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Information on Parking Contracts held by the City of Ann Arbor

At the September 30, 2007 City Council caucus meeting, a request was made to provide City Council with a report on the parking contracts currently held by the City of Ann Arbor. They are as follows:

Main Huron Assoc., Ann Ashley Structure, up to 150 permits, contract ends 2012
Washtenaw County, Ann Ashley Structure, 315 permits, contract ends 2023
Washtenaw County, Fourth & Washington Structure, 49 permits, contract is year-to-year
Syndeco Realty Co., Fourth & William Structure, 100 permits, contract ends 2020, w/renewals
State Street Lofts, Liberty Sq/Maynard Structure, 76 permits, contract ends 2022, w/renewals
McKinley, Liberty Square Structure, 252 permits, contract ends 2031
City Police union employees, Ann Ashley Structure (or the closest structure), as many permits as needed (currently 200 in use)

1. In 1984 the City entered into an agreement with Main Huron Associates for the One North Main Planned Unit Development. The agreement guaranteed 25% of the spaces at the Ann Ashley parking structures (up to 150 parking spaces). The monthly permits are provided at the standard rate of \$125/month.
2. In 1986 the City entered an agreement with Washtenaw County to provide parking permits to the County in Ann Ashley for its employees. In this agreement the City provided the County with a parking discount to compensate it for providing County land as part of the footprint for the Ann Ashley parking structure. The initial agreement expired in 2002, and the City approved an extension with the County through December 31, 2023. The County currently holds 315 monthly parking permits.
3. In 1988 the City entered an agreement with Washtenaw County whereby the City swapped 49 parking spaces in the Ann Ashley parking structure for free juror parking in exchange for the use of the County-owned parking lot at the southwest corner of Main/Ann Streets for public parking. Juror parking was subsequently moved to Fourth/Washington. The agreement automatically extends every year for an additional one-year period unless either party acts to terminate.

4. In 2000, as part of its arrangement to sell City-owned land at Main/Packard in support of the construction of the Ashley Mews project which included 8-affordable housing units, the City entered into an agreement with Syndeco Realty Corporation for 100 monthly parking permits in the 4th & William parking structure. This is a 20-year agreement with renewals. The standard monthly permit rate is charged for these spaces (\$125/month).
5. In 2002 the City entered an agreement with Corner House (State Street) Lofts for 76 parking permits in the Liberty Square and Maynard structures. In this agreement the City provided 21 of these parking spaces to the project in perpetuity or until such time as parking is no longer required as part of the project site plan. The remaining permits are covered in a 20-year agreement with several renewals. A surcharge is applied on top of the standard monthly permit costs (\$125/month + \$30/month surcharge which increases annually).
6. In 2006 the City entered into a 20 year agreement with McKinley Financial Center whereby 252 monthly permits held by McKinley in the Liberty Square structure would come under contract as three construction projects (McKinley Towne Center, Division/Washington, and Washington/Division) received their Certificates of Occupancy. An amendment was approved by the City in early 2007 to forestall the contract beginning date until after McKinley's tenant (Google) completes its lease in McKinley Towne Center. A surcharge is applied on top of the standard monthly permit costs (\$125/month + \$30/month surcharge which increases annually).
7. Since before 1992, which is when the DDA took over management of the parking structures, the City has provided parking to its police unions under its various union contracts. Some of these contracts provide parking at a structure "reasonably close" to City Hall; however, the AAPOA union contract provides parking at the structure closest to City Hall. Most of the parking provided to members of the police unions for their personal vehicles is provided free of charge under these union contracts, and the DDA absorbs this loss of revenues.

Please let me know if I can provide you with additional information on the downtown public parking system.

Prepared by: Susan Pollay, DDA Executive Director