTEE REPORTS – FINANCE COMMITTEE</th>
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<td>Financial Statements. Ms. Letaw said that April expenses were reviewed. Questions were asked and answered.</td>
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Project Planning: Ms. Letaw said that to prepare for the two upcoming construction bonds (Ann Ashley expansion & the Huron, 1st, Ashley, William projects) the updated Ten-Year Plan was reviewed. It was noted that the anticipated revenues for Ann Ashley in FY19 and FY20 will be modified once a construction phasing plan has been created so we can see how many spaces will be out of use at given periods. For the Ann Ashley bond, structure repairs will be included in the project bond. For both bonds the committee reviewed staff’s analysis for anticipated bond costs, and how much will be needed for the 15% down payments.

Ms. Letaw moved and Mr. Splitt seconded the following resolution:

RESOLUTION TO ADOPT THE DDA BUDGET FOR FISCAL YEAR 2019

Whereas, The DDA Finance Committee developed a budget for the DDA’s 2019 fiscal year and this budget was approved by the DDA at its March 2018 meeting;

Whereas, The State DDA Statute states that “before the budget may be adopted by the DDA board, it shall be approved by the governing body of the municipality;”

Whereas, Ann Arbor City Council approved its FY19 budget in May, which included the DDA FY19 budget;

RESOLVED, The DDA adopts its FY19 budget.
A vote on the resolution showed:
Ayes: Guenzel, Lazarus, Letaw, Lowenstein, McKinnon, Mouat, Orr, Splitt, Weiss
Nays: None
Absent: Klopf, Narayan
The resolution was approved.

The next Finance Committee meeting is Thursday, June 28, 2018 at 1:00 pm.

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**8D. SUBCOMMITTEE REPORTS – PARTNERSHIPS COMMITTEE**

Ms. Lowenstein said that this was a partners meeting. She said that City Council member Ms. Lumm reported on the vote to repurchase the former YMCA, and the City’s efforts to solve solid waste issues in the alleys, and that the City plans to create a new Special Events Committee. Planning Commission Gibbs-Randall said the Commissioners showed strong interest at their annual retreat to undertake a review of parking requirements under zoning. And DDA staff reported on the Ann Ashley expansion, the 5th/Detroit St project, the recommended changes for Huron, and the People-Friendly Street public meetings that are taking place this week.

The next Partnerships Committee meeting is Wednesday, June 13, 2018 at 9 am.

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**8E. SUBCOMMITTEE REPORTS – EXECUTIVE COMMITTEE**

Mr. Weiss said the Executive Committee reviewed the agenda prior to the meeting.

Mr. Weiss reported that he would be reaching out to board members to assist with Ms. Pollay’s annual review.

The next Executive Committee meeting is Wednesday, July 11, 2018 at 11 am.

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**9. NEW BUSINESS**

Reminder: July Board meeting and DDA Annual Meeting were moved one week later to July 11.

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**10. OTHER AUDIENCE PARTICIPATION**

None.

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**11. ADJOURNMENT**

There being no other business, Mr. Orr moved and Mr. Splitt supported a motion to adjourn. Mr. Weiss declared the meeting adjourned at 1:50 p.m.

Respectfully submitted,

Susan Pollay, Executive Director
Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: 11:10 a.m.
Present: Joan Lowenstein, Darren McKinnon, Phil Weiss, Susan Pollay (ex officio)
Absent: Marie Klopf, Rishi Narayan (ex officio)
Others: Jessica Letaw

Committee actions and discussions

Agenda Review. The Committee members reviewed the June DDA monthly meeting agenda, including the various resolutions. Ms. Pollay said that the AAATA CEO would attend to provide a report on the impacts to downtown from the 2014 transit millage. She also said that the Project Engineer for the Ann Ashley expansion project would be in attendance if there were questions about the resolution to modify the project design. Ms. Pollay said that the newest board member, Molly McFarland, would attend and she suggested that she could be asked to introduce herself during DDA Board member comment.

There being no other business, the meeting adjourned at 11:40 a.m.
Susan Pollay, Executive Director
Downtown Event Security: Ms. Pollay reported that the City put $150,000 in its FY19 budget to help downtown events defray increased security costs, notably the cost to install jersey barriers at street entrances. She said she was meeting with City staff to see if the DDA could assist by purchasing concrete planters as part of its street improvement projects that could be installed in the streets as barriers during special events. Mr. Weiss asked Ms. Pollay to also explore the potential to use wheeled vehicles, such as an AAATA bus, to help close streets.

YMCA Lot: Ms. Pollay said that the DDA was notified to begin public parking operations on this lot. She said that City staff were directed to come back to City Council by the end of August with an analysis for how this property could be redeveloped. She suggested that the DDA could assist, including potentially sharing the cost for a consultant to vet the options and asked if there was committee support to bring a resolution for $25,000; there was consensus support.

Town Gown Association Conference. Ms. Lowenstein reported on what she learned at this year’s conference in Columbus. This included examples for how other universities partner with their communities to provide their students with information about trash and noise, and about the many attractive parts of their city. She said she hoped to arrange a meeting with the UM to explore some of these ideas.

Public Comment. None.

The next Partnerships Committee meeting will take place Wednesday July 11 at 9am (Partners).

The meeting adjourned at 10:20 am.

Respectfully submitted,
Susan Pollay, DDA Executive Director
People-Friendly Streets June Workshops.
Public outreach and participation information was shared. Most participant comments were very supportive, including from those that had conveyed initial skepticism. Ms. Miller reported on the June City Council work session. To respond to a question about the DDA’s outreach efforts a comprehensive multi-page summary was compiled to be shared with City Council members. Given the City primary in August, staff were asked if candidates were invited to attend the workshops; staff said yes.

Recommended Traffic Changes for First, Ashley, William
Mr. Kiley and Mr. Billetdeaux provided an overview of recommendations, e.g., 2-way traffic restoration, protected bikeways, and bump outs. It was noted that if all changes were made travel time would slow 72 seconds if a person traversed the entire length, although 85% are making local trips. Questions were asked and answered. A resolution will be presented to accept these recommended changes.

5th and Detroit – Construction Status
The City Project Manager is leaving for another job, and until a new person is assigned the DDA Project Engineer will oversee the project. New 5th Ave sidewalks between Kingsley and Catherine are expected to be complete this week, and the Detroit/Catherine crosswalk is curing. The bricks are scheduled for delivery tomorrow. The contractor projects completion of the plaza in two weeks, but it was suggested that this schedule may be optimistic. A question was asked about the new loading zones; it was noted that the City delay approving the TCO and signage has enabled car drivers to park for free, thereby blocking delivery vehicle use.

Public Comment
Mr. Detter expressed the CAC’s appreciation for the DDA’s work. He said he spoke at last night’s meeting on the DTE site that there must be connectivity between that location and downtown.

Next Meeting:
The Committee will meet Wednesday, July 18, 2018 at 11:00 am at the DDA office.

The meeting adjourned at 1:00 pm

Respectfully submitted,
Susan Pollay, Executive Director
Mural Request. Ms. Kerr, CEO of Destination Ann Arbor, presented information about their branding campaign which will focus on area artists. As part of this she asked the Committee for permission to have an artist paint a mural on the east facing side of the Liberty Square garage. The theme would be “challenge everything, create anything”. Questions were asked and answered. It was noted that there are murals on the Maynard and Library Lane structures. Ms. Kerr said that all project expenses including scaffolding and insurances would be the CVB’s responsibility. Mr. Morehouse will notify the Liberty Square condominium association to see if there are concerns, but assuming there are none, the Committee indicated its support for this request. It was noted that they did not wish to participate in the artwork selection. It was suggested to Ms. Kerr that she go to the City she wanted to light the mural from an adjacent building. Ms. Pollay said that she would connect the artist with the DDA’s engineer if she/he had any questions about prepping the brick façade. Ms. Kerr told the committee that their marketing and PR team are fielding feedback from a cross-section of stakeholders and the public. Ms. Kerr thanked the committee for its support of the project.

5th/William Lot. Mr. Morehouse said the City anticipates regaining the property in July and it sent a letter to the DDA asking that it be reopened as a public parking lot. Ms. Hahlbrock outlined steps that would be taken after that date, including signage and restriping. If the timing works, it may be available during Art Fair and the UM Soccer match. Reserved monthly parking permits will be offered beginning in August.

Ann Ashley Update. Ms. Pollay reported that the Design Review Board reviewed the updated project design last week. Soil borings are being done this week and the traffic study is still underway. It is anticipated it will be submitted to the City the week of July 23rd.

Parking. Ms. Hahlbrock reviewed the details of the monthly parking and transportation report. She noted that the solar carport will be installed the next day at 4th & Catherine. The Amano McGann parking and revenue control equipment software was upgraded to version Build 19 to keep the equipment PCI (Payment Card Industry) compliant. Ms. Hahlbrock commended the entire Republic Parking Systems team for their excellent work during this process. Their IT and
Operations staff were heavily involved in the installation itself. The cashier and maintenance teams did an incredible job of processing transactions, directing traffic and conducting hourly car counts during times when the system was non-operational. Mr. McKiness reported that the Ann Ashley structure’s credit card processing system still needs to be upgraded and that the available spaces signs are not yet activated at the facilities but the remainder of the upgrade is complete.

Mr. McKiness reported that the RPS team is holding bi-weekly meetings to ensure their readiness for the upcoming Art Fair. Additional cashiers have been added, and refresher training of cashiers and utilities crews is being conducted.

Ms. Morehouse and Ms. Hahlbrock reported on what they learned at the International Parking Institute conference they attended.

Other Business. There was Committee consensus to cancel the July 25th Operations Committee meeting given that there will not be an August board meeting.

The next meeting of the Operations Committee will be Wednesday, August 29 at 11am

The meeting adjourned at 12:40 p.m.

Respectfully submitted,
Susan Pollay, DDA Executive Director
The meeting was called to order at 1:00 p.m.

Financial Statements. The May expense register was reviewed and questions were answered.

FY18 Audit. Mr. Morehouse said that the audit will be once again conducted by Yeo & Yeo, the same auditing firm used by the City. The auditors are scheduled to be on-site August 26-27.

First, Ashley, Huron and William Bond. Mr. Morehouse shared the draft materials for the First, Ashley, William, Huron project bond. He noted that the DDA’s attorney will review it next week. The Committee approved bringing this in the form of a resolution to the DDA board at its July 11th meeting. Any significant changes to the document prior to the Board meeting will be disseminated to all members. This item will be one of three DDA-related items on the August 9 City Council meeting agenda, along with the request to restore two-way traffic on First & Ashley and a request for City support of pedestrian safety-related traffic changes on Huron

Other Business. There was consensus to cancel the July 26th Finance Committee meeting given that there will not be an August Board meeting.

Public Commentary. None.

The next meeting of the Finance Committee will be Thursday, August 30th at 1pm

The meeting adjourned at 1:30 p.m.

Respectfully submitted,
Susan Pollay, DDA Executive Director
RESOLUTION TO URGE SUPPORT FOR KEY FIRST & ASHLEY AND WILLIAM STREET TRANSPORTATION CONCEPTS

Whereas, The DDA’s Development Plan highlights identity, infrastructure, and transportation as overarching strategy areas, which include improving safety and economic vitality through pedestrian improvements;

Whereas, Through resolutions in January and June 2017, the DDA Board prioritized First, Ashley, and William Street improvements and in November 2017 approved its project budget and selected consultants for the project;

Whereas, Extensive community outreach and a detailed analysis of the corridors indicates problems with speeding and crashes that are symptoms of multi-lane and one-way streets, with disproportionate injuries to vulnerable users;

Whereas, Recommended transportation concepts include:
- Restoration of two-way traffic on First & Ashley Streets
- A two-way protected bike lane on the east side of First Street
- A two-way protected bike lane on the north side of William Street

Whereas, These concepts have been shown to eliminate the “double threat” to pedestrians and reduce vehicle speeds, and crash severity for all roadway users, with increased benefit to vulnerable users;

Whereas, City Council must approve rules or regulations concerning 1-way streets, per Chapter 126, Article 1 Section 10:2 and the DDA needs to ensure support for these concepts prior to beginning detailed design, which is why this matter is being considered at this time;

Whereas, The DDA Capital Improvements Committee recommends that these transportation elements be supported;

RESOLVED, The DDA Board supports these transportation recommendations for First, Ashley, and William Streets;

RESOLVED, The DDA Board urges the City Transportation Commission to support restoration of two-way traffic on First and Ashley Streets and two-way protected bike lanes on First and William Streets;

RESOLVED, The DDA Board urges City Council to support restoration of two-way traffic on First and Ashley Streets;

RESOLVED, DDA staff will continue to meet with the community, city staff, and key stakeholders to assemble a detailed design with these elements included.
PEOPLE-FRIENDLY STREETS ENGAGEMENT SUMMARY (current 7.6.18)
For a complete Outreach Summary, please see:
https://drive.google.com/open?id=1uTcmptHycG2fR1xrM_uSh0X5dHbz7FCs

Individual and Group Stakeholder Meetings

Over 40 meetings reaching over 175 community members including residents, property owners, business owners, employees

- Will and Mary Hathaway
- Bike Alliance of Washtenaw county
- LIVE and The Last Word
- Sweetwaters
- East end of William Street Stakeholders (including businesses, First Congregational Church and Saint Mary’s) – multiple meetings
- Owner of Three Chairs and Praxis Properties
- Cahoots – multiple meetings
- Duo Security
- Dahlmann Properties – multiple meetings
- Ann Arbor YMCA – multiple meetings
- County Courthouse – multiple meetings
- County Facilities – multiple meetings
- University of Michigan Credit Union – multiple meetings
- First Martin – multiple meetings
- Ann Arbor Hands on Museum – multiple meetings
- Downtown Citizens Advisory Council – multiple meetings
- Owner of Downtown Home & Garden and property owner – multiple meetings
- Main Street BIZ
- Ann Arbor Railroad
- Sloan Plaza
- Mlive
- West Huron Properties
- Ann Arbor School of Yoga
- Blom Meadworks
- South First Neighborhood – S. First resident hosted at his home, a second meeting is currently being scheduled with this group
- 111 N. Ashley residents
- Doughty Montessori School – multiple meetings
- County Volunteer Gardner’s
- Wickfield Properties
- West Huron Properties
- Alt Transportation Committee
- Arbor Moon
- Blank Slate
Meetings with Public Bodies and Commissions

- Dean Fund Committee
- University of Michigan
- Transportation Commission – multiple meetings
- Commission on Disability

Technical Meetings

- WATS
- AAATA Planning Staff – multiple meetings
- MDOT – multiple meetings
- WATCO
- Library Staff

Collaborative Meetings with City Staff

- Monthly Street Design Team Meetings since August, 2016 (Engineering, Planning, Systems Planning, Public Works, DDA, Parks, AAATA) – 22 meetings to date
- City & DDA Staff Huron Workshop
- City Transportation Staff – multiple meetings
- City Engineering – multiple meetings
- Public Works – multiple meetings
- Forestry – multiple meetings
- City Streetlight staff
- City Stormwater, Forestry, and Maintenance Staff
- City Utility staff
- AAPD
- AAPD Community Engagement – multiple meetings
- City IT/Fiber
- First, Ashley, William Work Group (City Transportation, Planning, Systems Planning, DDA) – multiple meetings

Public Engagement Meetings

131 attended March 19 - 22
101 attended June 4 - 7

Postcard Mailing
1673 postcards mailed to addresses within project areas announcing March public meetings
1573 postcards mailed to addresses within project areas announcing June public meetings

**Email and Hand-Delivered Invitations to Public Meeting** (invitations and schedules sent for both March and June meetings)

7 neighborhood associations
8 property managers/community managers apartments/condos
300+ individual businesses, residents, property owners, community members, Council Members, City staff, church staff, and other interested parties
Ongoing correspondence with many stakeholders throughout process and continuing

**Press Release** – Announcing March and June public meetings

June 1 2018: Mlive: [Here's how to help shape the redesign of downtown Ann Arbor streets](https://www.mlive.com/)
March 6 2018: Mlive: [See options for redesign of Huron Street in downtown Ann Arbor](https://www.mlive.com/)
March 16, 2018: Public meeting announcement included on 107.1 news update
May 18, 2018: Click on Detroit: [Ann Arbor DDA to hold public meetings June 4-7 for feedback on three upcoming street projects](https://www.clickondetroit.com/)
1290am radio – DDA interviewed about projects and June meeting schedule

Previous related coverage:
March 8 2018: Mlive: [Ann Arbor DDA urges MDOT to support curbside parking on Huron Street](https://www.mlive.com/)
November 16 2017: [Big changes in the works for some of Ann Arbor's downtown streets](https://www.mlive.com/)
January 11 2017: [Downtown Ann Arbor streetscapes getting major upgrades over 9 years](https://www.mlive.com/)
December 28 2016: [Will an east-west 'bicycle highway' through downtown Ann Arbor happen?](https://www.mlive.com/)
July 7 2016: [S4M streetscape project to make Huron Street pedestrian-friendly, greener](https://www.mlive.com/)

**Website**

Dedicated website – [www.peoplefriendlystreets.org](http://www.peoplefriendlystreets.org) – capturing project information, meeting schedule, project updates, presentations and video
DDA website also provided meeting schedules and project information

Social Media

Facebook events: March 19, 20, 21, 22 – total reach 7,892, 345 viewed, 162 responded

June 4, 5, 6, 7 – total reach 4,890, 143 viewed, 111 responded

Bicycle Alliance of Washtenaw: Facebook event – bike ride to March 19 meeting and bike train to June 4 meeting

Facebook postings / shares / reposts on multiple accounts

Twitter – multiple postings on DDA account, getDowntown, A2 Climate partners, WDIV, CivCity

Instagram – multiple postings and stories on DDA account

Newsletters

DDA

Nextdoor

111 N. Ashley Homeowners Association

getDowntown

CivCity

Miscellaneous

Community Television Network – session taped and running on station at various times, also archived

Mayor’s Green Fair – June 8 – three DDA staff spoke directly to over three dozen Green Fair attendees, 24 people signed up for DDA Newsletter

Community Pop-Up Workshops – July 2017 (3 locations, over 100 participants)
Safety Analysis

Historic crash data trends for latest 5 years (2013 - 2017)

Total of 650 crashes on study corridors
• 15% resulted in injury
• 43 involved vulnerable users (7% of crashes)
• 91% of vulnerable user crashes resulted in reported injury – 40% of overall injuries
• Disproportionally injured
• Does not include near misses

Angle/Sideswipe are most common vehicle crashes
• 54% on First Street
• 58% on Ashley Street
• 64% on William Street
This crash type is common with multi-lane roadways

Ann Arbor has Vision Zero goal by 2025

Highest vulnerable user crash locations:
• First at Huron – 5 crashes
• First at Miller – 3 crashes
• Ashley at Huron – 3 crashes
• Ashley at William – 2 crashes
• William at Fourth – 2 crashes
• William at Division – 2 crashes
Safety Analysis – Anticipated Outcomes

• Restrict parking near intersections to increase visibility between turning vehicles, pedestrians, and bicyclists. **(56% reduction in fatal crashes)**

• Use bump outs to “daylight” corners and increase visibility. **(33% crash reduction, 40% increase in yield rates for pedestrians at crossing)**

• Installation of colored bicycle lanes at intersections. **(39% reduction of vehicle-bicycle crashes at intersections)**

• Provide separated bicycle lanes. **(35% reduction for vehicle-bicycle crashes; 59% reduction for vehicle-bicycle injury rates)**

• Add Leading Pedestrian Intervals to signalized intersections. **(59% reduction for vehicle-pedestrian crashes – and would benefit cyclists using leading pedestrian signal)**

• Reduce number of travel lanes. **(29% reduction for all crash types when converting from 4-lanes to 2-lanes)**
Pedestrian Environment

Removal of the “double threat”

Sidewalk bicycle riding will reduce with the presence of enhanced bicycle facilities on-street

Qualitatively, pedestrians will enjoy a better walking experience with anticipated slower vehicular speeds, as well as being protected by bicycle facility

Source: FHWA
RESOLUTION TO PROVIDE A GRANT TO HELP FUND AN ANALYSIS OF CITY OPTIONS FOR THE
350 S. FIFTH AVENUE PROPERTY

Whereas, The Ann Arbor DDA Renewal Plan makes a strong commitment to supporting the
development of downtown housing options for individuals and families with incomes lower than
area median;

Whereas, On May 1, 2018, City Council adopted Resolution 18-0719 directing the City
Administrator to recommend to City Council by August 31, 2018 a process to help inform
possible directions for the redevelopment of the 350 S. Fifth Avenue property (former YMCA
lot) in support of the City’s affordable housing goals;

Whereas, This process may benefit from professional technical expertise with feasibility
analyses and skillful experience eliciting public input;

Whereas, The DDA Partnerships Committee recommends that the DDA provide the City with a
$25,000 grant if the City determines it will hire a consultant to assist with this project;

RESOLVED, The DDA approves a $25,000 grant to the City in support of the goal to create a
successful process to shape feasible options for the redevelopment of the 350 S. Fifth Avenue
property in support of the City’s affordable housing goals.

RES Grant YMCA Site Redevelopment 071118.doc
July 11, 2018
ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION REQUESTING ISSUANCE OF CITY OF ANN ARBOR CAPITAL IMPROVEMENT BONDS

At a regular meeting of the Ann Arbor Downtown Development Authority (the “Authority”), County of Washtenaw, State of Michigan, held in the City Hall of the City of Ann Arbor on Wednesday, July 11, 2018, at , a.m./p.m. Michigan time, there were Present: 

Absent: 

The following preamble and resolution were offered by and seconded by : 

WHEREAS, the City of Ann Arbor (the “City”) created the Authority pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the “Act”); 

WHEREAS, pursuant to the Act, the Authority prepared its Development Plan and Tax Increment Financing Plan for the Authority’s Development Area, which was adopted by the City Council by Ordinance, and subsequently amended by the Authority and adopted, as amended, by the City Council by Ordinance (the “Plan”); 

WHEREAS, the Authority has determined that it is necessary and appropriate at this time to finance certain capital project costs pursuant to and consistent with the goals of the Plan, consisting of various street, bikeway, sidewalk, utility and infrastructure improvements, more particularly described in Exhibit A together with their estimated costs (collectively, the “Project”); and, 

WHEREAS, the Authority’s Finance Committee has determined that the most advantageous and economical method of financing the costs of the Project is through the issuance and sale by the City of its capital improvement bonds, in an estimated principal amount of $15.5 million (the “Bonds”), pursuant to Section 517 of the Revised Municipal Finance Act, Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), primarily secured by the City’s limited tax general obligation pledge, and to be primarily payable in full from the Authority’s tax increment revenues derived from taxes levied on real and personal property in the Development Area by the City, Washtenaw County, the Ann Arbor Transportation Authority, Washtenaw Community College and the Ann Arbor District Library (the “Taxing Jurisdictions”), and from certain revenues of the City’s parking system as managed by the Authority (collectively, the “Revenues”). 

NOW, THEREFORE, IT IS RESOLVED THAT: 

1. Financings Plan. The Authority hereby determines that the issuance of the Bonds by the City for purposes of financing the Project is in the best interests of the Authority and the City, and requests that the City commence the necessary proceedings to issue the Bonds in an
estimated aggregate principal amount of $15.5 million, pursuant to Section 517 of Act 34, to finance the costs of the Project, and to pledge the City’s full faith and credit on a limited tax basis as security for payment of the Bonds. The Bonds shall mature over a period not longer than the remaining duration of the Plan (i.e., through August 2033). Payment of principal of and interest on the Bonds shall be primarily payable from the Authority’s Revenues pursuant to a Project Financing Agreement to be prepared and entered into between the Authority and the City, as set forth below. The Bonds shall be structured and sold in a manner to be approved by subsequent resolutions of the City Council and the Authority.

2. **Estimated Revenues.** The Authority shall prepare and furnish to the City estimates of (1) the tax increment revenues, as defined in the Act, which the Authority will receive pursuant to the Act and the Plan from taxes levied in the Development Area by the Taxing Jurisdictions and (2) the parking system revenues projected to be received, commencing with the fiscal year beginning July 1, 2018 through June 30, 2034, inclusive, and available after payment of any prior bond and contractual commitments of the Revenues, which estimates shall be provided to the City Council for consideration in connection with its final authorization of the issuance of the Bonds.

3. **Project Financing Agreement.** The Authority directs its counsel to work with the City’s counsel to prepare a Project Financing Agreement (“Agreement”) between the Authority and the City that outlines the Authority’s contractual commitment to: (1) timely pay all debt service on the Bonds through the Revenues; (2) prioritize such payments to the City over all other Authority commitments (present or future), whether through contract, bond, Plan amendment, or otherwise, except for necessary and reasonable Authority operating expenses, which shall be paid first; (3) reimburse the City for any City funds advanced to pay debt service on the Bonds due to insufficient Revenues; and (4) take no action that in any way jeopardizes the Authority’s ability to fulfill such obligations.

4. **Conflicting Resolutions.** All resolutions and parts of resolutions in conflict with the foregoing are hereby rescinded.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

**YES:**

**NO:**

**ABSTAIN:**

THE RESOLUTION WAS THEREUPON DECLARED ADOPTED.

**CERTIFICATION**

I, the undersigned, the duly qualified and acting Secretary of the Ann Arbor Downtown Development Authority, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Authority at a regular meeting held on July 11, 2018, the original of which is on file in my office, and that such meeting was conducted
and public notice thereof was given pursuant to and in compliance with Act No. 267, Michigan Public Acts of 1976, as amended, and that minutes of such meeting were kept and are available as required by such Act.

__________________________________________

Secretary

Dated: July , 2018
EXHIBIT A

Project goals include improving pedestrian and bicyclist safety and comfort, and addressing infrastructure needs. The projects will include installation of new street and sidewalk improvements on Huron Street (between Chapin/Third and Division), First and Ashley Streets (between Madison and Kingsley), and William Street (between Third and State Streets). Project elements will include protected on-street bikeways, new sidewalks, streetlights, utilities, landscaping, and other pedestrian amenities.

**Estimated Project Costs:**

- 1st/Ashley/William $11.4M
- Huron $ 5.6M
- **Total** $17.0M

**Estimated bond amount for Project:** $15.5M
Title
Resolution of Intent Regarding 350 S. Fifth Avenue

Body
Whereas, In the past four decades, the income gap in the Ann Arbor Metro Area has grown 33.2%, widening the divide between our wealthiest and poorest neighbors (1):

Whereas, Housing is one of the largest expenses a household faces (2):

Whereas, 350 S. Fifth Ave (the “Property”) was originally home to the Ann Arbor YMCA, providing public recreational space and 100 units of affordable housing;

Whereas, In 2008, the demolition of the old Ann Arbor YMCA building resulted in the closure of 100 affordable housing units;

Whereas, In 2015, the City of Ann Arbor (“the City”) adopted a goal of building 2,800 new units of affordable housing by 2035, or 140 new units per year (3);

Whereas, Since adopting this goal, the City has only netted 18 new affordable housing units (4);

Whereas, Economic diversity is pivotal to the vibrancy of our community, the health of our economy, and the success of our downtown businesses;
Whereas, Housing located near centers of employment and public transit decreases traffic congestion and promotes economic activity, both of which enhance residents’ quality of life; and

Whereas, Within the last five years, the City has had tremendous success utilizing public-private partnerships to construct, operate, and maintain thousands of affordable housing units (5);

RESOLVED, That the City will utilize the Property to create the greatest quantity and quality of affordable and workforce housing units in downtown Ann Arbor;

RESOLVED, That by August 31, the City Administrator will recommend to City Council a process to follow which addresses the following requirements:

- The City will maintain some ownership of the Property (e.g. land lease)
- The City will seek to recapture the cost of exercising its rights in the Property while ensuring a sustainable financial model
- The Developer will offer a mix of unit types and rent levels
- The Developer will maximize the number of affordable and workforce housing units with a maximum of 110% of Fair Market Rent as defined by the US Department of Housing and Urban Development
- The Developer will accept Housing Choice Vouchers
- The Developer will dedicate 50% of the ground floor to active and/or public uses;

RESOLVED, The City may explore options with interested users to dedicate the ground level and levels immediately above and below for public use purposes and partner with a developer to incorporate these uses;

RESOLVED, If the City fails to reach an agreement to create a project that includes affordable housing (e.g. land lease) within 48 months of the City exercising its rights in the Property, then the prior three Resolved clauses will expire; and

RESOLVED, If the City fails to reach an agreement and the Property is developed under current zoning without restrictions, the City will dedicate a minimum of 50% of all future proceeds from the sale or lease of the land to the Affordable Housing Fund; and

RESOLVED, If the City concludes the sale of the development rights at 319 S. Fifth Avenue to Core Spaces as authorized on April 17, 2017, $5 million from the sale price will be used to fund affordable housing and the remainder or the sale proceeds will be used to retire any debt incurred in the purchase of the property at 350 S. Fifth Avenue.

(2)<https://www.bls.gov/news.release/cesan.nr0.htm>
(3)<http://a2gov.legistar.com/LegislationDetail.aspx?ID=2170983&GUID=A684749D-7CC8-4399-ABE7-3A38F9AB6540&Options=&Search=%20>
Sponsored by: Councilmember Ackerman and Mayor Taylor

As amended by Ann Arbor City Council on May 1, 2018
Special Events in June
5/29-6/11 Cinetopia
6/4 -7/4 Ann Arbor Summer Festival
6/1 State Street District / Cinetopia Outdoor Movie
6/2 Live On Washington
6/2 African American Festival
6/3 Taste of Ann Arbor
6/3 Dexter A2 Run
6/7, 6/14, 6/21 & 6/28 Sonic Lunch (street closure on 6/14)
6/8 Green Fair
6/9 Ann Arbor Fire Department Open House
6/10-15 Restaurant Week
6/15 Tech Trek
6/16 Juneteenth Celebration
6/21 Event on Main

Special Event Meter Bag Fee Waivers/ Free Parking in June
5/29-6/11 Cinetopia $825
6/4 -7/4 Ann Arbor Summer Festival $38,500
6/1 State Street District / Cinetopia Outdoor Movie $360
6/2 African American Festival $2400
6/3 Taste of Ann Arbor $200
6/3 Dexter A2 Run $400
6/7, 6/14, 6/21 & 6/28 Sonic Lunch (street closure on 6/14) $1050
6/8 Mayor’s Green Fair $2075
6/9 Ann Arbor Fire Department Open House $175
6/16 Juneteenth Celebration $750

Meters
Epark Ann Arbor Payment App- In May there were 50,822 transactions totaling $113,131.31 in revenue. The app has 39,439 users.

In addition to performing preventative maintenance on 50 epark machines the meter department painted (150)
and straightened (20) meter posts. Work communicating with parkers and assigning spaces for Art Fair on-
street parking is underway. Meter department staff continued to work closely with the City and DDA on the
many projects underway downtown that impact metered spaces.

Staff continues to prepare for the delivery and installation of 150 new epark machines this summer. Machines
and space makers will be delivered by the end of the month. 76 replacement machines will be swapped out in
July as time permits, with the bulk of the replacement machines and the 74 new machines being installed in
August. When this work is complete the entire on-street parking system will use the e-park system.

General Operations
The Operations team organized and executed necessary cashier and maintenance coverage during the Build
19 upgrade. This included directing traffic and conducting hourly car counts. Build 19 is a necessary software
update to the Amano McGann parking equipment. The upgrade required new equipment and operating
procedures for processing credit cards. See additional info on Build 19 below in IT section of report.

Operations staff continues to plan for Art Fair including working on staffing and schedules, organizing tickets
and processing weekly permit parkers.

RPS and DDA staff have a plan in place for opening the 5th & William surface parking lot when the City takes
ownership. Memo attached to this report.

The free Saturday parking pilot at Ann Ashley continues to see more use as the weather warms up and the
Farmers Market becomes busier. Weather and event variability makes year to year comparisons difficult at
this time. Use patterns should become more apparent as we move through summer.

Personnel
Kevin Winston, the Operations Manager left Republic Parking to seek another position. The interim Operations
Manager is Chris Taylor.

City/DDA Parking Enforcement Committee
The Committee met on June 14th. Discussion included parking violations and district court, Art Fair, the 5th &
William lot, and the enforcement of on-street parking on Huron. The next meeting will be Thursday, July 12th.

Tally Hall Condominium Meeting
No meeting was held this month. The next meeting will take place on August 7th.

First & Washington Condominium Meeting
No meeting was held this month. The structure opened in late 2013 and a condominium board has yet to be
formally established.

Parking System Maintenance
The spring parking structure wash downs have been completed at all facilities. During this work Republic
Parking must work within noise ordinance limits and be sensitive to neighboring residents and businesses. They
work to notify near neighbors and businesses by direct contact or letters. Republic Parking must also perform
and stage the work so that is has minimal impact on available parking.

<table>
<thead>
<tr>
<th>Location</th>
<th>Status</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Ann &amp; Ashley</td>
<td>Completed</td>
<td>4/14 – 4/22</td>
</tr>
<tr>
<td>4th &amp; Wash</td>
<td>Completed</td>
<td>4/23 – 4/28</td>
</tr>
<tr>
<td>Library Lane</td>
<td>Completed</td>
<td>4/29 – 5/9</td>
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<tr>
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<tr>
<td>Forest</td>
<td>Completed</td>
<td>5/30 – 6/9</td>
</tr>
<tr>
<td>4th &amp; William</td>
<td>Completed</td>
<td>6/12 – 6/22</td>
</tr>
</tbody>
</table>

The 1st & Washington and Ann Ashley structures were inspected by the AAFD. Both facilities passed on re-inspection following a few minor corrections.

With the help of Republic Parking staff, the Ann Arbor Fire Department conducted training at the Forest structure in early June. This training included running hoses to the roof and connecting with the internal fire suppression system.

**IT/ParkingEquipment**

**Equipment**
The Amano McGann parking and revenue control equipment software was upgraded to version Build 19. This software update was required in order to keep the Amano McGann parking and revenue control equipment PCI (Payment Card Industry) compliant. The deadline for this work was June 30, but the conversion was completed by June 19th. Republic Parking staff have worked diligently with both equipment/software vendors and the credit card processor to keep the process organized and on-time so we could meet deadlines.

Work has included:
- Purchase and configuration of a server to accommodate the new software
- Purchase and installation of web-clients (interface used by RPS staff)
- Web-client training for RPS staff (new software interface is significantly different than previous version)
- Coordination with RPS credit card processor and RPS corporate office to verify compliance and resolve timing issues
- Purchase, installation and training on new handheld/desktop credit card processors for each cashier station
- Checking connections, programming, and functionality of each piece of equipment both in and out of lane
- Rewriting the count software that communicates with the count signs
- Staffing for and managing robust cashier and maintenance coverage during the Build 19 upgrade to process transactions, direct traffic and conduct hourly car counts.

**Elevators**
There were 4 elevator calls for service in the last month. They were located at:
- 2- 4th & William Alley
- 1- Ann Ashley North
- 1- Maynard Central

**ParkingConstruction**

**4th & Catherine Solar Project**
Foundations were poured, and carport and solar panels are anticipated to be installed in June.

**Ann Ashley**
Traffic study work continued. Water infiltration testing will take place in late June. The project team met a
second time with the City Design Review Board on 6/20.

Transportation

Go!pass Summary

Go!pass Outreach
- 2016-2017 - Renewal orders received to date: 405 companies
- 2016-2017 - New orders received to date: 42 companies
- 2017-2018 - Renewal orders received to date: 388 companies
- 2017-2018 - New orders received to date: 39 companies

New go!pass companies for June, 2018
- Bløm Meadworks
- Groove.id

2015-2016 – Go!pass sales: 6,400 passes ordered by 463 organizations (8/2015-6/2016) – Includes Google
2017-2018 - Go!pass sales: 5,770 passes ordered by 426 organizations (8/2017-6/2018)

Quarterly ridership
Next report will be year-end report in July.

Bike Parking
Current rentals good till 3/31/19
- Bike Locker Rentals as of 6/18/18: 7 rentals of 12 available lockers (58%)
- Maynard Bike House Rentals as of 6/18/18: 13 rentals of 28 spaces (46%)
- Ann Ashley Bike House Rentals as of 6/18/18: 37 rentals of 27 spaces (137%)

Other Activities
- The Commuter Challenge saw 2290 employees from 304 organizations participate this year. This includes 1025 employees from 91 downtown organizations. This is a decrease in both overall and downtown employee participation, but an increase in participating organizations both overall and downtown. By far, the highest mode was walk, followed by bus and bike. In meeting our campaign goals this year, we focused strongly on new participants and focused digital outreach. From that standpoint, we feel like we succeeded. We saw an uptick of about 2% of visitors to the challenge site being new visitors, and our focused digital outreach campaign was able to reach our area audience an average of 1 more time than last year. Additionally, by including digital ads on MLive, we achieved a higher than industry average click through rate. In general, then, while the participation is down we’ve achieved a greater reach and community awareness. This is truly the point of the campaign, as we are trying to get people to try something different rather than just rewarding those who don’t drive alone every day.
- The re-launch of the ArborBike Program is proceeding, all eligible bike operator proposals received on June 22nd. An award is anticipated mid-July.
- As work continues on the Fifth and Detroit reconstruction project, any business that is interested in receiving additional assistance in helping their employees get to and from work should contact the getDowntown office. Program staff will be available to provide business-specific assistance upon request.
- The getDowntown Program Survey, both for decision makers and employees, is now live. Program staff will continue to contact decision makers for their input until we hit the needed participation levels for statistical validity.
- Work is proceeding on the getDowntown website redesign maintaining a mid-July expected launch.
5th & William Lot
Plan for opening- July 2018

• The following work will begin after the DDA receives notice from the City.
• Depending on when notice is received we are hoping to have the lot ready and available for special event parking in July and to begin operation with reserved monthly permits in August 2018.

Lot Operation
• Lot will operate as Reserved/Premium lot for $230/month
• A few spaces will be left unassigned to be used as alternative parking for parkers whose space is taken. Overtime this number can be reduced/eliminated
• Lot will be proactively enforced by RPS/ vehicles booted

RPS Tasks
• Develop RPS parking agreement for parkers with info about providing plate numbers, what to do if spot is taken, etc.
• Work with RPS Corporate to reactivate the lot (96)
• Close 5th Ave drive lane. Remove existing curb (interior to lot) to add additional spaces. Place planters to close opening. (Leave actual curb cut to 5th Ave in place)
• Shorten William side entry/exit island to allow for better turning angles
• Sweep/clean lot surface ahead of striping and numbering
• Have HVE check on power to the lot (DDA can work with City/DTE to get lights turned on if needed)
• Work with contractor to get landscaping cleaned up
• Hang wire and space number markers at front of stalls (sign should include space number and note about permit parking only)
• After reconfiguration and striping is complete provide space count and create map with numbering layout
• Confirm required accessible spaces- Lot size of 76-100 spaces require 4 spaces (1 of which must be a van accessible space)
• Paint curbs and bollards
• Remove/bury electric infrastructure in SE corner of lot
• Plan for shelter in SE corner of lot
• Add bike hoops in SW corner of lot
• Order 3-4 more boots
• Add lot/sidewalks to plow contract for winter

DDA Tasks
• Confirm property line on north side of lot
• Create signage (see separate section)
• Sell permits
  ▪ DDA staff will contact those on wait list for 4th & William reserved (and other reserved
sections) to offer spaces
  ▪ DDA with RPS help will send an email to all monthly parkers with info about lot
  • Contact AAATA regarding piling snow in the lot
  • Contact AADL & AAATA to let them know about the re-opening and how it will run
  • Websites/Parking Guide updates

**Signage**

STOP!
PERMIT PARKING ONLY
LOT MONITORED 24 HOURS 7 DAYS
ALL VIOLATORS WILL BE BOOTED/TOWED AT OWNERS EXPENSE

- 2 large signs (1 for each side of entrance on William)- blue sign with white lettering
- 8 small signs for poles inside- white sign with red and black lettering
- Sign for island- white sign with red lettering

- “Coming Soon” or “Special Event Parking” banner to put over large signs (if needed)
RESOLUTION TO ENCOURAGE STATE APPROVAL OF THE LOCAL HOUSING INCENTIVE OPTION

Whereas, The Ann Arbor DDA Renewal Plan makes a strong commitment to supporting the development of downtown housing options for individuals and families with incomes lower than area median;

Whereas, The Michigan Senate recently approved Senate Bill 110 which clarifies local authority to offer voluntary incentives to developers of housing projects as a way of encouraging below market housing options are included in new projects in quickly rising market areas;

Whereas, The State House Local Government Committee will soon be asked to consider this measure as well;

Whereas, The Michigan Association of Home Builders has indicated its support for the bill;

Whereas, This bill would strengthen the potential for partnerships between developers and local units of government such as the City of Ann Arbor committed to the goal of more affordable housing units;

Whereas, The dearth of affordable housing in Ann Arbor is causing a variety of problems, including contributing to the difficulty many downtown businesses have finding enough employees to enable them to grow their businesses;

Whereas, In support of the DDA’s goal to gain more affordable units of housing in the downtown and throughout the community, the Partnerships Committee recommends that the DDA urge support for this measure;

RESOLVED, The Ann Arbor Downtown Development Authority urges support for State approval of the Local Housing Incentive Option.
Senate Bill 110 (Substitute S-1 as reported)
Sponsor: Senator Wayne Schmidt
Committee: Local Government
Date Completed: 2-22-18

RATIONALE

Michigan's improving economy has attracted the development of deluxe housing and the redevelopment of low-income areas to high-income spaces. While this type of renovation may entice talented workers to accept high-paying jobs in the State, many people believe that the State and its municipalities must accommodate all Michigan residents by having affordable housing for low- to moderate-wage workers, as well.

Many municipalities have tried to create or adopt incentives to develop low- to moderate-income housing within their jurisdictions. However, there is concern that such incentives conflict with Public Act 226 of 1988, which limits the powers of local governmental units to control the amount of rent charged for leasing private residential property. To address the economic options associated with housing development available to local governmental units, it has been suggested that the Act should explicitly allow voluntary incentives for low- to moderate-cost private residential property.

CONTENT

The bill would amend Public Act 226 of 1988 to specify that a prohibition against a local governmental unit's controlling the amount of rent charged for leasing private residential property would not limit the power of the local unit to implement a plan to use voluntary incentives and agreements to increase the supply of moderate- or low-cost private residential property available for lease.

The Act prohibits a local governmental unit from enacting, maintaining, or enforcing an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property. The prohibition does not impair the right of a local unit to manage and control residential property in which it has a property interest.

Under the bill, the prohibition also would not limit the power of a local governmental unit to adopt an ordinance or resolution to implement a plan designed to use voluntary incentives and agreements to increase the supply of moderate- or low-cost private residential property available for lease.

The Act defines "local governmental unit" as a political subdivision of the State, including a county, city, village, or township, if the political subdivision provides local government services for residents in a geographically limited area of the State as its primary purpose and has the power to act primarily on behalf of that area.

The bill would take effect 90 days after its enactment.

MCL 123.411
ARGUMENTS

(Please note: The arguments contained in this analysis originate from sources outside the Senate Fiscal Agency. The Senate Fiscal Agency neither supports nor opposes legislation.)

Supporting Argument
Michigan has seen great economic improvements during the difficult circumstances present over the last decade. According to the Governor's office, 540,000 private-sector jobs have been created since December 2010; 122,800 manufacturing jobs have been created since 2010, the most in the United States; Michigan’s income growth rate since 2010 is the sixth highest in the nation; and the State has seen six consecutive years of population growth and eight years of unemployment reduction.

Despite these improvements, it is estimated that 15% of Michigan people are in poverty, according to the U.S. Census Bureau. While many notable high-cost housing developments have been constructed across the State, such as in Detroit, it is important for Michigan municipalities to offer abundant low- to moderate-income housing to accommodate all Michigan residents and workers. Local governmental units have reported, however, that attempting to stimulate and encourage the establishment of such housing through the adoption of economic incentives may conflict with Public Act 226 of 1988.

The bill would address this issue by easing the restrictive provisions of the Act and providing local governmental units with clarity regarding their options to allow voluntary incentives for the development of modestly priced housing.

Opposing Argument
Local governmental units already have some mechanisms in place to encourage low- to moderate-income housing development. By allowing for new incentives and not including adequate definitions of terms related to affordable housing, the bill could create local economic uncertainty. In addition, the proposal could have adverse effects on local communities. For example, if municipalities became accustomed to relying on the use of an economic housing incentive to develop housing, the housing market eventually would become distorted.

Legislative Analyst: Drew Krogulecki

FISCAL IMPACT

A local government that chose to offer incentives for development of low- or moderate-income housing pursuant to the authority in the bill would incur additional costs or forego local revenue in order to fund the incentive. The amount of the local fiscal impact would depend on local decisions to implement a low- or moderate-income housing incentive program and the type and scope of the specific incentives offered. The bill would have no fiscal impact on the State.

Fiscal Analyst: Ryan Bergan

This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.