



TO: Mayor and Council

FROM: Sumedh Bahl, Community Services Area Administrator
Tom Crawford, CFO
Craig Hupy, Public Services Area Administrator

CC: Steven D. Powers, City Administrator

SUBJECT: Council Agenda Responses

DATE: 9/2/14

CA-4 - Resolution to Approve Contract Amendment with Hinshon Environmental Consulting, Inc. for Management and Facilitation Services for the Technical Oversight & Advisory Group (TOAG) (\$10,000)

Question: I understand that the additional funding reflects that the TOAG is meeting monthly rather than every two months as originally anticipated. Is the planned completion date still year-end and what are the expected deliverables? (Councilmember Lumm)

Response: With the anticipated completion dates for the Sanitary Sewer Wet Weather Evaluation and the Stormwater Model Calibration and Analysis projects being the end of the calendar year, the planned completion date for this contract is the end of January, 2015 allowing opportunity for the Technical Oversight and Advisory Group (TOAG) to review and comment on the materials from these projects. The deliverables from Hinshon Environmental Consulting, Inc. include: meeting agendas; meeting discussion summaries; and, documents from the TOAG with their reviews and findings of materials and topics from the various wet weather projects.

CA – 6 – Resolution to Amend an Approved Payment in Lieu of Taxes (PILOT) for Avalon Housing Arbordale Apartments at 1010-1030 Arbordale Street

Question: Is the Arbordale Apartments property currently under a PILOT? If not, how much are the property taxes paid annually and how much would the taxes be after the rehab is complete in the absence of a PILOT? (Councilmember Lumm)

Response: Arbordale Apartments is currently under a PILOT. Having a new, current resolution that designates the PILOT for their upcoming Low Income Housing Tax Credit application will make their application more competitive.

Question: Also, how much is the award from Washtenaw Urban County? (Councilmember Lumm)

Response: The Washtenaw Urban County award is \$415,000.

CA-8 – Resolution to Authorize Professional Services Agreement with OPUS International Consultants, Inc. for \$58,724.36 for Nixon/Green/Dhu Varren Intersection Improvement Study

Question: Given that there have been multiple traffic studies conducted for this intersection (including analysis done by staff and presented at the 10/9/13 town hall meeting) already, can you please elaborate on what the deliverables are here beyond what's been done? (Councilmember Lumm)

Response: Staff has not previously done any formal traffic studies on this intersection. Previous work that has been done evaluated how the intersection functions currently, and any work done on possible improvements has been conceptual. This project will perform a full engineering study on the intersection. The final report will examine multiple options, and analyze the feasibility, effectiveness, and cost of each option. Both the engineering study that we are about to undertake, and any Traffic Impact Studies that the developers are required to perform, will look at a bigger picture than just the intersection itself. They will take into consideration traffic along the whole Dhu Varren and Nixon corridors as well.

DC-2 – Resolution to Direct the City Administrator to Negotiate One or More Operating Agreement with Transportation Network Companies

Question: The resolution directs the Administrator to negotiate an agreement with "established" TNC's. Is that just Uber & Lyft or are other providers to be included? (Councilmember Lumm)

Response: At present it is only Uber & Lyft.

Question: The principles attached indicate that the companies shall ensure that all driver vehicles pass an annual “mutually agreeable” safety inspection conducted by a licensed mechanic. Can you please clarify what the term “mutually agreeable” might allow? In other words, is there is there some process the companies would prefer other than simply being required to be certified by an established State of Michigan licensed mechanic? (Councilmember Lumm)

Response: Unless Council provides other direction, staff would interpret “mutually agreeable” to mean a requirement that both parties are willing to incorporate into the operating agreement. Staff would be looking for a state licensed mechanic, which is the same standard utilized for taxicabs.

Question: For the driver education program identified in the principles, who would conduct the program and who is responsible for the cost? (Councilmember Lumm)

Response: Unless Council provides other direction, staff would interpret “driver education program” to be something a company provided its drivers with its own resources.

DB-3 – Resolution to Appropriate \$729,879.00 from the Ann Arbor Affordable Housing Trust Fund and Allocate \$729,879.00 to the Ann Arbor Housing Commission’s Phase III Rental Assistance Demonstration Project (8 Votes Required)

Question: The cover memo and the attachment from AAHC indicate that the estimated project cost is \$16,564,370 and LIHTC/debt funding will provide \$14,091,491 leaving a gap of \$1,472,879. The difference in the numbers is \$2,472,879 – what am I missing/where is the other \$1M coming from? (Councilmember Lumm)

Response: LIHTC/debt funding amount in the background cover memo and the attachment from AAHC have a typographical error. LIHTC/debt funding is anticipated to be \$15,091,491.

DS-1 – Resolution to Approve a Purchase Order for Ultimate Software Group for Annual Maintenance and Support for FY2015 (NTE \$250,000.00)

Question: Is it anticipated that the conversion from UltiPro to NuView will be completed, and if that occurs prior to June 30th, 2015, how does this maintenance and support agreement work in terms of termination (e.g., do we pay month-to-month or are we required to pay for the whole year)? (Councilmember Lumm)

Response: The conversion from Ultipro to NuView is slated to occur with the first payroll of 2015. We have notified Ultimate of our plan to terminate our relationship on March 31, 2015. This will give us the requisite time to print W2 forms and wrap up any loose ends. Ultimate would not provide pricing for any of our required termination

requests (data extracts, pdf files of prior year W2's, etc.) until we signed a formal termination agreement which is currently under review by legal.