

Ann Arbor Downtown Development Authority Meeting Minutes

Wednesday, October 4, 2017

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, Sava Lelcaj-Farah, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Keith Orr, John Splitt, Phil Weiss

Absent: Al McWilliams

Staff: Susan Pollay, Executive Director
Joseph Morehouse, Deputy Director
Amber Miller, Capital & Private Projects Manager
Jada Hahlbrock, Manager of Parking Services
Patti Wheeler, Management Assistant
Liz Rolla, DDA Project Manager
Lauren Groves, DDA Intern

Audience: Ray Detter, Downtown Citizens Advisory Council
Dave Orfield, RPS
Steve Bentley, RPS
Kelly Schwartz, Get Downtown
Maura Thomson, MSAA
Tom Shewchuk, City of Ann Arbor
Connie Pulcipher, City of Ann Arbor
Jack Eaton, Ann Arbor City Council
Andy LaBarre, Washtenaw County
Trish Cortez, Washtenaw County
Ryan Stanton, Ann Arbor News
Jim Adams, AFSP
Oliver Kiley, SGJJR
Mike Ortlieb, Carl Walker – WGI
Josh Rozeboom, Carl Walker – WGI
Peter Eckstein
Jim Mogensen

Ms. Lowenstein moved and Mr. McKinnon supported amending the agenda to move the Executive Committee report forward ahead of the other committee reports.

A vote on the motion to amend the agenda showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The motion was approved.

2. AUDIENCE PARTICIPATION

Jim Adams, Board Chair, AFSP Michigan Chapter, presented facts regarding suicide and said he supported the DDA's efforts to add suicide deterrence fencing. He also stated barriers are just one step toward addressing a larger, systemic, mental health crisis.

Peter Eckstein presented pictures of a parking structure and barrier option and said he supported the forthcoming resolution regarding fencing.

Andy LaBarre, Washtenaw County Commissioner, said the County is looking at a more holistic approach to dealing with mental health concerns.

Trish Cortez, Executive Director of Community Mental Health, said educational sessions are being held across the County, and that there is a mental health crisis in Washtenaw County.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council. Mr. Detter said the CAC encourages the DDA's efforts to add suicide deterrence fencing to parking structures. He also said the CAC discussed the Lowertown project at their meeting, including the importance of near-downtown neighborhoods to a successful downtown.

4. PRESENTATION ON THE TREELINE (ALLEN CREEK URBAN TRAIL) MASTER PLAN

Ms. Pulcifer and Mr. Kiley gave a presentation on the Treeline Plan. Ms. Pulcifer said that it is hoped the DDA would approve a resolution of support that could be presented to City Council at the time the Treeline is considered to be added to the City's Master Plan.

5. DDA MEMBERS COMMUNICATIONS

Ms. Lowenstein stated A2C3 is posting safety notices surrounding the UM/MSU evening football home game in all the structures. Their goal includes discouraging excessive alcohol consumption and they were grateful that RPS will utilize pre-paid parking that day so patrons can leave their car overnight if they've had too much to drink.

6. EXECUTIVE DIRECTOR COMMUNICATIONS

Ms. Pollay communicated the efforts taken to get fencing for the garages. She reported that downtown special event organizers are being asked for plans in case of emergency, and many are seeking include the parking garages as temporary shelter locations. As solid as the garages look,

they were designed for vehicles, not assemblies of people which weigh more per square foot than cars. So DDA staff are working with engineers to determine where in the garages people could temporarily assemble during emergencies, so RPS could then create a plan to keep assembled persons separated from vehicles.

7. APPROVAL OF MINUTES

Mr. Guenzel moved and Mr. McKinnon supported approval of the September 2017 DDA meeting minutes.

A vote on the motion showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The motion was approved.

7. A. SUBCOMMITTEE REPORTS – EXECUTIVE COMMITTEE

Mr. Weiss moved and Ms. Lowenstein supported the following resolution.

RESOLUTION TO APPROVE FUNDING FOR SUICIDE DETERRENCE EFFORTS

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

Whereas, Based on its engineer's estimate, the DDA set aside \$400,000 in its FY2018 budget for suicide deterrence efforts, including rooftop fencing on its parking structures;

Whereas, Fifteen contractors were solicited to bid on this rooftop fencing project, and only one bid was received from Future Fence Company in the amount of \$1,386,446.61;

Whereas, On September 18, 2017 Ann Arbor City Council unanimously approved "Resolution of Support for Ann Arbor Downtown Development Authority Management and Operational Deterrent Suicide Attempt Measures for City Parking Facilities" in which Council indicated its support for the DDA's ongoing efforts to deter jumping from the roof level of the garages and urged the DDA to place the highest priority on providing physical barriers on parking structures starting with the roof;

Whereas, The DDA shares this sense of urgency with City Council;

Whereas, The DDA's engineers contacted the sole bidder Future Fence Company to determine if they could provide temporary fencing until such time as permanent fencing could be installed, and Future Fence provided a bid of \$148,840 to install temporary fencing atop the garages;

Whereas, The DDA Executive Committee recommends that the DDA approve \$400,000 for a project budget for suicide deterrence at the structures;

Whereas The Executive Committee also recommends that the DDA approve the bid from Future Fence Company to immediately install temporary fencing atop the garages;

Whereas, Republic Parking has been directed to assign additional staff to monitor the rooftops of the garages until such time as the temporary fencing has been installed, and the cost for this extra staffing will be reported in the monthly Parking and Transportation Report;

RESOLVED, The DDA approves a project budget of \$400,000 to be used for suicide deterrence efforts in the parking structures, approves the bid from Future Fence Company to immediately begin the process of fabricating and installing temporary fencing atop the garages;

RESOLVED, The DDA Executive Director and DDA Operations Committee Co-Chairs are authorized to sign contracts associated with this project.

Mr. Weiss outlined the steps taken by DDA staff and the Executive Committee to present this resolution. Questions were asked and answered.

A vote on the resolution showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The resolution was approved.

7. C. SUBCOMMITTEE REPORTS - FINANCE COMMITTEE

Ms. Klopf moved and Mr. McKinnon supported the following resolution.

RESOLUTION TO CONSTRUCT ADDITIONAL FLOORS TO THE ANN ASHLEY PARKING STRUCTURE

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

Whereas, In 2015 the DDA commissioned a parking study, which recommended that the DDA add spaces to the system when opportunities arose which meet the DDA Mission;

Whereas, A parking addition at Ann Ashley would be strategically in alignment with the DDA's streetscape investments west of Main Street aimed at improving pedestrian conditions and spurring private development;

Whereas, There is also general agreement that adding spaces to the Ann and Ashley parking structure can be done relatively quickly and at less cost than other options currently available;

Whereas, The Ann Ashley structure was designed to carry up to three additional floors, each containing approximately 125 spaces, and the cost to add three floors has been estimated to be \$18M, which includes an amount for project contingency;

Whereas, The DDA Finance and DDA Operations Committees recommend that the DDA vote to establish a project budget of \$18,000,000 for the design and construction of up to three additional floors to the Ann Ashley parking structure, and begin work immediately to refine the existing 80% construction drawings to meet current Building Code standards and develop a site plan for submission to the city;

RESOLVED, The DDA shall establish a \$18,000,000 project budget for the construction of additional floors to the Ann Ashley parking structure;

RESOLVED, The DDA Executive Director and Operations Committee Co-Chairs are authorized to contract with Carl Walker Inc. to prepare a site plan and construction drawings for this project, and oversee issuance of bid documents;

RESOLVED, The DDA shall have the opportunity to approve the selection of contractor for this project once bids have been received and a recommendation put forward by the Capital Improvements Committee;

RESOLVED, The DDA shall also have the opportunity to approve at a later date the total number of floors and/or spaces to be added to the Ann Ashley structure through this project, as well as the details of the project bond, including its duration.

Ms. Klopf said that this was the resolution postponed at the September Board meeting to allow time for an in-depth discussion at the Operations Committee meeting.

A vote on the resolution showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

ABSTAIN: Mouat

The resolution was approved.

Monthly Expenses and Financial Reports. Ms. Klopf said the committee reviewed the August expense reports, FY17 Parking Income and Expense Report, and the updated 10-Year Plan.

FY17 Audit. Ms. Klopf said that the auditors are anticipated to attend the next Finance Committee

meeting.

The next Finance Committee meeting will take place October 24 at 1:00 pm

7. C. SUBCOMMITTEE REPORTS- OPERATIONS COMMITTEE

Mr. Splitt moved and Mr. McKinnon supported the following resolution.

RESOLUTION TO PURCHASE AND INSTALL PARKING ACCESS AND REVENUE CONTROL EQUIPMENT FOR THE FOURTH AND WILLIAM PARKING STRUCTURE

Whereas, With the completion of the Fourth and William structure stair/elevator improvement project, it is time to replace aging parking access and revenue control equipment at that structure;

Whereas, In July 2017 the DDA distributed an RFP for this equipment, and in August 2017 three responses were received, with two vendors interviewed by a selection committee that included DDA and Republic Parking staff representatives;

Whereas, Input was also sought from other parking systems through reference checks and site visits;

Whereas, The selection committee recommended Signature Control Systems and TIBA as the dealer and equipment that would best meet the needs of this project;

Whereas, The DDA Operations Committee reviewed this recommendation and endorses its approval by the DDA;

Whereas, The project cost for purchase and installation of this equipment is \$350,000;

RESOLVED, The DDA approves the purchase and installation of parking access and revenue control equipment for the Fourth and William structure within a project budget of \$350,000, with these funds to be taken from the DDA's parking funds;

RESOLVED, The DDA authorizes a contract with Signature Control Systems for the purchase of this equipment.

Mr. Splitt explained the details of the resolution.

A vote on the resolution showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The resolution was approved.

Mr. Splitt moved and Mr. Mouat supported the following resolution.

**RESOLUTION TO ENTER INTO A FIBER AND CONDUIT USE AGREEMENT WITH
THE CITY OF ANN ARBOR**

Whereas, The City of Ann Arbor (City) has constructed a fiber optic network for its own use since the old network owned by a private entity is will no longer be available;

Whereas, The DDA parking operation at the Forest parking structure is currently using the old fiber optic network to transfer data and video from its parking facilities to its operational command center in the Ann & Ashley parking structure;

Whereas, The City has capacity on the new fiber network to offer to DDA parking operation;

Whereas. It will cost \$72,862 to install the connection, and the City has offered this connection for an annual usage fee of \$10,500/year;

Whereas, The new fiber optic network will greatly increase the speed at which the data and video can be transferred;

Whereas, The DDA Operations Committee have reviewed the proposed agreement and support its approval, and the agreement has been reviewed by the DDA Attorney;

RESOLVED, The DDA authorizes its Executive Director sign the Fiber and Conduit use Agreement with the City of Ann Arbor.

Mr. Splitt explained the resolution. Questions were asked and answered.

A vote on the resolution showed:

AYES: Guenzel, Klopff, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The resolution was approved.

Mr. Splitt moved and Mr. Mouat supported the following resolution.

RESOLUTION TO APPROVE A SOLAR INSTALLATION PROJECT ON THE FOURTH & CATHERINE LOT

Whereas, The DDA embraces sustainability projects as a way to meet its mission, and these projects have included:

- Grants to the City to make all downtown streetlights LED and to install solar panels at the Farmers Market
- Housing grants to Avalon Housing and the Housing Commission for energy-saving renovations
- Parking equipment including epark pay stations powered by solar, LED & low-energy fluorescent light installations in the structures, and 23 Electric Vehicle (EV) chargers
- Library Lane was constructed to Silver LEED standards, including 100% storm water capture, EV chargers, LED lights, and aggregate from the site reused in structural concrete

Whereas, In 2012 the City approved its Climate Action Plan (CAP), which establishes a vision to reduce community-wide greenhouse emissions 25% by 2025, and 90% by 2050, and to accomplish these goals the CAP recommends that solar electric systems be installed.

Whereas, The DDA recently commissioned studies to examine how solar panels might be installed on parking facilities, and how much electricity might be generated, which included an examination of the 4th & Catherine parking lot;

Whereas, A solar electric system could be installed at the 4th & Catherine lot using carports over the parking spaces in the northwest corner of the lot containing EV chargers, which has nearly full exposure to the sun, and is in close proximity to the Farmers Market, Braun Court, People's Food Coop, and other popular destinations;

Whereas, The Operations Committee recommends the DDA approve \$50,000 for a solar electric installation project at the 4th & Catherine parking lot;

RESOLVED, The DDA approves \$50,000 for a solar electric installation project at the 4th & Catherine parking lot.

Ms. Pollay explained that the project was an effort to help the city meet its sustainability goals, and that she anticipated much would be learned that could be used if a larger installation were placed atop the parking garages in the future. She was asked if the Finance Committee had reviewed the project expense; she said no, this project was being proposed through the Operations Committee. Mr. Lazarus asked if an going annual operating cost had been set forward for this installation; Ms. Pollay said no.

Mr. Narayan moved and Mr. McKinnon supported a motion to postpone a vote on the resolution so Finance Committee could review the project against the DDA budget.

A vote on the motion showed:

AYES: Lazarus, Narayan

NAYS: Guenzel, Klopf, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Orr, Splitt, Weiss

ABSENT: McWilliams

The motion was not approved.

A vote on the resolution showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The resolution was approved.

Monthly Parking & Transportation Report. Mr. Splitt asked for questions; there were none.

General Operations. Mr. Splitt said Mr. Morehouse informed the committee that the owner of the 5th & Huron and 1st & Huron parking lots has notified the DDA that these property leases will not be renewed after their expiration at on November 30th. He said staff are making preparations to end parking operations at these lots, including notifying patrons and scheduling removal of elements such as signs. He said these lots represent the elimination of 222 spaces from the public parking system. Mr. Splitt reported that RPS will utilize a flat fee entry on October 7 due to the UM/MSU football game to expedite exiting after the game.

Circulator feasibility study. Mr. Orr stated the final report will be presented to the Committee at the next meeting, and the Committee will consider next steps.

UMTRI. Mr. Orr stated Ms. Pollay said Dr. Robert Hampshire has been invited to share details of his parking behavior research with interested members of the DDA on October 27 at 11:30am.

The next Operations Committee meeting will be October 25 at 11:00 am.

7. D. SUBCOMMITTEE REPORTS- CAPTIAL IMPROVEMENTS COMMITTEE

Mr. Mouat moved and Mr. Orr supported the following resolution.

RESOLUTION TO ENTER INTO A COST SHARING AGREEMENT WITH THE CITY OF ANN ARBOR FOR THE REPLACEMENT OF KERRYTOWN STREETLIGHTS

Whereas, The DDA Development Plan set forward strategies aimed at fortifying and increasing downtown's attractiveness to developers, businesses, residents, and visitors, including the maintenance of streetscape elements and improved lighting;

Whereas, Through the 5th & Detroit Improvement Project public outreach process, the DDA heard concerns about low light levels deterring early morning and evening activity;

Whereas, Based on a condition assessment, all of the streetlights in the Kerrytown neighborhood, between Kingsley and Huron Streets, are deteriorated and need to be replaced;

Whereas, the City and DDA have been coordinating on distinct, but parallel, projects to address these lighting infrastructure issues:

- The City Public Works Unit plans to replace 67 streetlights with its Kerrytown and Liberty Area Streetlight Project in 2018
- The DDA plans to replace 28 streetlights as part of its North 5th Avenue and Detroit Street Project in 2018

Whereas, These new street lights will include new decorative poles with banner brackets, LED light fixtures, and the DDA logo;

Whereas, City staff bid its Kerrytown and Liberty Area Streetlight Project and the lowest bid was \$150,000 over budget, and this budget shortfall would reduce the number of Kerrytown lights that can be replaced, thus leaving areas under-lit;

Whereas, The DDA Capital Improvements Committee recommends providing DDA dollars toward the Kerrytown and Liberty Area Streetlight Project to ensure that all Kerrytown sidewalks are consistently well lit;

Resolved, The DDA Board approves using \$150,037.68 from its FY18 budget to help replace deteriorated streetlights in the Kerrytown neighborhood;

Resolved, The DDA authorizes the DDA Executive Director to sign a not to exceed cost-sharing agreement with the City.

Mr. Mouat explained the resolution. Questions were asked and answered.

A vote on the resolution showed:

AYES: Guenzel, Klopf, Lazarus, Lelcaj-Farah, Lowenstein, McKinnon, Mouat, Narayan, Orr, Splitt, Weiss

NAYS: none

ABSENT: McWilliams

The resolution was approved.

Huron St. Mr. Mouat stated the design team presented initial traffic findings for committee input and will bring back initial recommendations at future meetings. He stated staff are meeting with stakeholders along the length of Huron, as well as MDOT and City staff.

S. University. Mr. Mouat stated construction is complete except for installing the new street light globes next month, and replacing the trees in the spring, as they do not meet City/DDA specs.

First, Ashley, William Street. Mr. Mouat said the DDA issued an RFQ in July, and two design teams were selected for interviews and reference checks. It is anticipated a resolution to select a

preferred team will be presented at the November board meeting. He said that also at the November meeting, the committee will bring resolutions to move the next set of projects forward, in alignment with our approved project priorities.

The next Capital Improvements Committee meeting will be held October 18 at 11:00 am.

7. E. SUBCOMMITTEE REPORTS – PARTNERSHIPS COMMITTEE

Ms. Lowenstein stated the Committee heard updates from our partners, including Washtenaw County, the City Planning Commission, and the City Council.

The next Partnerships Committee meeting will be October 11 at 9:00 am with just the DDA.

8. NEW BUSINESS

Ms. Klopf asked Mr. Morehouse if the Finance committee can be moved to be the last meeting of the month; Mr. Morehouse said staff will coordinate this at the next Finance committee meeting.

9. OTHER AUDIENCE PARTICIPATION

Mr. Mogensen stated he just came from the WATS meeting, and stated he has concerns with the way projects such as transit are organized, because it limits resources.

10. ADJOURNMENT

There being no other business, Mr. Orr moved and Mr. Narayan supported a motion to adjourn. Mr. Weiss declared the meeting adjourned at 1:31pm.

Respectfully submitted,
Susan Pollay, Executive Director

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
Executive Committee Meeting
Wednesday, October 4, 2017

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: 11:00 a.m.
Present: Phil Weiss, Marie Klopf, Darren McKinnon, Joan Lowenstein, Susan Pollay (ex officio)
Absent: Rishi Narayan (ex officio)
Others: Ariel Schonfeld (UM student), Ryan Stanton (Ann Arbor News)

Committee actions and discussions

Agenda Review. The group reviewed the October DDA monthly meeting agenda. Ms. Pollay noted that after the presentation on the Treeline project the DDA would be asked to approve a resolution in support. Ms. Lowenstein suggested that this could be referred to the Partnerships Committee for discussion. Ms. Lowenstein said that during DDA Board Communications she could share information about A2C3's efforts to publicize ideas for people to stay safe before and after that weekend's MSU/UM football game including discouraging excessive drinking. Ms. Pollay said that Tom Shewchuk the City's Information Technology Services Director would be in attendance to answer questions about the Fiber and Conduit Use Agreement with the City.

Suicide Deterrence Resolution. Ms. Pollay said DDA engineers at CWI had contacted the lone rooftop fence project respondent Future Fence to see if they could install temporary fencing to allow time for the permanent fence project to be rebid and installed. They indicated that they could start immediately and had provided a price proposal. She noted that several other fence contractors had been contacted to see if they could likewise provide a proposal, and to date there had been only one response, but their cost was higher and they could not begin work until November. Ms. Pollay reported that she had also directed RPS to assign staffing to the garage rooftops until such time as fencing was installed. They were working with their employee union to proceed as quickly as possible to accomplish this.

Given that the DDA had included \$400,000 in its FY2018 budget for rooftop fencing. Ms. Pollay asked that the Executive Committee put forward a resolution for DDA approval to establish a \$400,000 project budget for temporary rooftop fencing and accept the proposal from Future Fence. The remaining funds would be used to cover the cost of the extra RPS staffing, which she estimated to be approximately \$50,000/month. There was discussion. Ms. Klopf asked

that the cost of the extra staffing be reported every month so that the full costs of the project could be kept separate from general operations; Ms. Pollay said this would be done.

The Committee drafted a resolution to be put forward to the full board a few minutes later at the October monthly DDA meeting. Mr. Weiss indicated that he would ask the board for a motion and second to amend the DDA meeting agenda to move the Executive Committee report forward to the front of the meeting so this resolution could be considered at the beginning of the meeting.

There being no other business, the meeting adjourned at 11:40 a.m.
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
WEDNESDAY, OCTOBER 11, 2017**

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

Time: 9:00 a.m.

Present: Howard Lazarus, Joan Lowenstein, Keith Orr

Absent: Bob Guenzel, Marie Klopf, Sava Lelcaj-Farah, Al McWilliams, Darren McKinnon, John Mouat, Rishi Narayan, John Splitt, Phil Weiss

Others: Graydon Krapohl/City Council

Staff: Susan Pollay, Amber Miller, Patti Wheeler

Public: Ray Detter/CAC

Treeline: Request for DDA resolution of support.

Ms. Pollay and Ms. Miller stated that the DDA had been asked for a resolution of support for the Treeline, and asked the committee members to suggest content. Questions were asked and answered. A set of ideas were suggested, including that the Treeline will provide opportunity for active recreation to the river, and that development of the vacant downtown properties west of Main Street will place downtown employees and residents adjacent to the Treeline which will help activate it. Ms. Lowenstein requested a “whereas” be added to integrate DDA projects into the resolution. The list of ideas would be shared with the DDA Capital Improvements Committee, with the goal that both committees would cosponsor the resolution.

Other Committee Business.

Ms. Pollay stated she and the City Administrator are working together to shape the DDA/City Council November works session agenda.

Ms. Pollay and Ms. Miller gave updates of DDA projects. Ms. Pollay stated that the project to install temporary suicide deterrence fencings started with fencing at the 4th & William garage.

Public Comment.

Mr. Detter stated the CAC recognizes the importance of near-downtown neighborhoods to downtown vibrancy and connectivity.

The next Partnerships Committee meeting is scheduled for November 8, 2017 at 9:00 am.

The meeting adjourned at 10:02 am.

Respectfully submitted, Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES
Wednesday, October 18 2017**

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: Sava Lelcaj-Farah, Marie Klopff, Al McWilliams, Darren McKinnon, Rishi Narayan

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

Other: Bob Doyle/SGJJR, Keenan Gibbons/SGJJR, Connie Pulcifer/City of Ann Arbor

Public: Ray Detter/CAC, Maura Thomson/MSAA

Treeline. Ms. Miller presented the list generated by the DDA Partnerships Committee conveying reasons why the DDA might support the Treeline master plan. It was hoped that the CIC would co-sponsor a resolution of support with the Partnerships Committee at the next DDA meeting. The CIC asked questions about the Treeline master plan, which Ms. Pulcifer answered. The CIC affirmed the Partnerships Committee list, and DDA staff said they would draft the resolution using these ideas as the basis.

Huron Street. The design team posed questions for the committee to help refine project goals and strategies. Questions were asked and answered, in particular about traffic and what kinds of physical changes could be made to the street in quest of improving pedestrian comfort and safety, and also increasing use of travel modes other than single occupancy vehicles. It was also noted that Huron is larger and is how many visitors pass through the City, thus the future design should have a sense of scale and optimally convey the community's civic pride and Ann Arbor's unique identity.

Street Projects through 2021. Staff presented draft resolutions for the next round of project priorities established by the DDA. These were resolutions to modify the Huron Street project, and to approve a project budget and the design team for the 1st, Ashley, and William projects. Questions were asked and answered about whether Ashley and First should be separated from or remain combined with William Street improvements. Staff provided information for how the projects could be paid for with a bond issued in FY19, and how this would fit within the DDA's Ten Year Plan. Questions were asked and answered and the committee indicated its support to present the resolutions at the November board meeting for action.

Water Mains. Mr. Mouat noted that a member of the DDA board had asked that the Committee revisit the possibility of the DDA pursuing a comprehensive project to expand downtown water mains. A map was examined which indicated where downtown water mains were less than 12"

in diameter. Staff noted the water main upsizings that are planned to be included in upcoming DDA projects or in upcoming City projects. Committee members noted that the majority of others were located in or within an historic district or flood plain/flood way, which are locations unlikely to see significant development. Questions were asked and answered. After some discussion, the Committee consensus was not to pursue a separate water main expansion project, but instead to continue moving forward with the DDA strategy of incorporating water main expansions into a DDA improvement project.

5th & Detroit. Ms. Miller said construction drawings are being developed, and staff are meeting regularly to stay on schedule to get the project out to bid next month.

Public Comment. Mr. Detter said he was impressed with the CIC's Huron Street discussion, and agreed with much that was said. He said that the Treeline will connect the North Main Street corridor to downtown, and that many don't realize just how close the Huron River is to downtown. In fact, the Huron River is only a five minute walk from downtown. He noted that what happens in the area north of the River, including Lowertown, will have impact on downtown.

Next Meeting: The Committee will meet again on Wednesday, November 15 at 11:00 am.

The meeting adjourned at 12:58 p.m.
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
FINANCE COMMITTEE MEETING MINUTES
Tuesday, October 24, 2017**

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

Time: 1:00 p.m.

Present: Marie Klopf, Joan Lowenstein, John Splitt, Phil Weiss

Absent: Bob Guenzel, Howard Lazarus, Sava Lelcaj-Farah, Darren McKinnon, Al McWilliams, John Mouat, Rishi Narayan, Keith Orr

Staff: Susan Pollay, Joseph Morehouse, Jada Hahlbrock, Amber Miller, Patricia Wheeler

Other: Jamie Rivette, CPA/Yeo & Yeo

Public: None

FY17 Audit. Ms. Rivette presented the DDA's FY17 audit, going through the document page by page. She was asked if the DDA had received a clean audit, and she responded yes. And she also noted that although this was a first year for her firm doing the audit, they were pleased with what they saw and had no recommendations for any changes. Mr. Morehouse's exemplary work assembling materials and responding to requests for information from the auditors was noted and appreciated.

IRS Audit Library Lane Bond. It was reported that an Internal Revenue Service audit of the Build for America bond used to finance the Library Lane project construction was closed with no issues or concerns about non-compliance. Ms. Pollay noted that the City CFO had extended his thanks to Mr. Morehouse for being so prepared and responsive during the audit project.

Financial Statements. The Committee reviewed the September expense listings, FY2018 First Quarter Financial Statements, and FY 2018 First Quarter Funds Committed Report. Questions were asked and answered.

Finance Committee Review of DDA Expenditures. Ms. Klopf asked for resolutions with more than \$50,000 worth of spending to be presented to the Finance Committee prior to being brought to the whole Board. She also requested that the Finance Committee meetings be moved so they were the final committee meeting of the month so they could be aware of all spending resolutions. It was agreed that the Committee meetings would be rescheduled to the last Thursday of the month before the DDA board meetings.

Future Parking Rate Changes. Ms. Pollay said that the Ten Year Plan anticipates a rate change in FY19, but given the recent approval of the Ann Ashley addition, staff recommend the DDA consider moving this up to late FY18. Mr. Morehouse presented a rate change strategy, which he will also present at the Operations Committee for its input. The suggested plan would: 1)

schedule small annual percentage changes versus the current practice of spacing a larger rate increase every few years. 2) Over time reduce the price differential between paying by permit and paying by the hour, as this is a contributor to parking permit demand. 3) Even out the cost for permits across the system. The DDA had experimented with a TDM strategy to address higher and lower parking demand at various facilities; however, current demand is now strong across the system. 4) And expand the differential between the rate to park on-street versus the rate to park in the garages to incentivize parking in the garages.

Questions were asked and answered, and suggested changes were offered. Mr. Morehouse said that he would bring a revised plan to next month's committee meetings. Ms. Pollay said that she would also share these ideas at the November board meeting for feedback, as well.

Bond Recommendations for Ann & Ashley Expansion and Street Improvements. Mr. Morehouse explained what the staff would recommend for when bonds would be issued, and how they would be paid for. As part of this discussion, Ms. Miller shared the proposed resolutions from the Capital Improvements Committee for an expansion of the Huron Street project, and the authorization of a project budget and design team for the First, Ashley and William Street project. The costs for the projects were shown as part of the revised Ten Year Plan. Questions were asked and answered.

DDA/City Council Joint Work Session. Ms. Pollay reminded the Committee of the annual work session to talk about public parking on Monday, November 13 at 7pm at CTN.

Public Comment. None.

Next Meeting. The next Finance Committee meeting will take place on at 1:00 pm.

The meeting adjourned at 2:20 pm
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
OPERATIONS COMMITTEE MEETING MINUTES
Wednesday, October, 2017**

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

Time: 11:00 a.m.

Present: Bob Guenzel, Joan Lowenstein, Darren McKinnon, John Mouat, Keith Orr, John Splitt, Phil Weiss

Absent: Marie Klopf, Howard Lazarus, Sava Lelcaj-Farah, Al McWilliams, Rishi Narayan

Staff: Susan Pollay, Joe Morehouse, Amber Miller, Jada Hahlbrock, Patricia Wheeler, Lauren Groves

Others: Curt Wolf/UM, Dave Orfield/RPS, Chris Simmons/getDowntown

Public: Ray Detter/CAC, Maura Thomson/MsAA

Presentation by Curt Wolf. Mr. Wolf provided information regarding Dr. Pascal Van Hentenerck's research into first/last mile transit solutions as part of a multi-disciplinary team of UM professors participating in RITMO. The RITMO project is collecting massive amounts of data which researchers such as Dr. Van Hentenerck then use to frame recommendations to improve mobility and logistics. Currently Dr. Van Hentenerck is working with AAATA to suggest route and vehicle changes to gain greater efficiencies. Mr. Wolf said RITMO would like to have access to the Ann Arbor public parking system data. It was agreed that Ms. Pollay will work with Mr. Wolf to schedule a longer meeting where it would be better explained how DDA data would be utilized to benefit not only this area of study, but also management of the Ann Arbor public parking system.

Parking Enforcement Discussion. Following the last board retreat a possible financial strategy had been developed to explore if enforcement revenues could be split with the DDA if the DDA took over responsibility for enforcement. What the exercise made clear was that the City needed to retain all enforcement revenues even if the DDA took on the costs for this service. The committee consensus was to drop the question of DDA managing enforcement. Ms. Pollay reminded the group that a related topic from the DDA retreat discussion was that the DDA would ask to have the City and DDA work together to coordinate future fine and parking rate changes.

Future Parking Rate Changes. Ms. Pollay said that the Ten Year Plan anticipates a rate change in FY19, but given the recent approval of the Ann Ashley addition, staff recommend the DDA consider moving this up to late FY18. Mr. Morehouse presented a rate change strategy, which he had also presented at the Finance Committee for its input as well. The suggested plan would: 1) schedule small annual percentage changes versus the current practice of spacing a larger rate increase every few years. 2) Over time reduce the price differential between paying by permit and paying by the hour, as this is a contributor to parking permit demand. 3) Even out the cost for permits across the system. The DDA had experimented with a TDM strategy to address higher and lower parking demand at various facilities; however, current demand is now strong across the

system. 4) And expand the differential between the rate to park on-street versus the rate to park in the garages to incentivize parking in the garages.

Questions were asked and answered, and suggested changes were offered. Mr. Morehouse said that he would bring a revised plan to next month's committee meetings. Ms. Pollay said that she would also share these ideas at the November board meeting for feedback, as well.

Circulator Study. Mr. Orr said the study was completed, and he outlined the three recommended circulator routes. He stated his belief that circulators would benefit downtown, however the recommendations would be too expensive to implement in their entirety. He asked DDA staff to explore working with AAATA to see if its Route 21 (which goes to and from Amtrak) could be modified to more closely match one of the recommended circulator routes.

Get Downtown. Mr. Simmons said Go!Pass ridership numbers are up 2.5% from last year for the quarter, however the number of participating employers and go!passes are down from this time last year. He attributed this to staff changes and predicted that these numbers will rebound moving forward. He reminded everyone that the new Go!Pass season starts November 1.

Parking. Ms. Hahlbrock stated that the flat-rate for parking patrons the day of the UM/MSU football game was successful, as it allowed for smooth emptying of garages after the game. She said that the City/DDA Enforcement/Operations Committee is already working on planning for the 2018 Art Fair, the Liberty Square condominium association now includes the new building owner, and the City Apartments Condo Association is moving closer to becoming finalized.

General Operations. Mr. Morehouse presented a comparison of FY17 and FY18 first-quarter parking revenues and hourly patrons. There were fewer home football games in 2017, but revenues and hourly patrons are up versus last year at this time.

Lot Decommissioning. Ms. Pollay outlined the plan to decommission the 1st & Huron and 5th & Huron parking lots. She stated the property owner has requested to purchase the parking equipment; after discussion the Committee authorized DDA staff to make the decision based on the best interests of the DDA.

Meter Removal Policy Amendment. Ms. Miller brought back the draft amendments to the DDA's meter removal policy that had been discussed and supported in concept by the Committee in early summer. These changes had been aimed at providing greater clarity. Questions were asked and answered, and the Committee reaffirmed its support.

Ann Ashley Expansion. Ms. Pollay said the scope of work is being developed and she will bring this back to the Committee for its review. It was suggested that the scope include adding electrical capacity with the goal of increasing the number of EV chargers, and that it also include revisiting the potential cost and logistics to do a rough build out of the two-story area along Ashley Street as

part of the construction. If constructed, this would be a rough build out which could be separated from the structure as a condominium unit.

UMTRI. Ms. Pollay reminded the committee members that she had invited Dr. Robert Hampshire to share details of his parking research over the lunch hour at the DDA office on Friday, October 27 from 11:30am – 1pm. Much of his findings had potential applications for the DDA in its management of the public parking system, and all were welcomed to listen in.

DDA/City Council Joint Work Session. Ms. Pollay reminded the committee of the November 13 annual work session at the CTN building at 7pm to talk about public parking.

Public Comment. Ms. Thomson noted that the suggested parking rate change plan had three rate changes within a year and a half, and asked that this be adjusted. She shared that she didn't hear complaints about parking rate increases, but there is wide spread concern about getting tickets, thus she was grateful the proposed plan didn't reflect a recommendation that the City extend its parking enforcement hours. She also said that she was glad that the plan recommends keeping the hourly rate in the garages the same over the duration of the plan, as this will ease concerns.

Next Committee Meeting: The next meeting will take place on November 29th at 11:00 am.

The meeting adjourned at 12:45 p.m.
Susan Pollay, Executive Director

Parking & Transportation Report October 2017

Parking Operations

Special Events in October

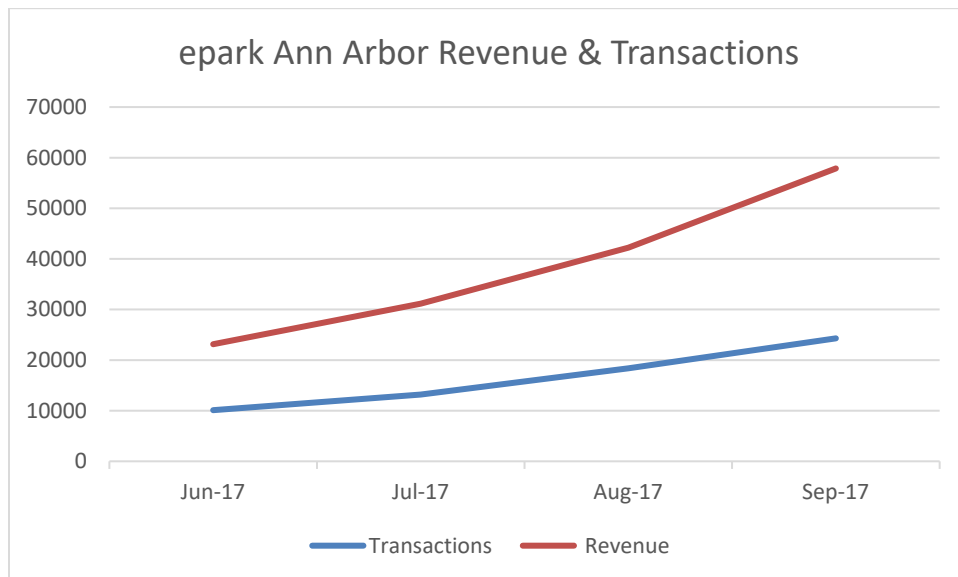
- 10/7 UM Football Game
- 10/7 A2SO at MI Theater
- 10/8 A2SO at MI Theater
- 10/21 State Street District Watch the Game
- 10/28 UM Football Homecoming Game
- 10/31 MSAA Treat Parade

Special Event Meter Bag Fee Waivers in September

- 10/21 State Street District Watch the Game \$140

Meters

Use of the epark Ann Arbor mobile app continues to grow. There are currently 14664 users.



DDA staff has worked this month to promote the app on social media. Visits to neighborhood association meetings are planned.

In October, the meter department completed its preventive maintenance work on the epark machines. Current work includes the painting of meter posts as weather allows, and maintenance work on the Duncan meters.

Additionally, the meter department worked with a developer on S University to coordinate removal of an epark machine and space markers to accommodate construction staging.

Parking Operations

A flat entry rate (pre-pay) of \$5 was utilized for the UM/MSU game on 10/7. Maynard, Forest, South Ashley and First & Huron were full by around 3:30. First & Washington, Fourth & William, Liberty Square, Ann Ashley and Library Lane were full by around 5:30. Vehicles began to exit the structures around 10:00 pm, and at 10:10 all gates were lifted to help facilitate a smooth exit for patrons. By 12:30 am most traffic had cleared from structures and lots.

Republic Parking Personnel

Republic Parking is continuing its search for a new controller.

City/DDA Parking Enforcement Committee

The Committee met on September 28th and October 19th. At the September meeting preparations for the upcoming football games were reviewed. At the October meeting representatives from downtown churches attended to review Sunday Art Fair operations in 2017, and to begin planning for 2018.

The next Committee meeting will be Thursday, November 16th.

Tally Hall Condominium Meeting

DDA staff met with representatives from the new building ownership and management company. Division of responsibilities, upcoming repairs and contact information were reviewed. The next meeting will take place in early December and will include a review of the 2018 condominium budget.

First & Washington Condominium Meeting

DDA and City staff met with a representative from City Apartments and discussed the last steps that need to be taken to finalize the creation of the condominium association. The group will meet again in early November.

Lot Decommissioning

DDA staff have developed a plan to decommission the Fifth & Huron and First & Huron lots in advance of the lease expiration on December 1. The lots will close to public parking on Monday, November 27.

Schedule and task list included as part of this report.

Parking System Maintenance

The annual preventative maintenance work continues. Work in October focused on concrete repairs and deck coating at 4th & William, and sealing (interior & exterior) and concrete repairs at Maynard. Work is on schedule to be complete in November.

General maintenance work in October included; structure wash-downs, restriping work at First & Washington and First & William, and bulb replacement in structure rooftop light fixtures.

DDA and Republic Parking staff will be doing the annual walkthrough of all facilities on October 30 & 31. This walkthrough provides an opportunity to make note of cosmetic & customer service issues that need to be addressed.

Parking Equipment

4th & William Equipment

DDA and Republic Parking staff met with Signature Control Systems for a walkthrough of 4th & William as part of the process to install the new revenue and access equipment. A final cost proposal and project schedule are expected to be approved by the end of October.

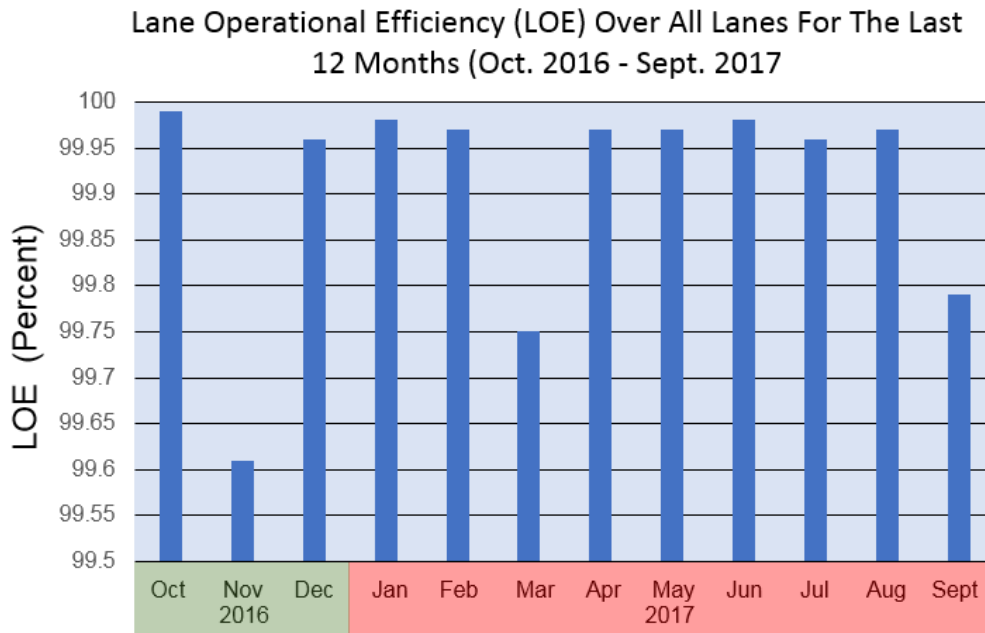
Elevators

There were 4 elevator calls for service last month.

- 1 – 4th & Washington
- 2 – Maynard Alley Elevator
- 1 – Maynard Main Elevator

Lane Operational Efficiency

A measure of entry/exit lane 'up time'. In September, there was a slight drop in LOE due primarily due to 2 lanes at Ann Ashley being purposefully shut down overnight for electrical repairs. 41 out of 50 lanes reported 100% LOE for September.



IT/Equipment

RPS IT staff is working to install a new phone system for Republic Parking. The current system is no longer supported by the manufacturer and needs to be replaced.

A climate control system has been installed in the network closet at Library Lane. This will help to extend the life of the equipment located there.

City/DDA Fiber Agreement

Republic Parking and City staff will have the Forest and Maynard parking structures connected to the City's new fiber network in approximately 2 weeks. Republic staff will be working with consultants to plan for connecting other parking facilities to the new fiber network.

Parking Construction

Fourth & William Stair/Elevator Improvement Project

The remaining punch list will soon be addressed.

Ann Ashley Expansion

Following a resolution by the DDA Board to move forward with an addition to the Ann Ashley structure, CWI has been directed to move forward with construction drawings and bid documents.

4th & Catherine Solar Pilot Project

An RFP was released mid-October. DDA and Republic Parking staff will assist DDA energy engineer Dave Konkle in reviewing the responses.

Rooftop Fencing and Monitoring

Fence installation got underway on October 5th. As of October 23rd, the 4th & William, Maynard and 4th & Washington structures are complete. Ann Ashley is underway, and work at Liberty Square will begin later this week.





Republic Parking is using a temporary staffing agency to fill positions dedicated to rooftop monitoring. These staff members are equipped with safety vests and radios. They are walking the rooftops to provide a visible presence and deterrence measure. It is estimated that labor costs for this staffing from October 1-15 will be \$13,975.00.

Dates	RPS Employees		Phoenix Temps		TOTALS	
	Labor Hours	Labor Cost	Labor Hours	Labor Cost	Labor Hours	Labor Cost
10/1/2017 to 10/15/2017	528	\$10,621	203.25	\$3,354	731.25	\$13,975

Transportation

Go!pass Summary

Go!pass Outreach

Go!pass Renewal email sent to 458 recipients on 9/27/17

- 2016-2017 - Renewal orders received to date: 405 companies
- 2016-2017 - New orders received to date: 49 companies
- 2017-2018 - Renewal orders received to date: 345 companies
- 2017-2018 - New orders received to date: 8 companies

New go!pass companies for 2017-2018

- Agave Tequila Bar
- Connect Space
- Excelsior Massage Therapy
- Kennedy Care
- Nagomi Sushi
- Nostrum Energy LLC
- Precision Accounting LLC
- SpellBound

2015-2016 – Go!pass sales as of October 18, 2016: 5,385 passes ordered by 392 organizations

2016-2017 - Go!pass sales as of October 18, 2017: 6,297 passes ordered by 454 organizations (season to date)

2017-2018 - Go!pass sales as of October 18, 2017: 4,962 passes ordered by 353 organizations (renewals to begin November 1)

Quarterly Ridership

	<i>July 2017</i>	<i>August 2017</i>	<i>September 2017</i>
Go!Pass Usage	52073	56017	52273
Change from Previous Year	8.01%	1.04%	-1.06%
Difference from Avg Month	8.83%	14.26%	6.84%
NightRide Usage	337	302	386
ExpressRide Flexpass	1,994	2,264	1,931

For the quarter, this is approximately a 2.5% increase over last year in total go!pass usage. Should this trend continue, this would result in approximately 654,000 trips over the DDA fiscal year, which is at the higher end of our forecast range. As with every year of the program, we are expecting a highly variable upcoming quarter with higher October numbers and much lower numbers for November and December.

Bike Parking

Current rentals good till 3/31/18

- Bike Locker Rentals as of 10/18: 15 rentals of 23 available lockers (65%)
- Maynard Bike House Rentals as of 10/18: 15 rentals of 28 spaces (54%)
- Ann Ashley Bike House Rentals as of 10/18: 39 rentals of 27 spaces (144%)

getDowntown Survey

We are continuing to work with our survey vendor on a final design for the program survey. The design is simpler than in 2013, and focuses more on business segments and sampling than previous years. We will be starting with business decision-makers (owners, CEO's, top management), and with responses from them look to survey their employees. As members of the DDA Board, please be looking from an email from getDowntown asking for your participation in the survey.

New this year, we are looking to add in a component where we will be surveying those who are using the parking system. As this is a new component, we are starting this with a smaller footprint, looking at the Ann & Ashley and Maynard garages and the lots at South Ashley and Fourth & Catherine. The concept would be to give a quick 2-3 question survey in person as people enter, and give them a referral with an incentive to a longer online survey for more in-depth information. We are still working on the budget component of this survey, and depending on how long this takes to put together may look to postpone until spring.

Other Activities

- AAATA has submitted a grant application to MDOT for a study of the fare structure of the agency to be conducted in 2018. getDowntown staff will be involved in the planning and review of this study.
- AAATA staff will be conducting a detailed route and equity analysis in 2018, to include the possibilities being enabled by new mobility options. getDowntown staff has been involved in these discussions as they relate to downtown services, and is expecting to brief the Board as appropriate.
- Conquer the Cold planning has begun. Members interested in a sponsorship prospectus should contact getDowntown staff for information.

First and Huron Parking Lot & Fifth and Huron Parking Lot
Process for Closure/Decommissioning Lots from Public Parking System

The properties known as the 5th & Huron lot and 1st & Huron lot have been leased by the DDA from First Martin Corporation for use by the public for parking. Premium monthly permit parking (assigned spaces) is provided at the 5th & Huron lot and hourly parking is provided at the 1st & Huron lot. The owner notified the DDA that these leases will not be renewed. Both contracts end November 30, 2017.

Timeline

- October 13 Draft letters ready for review (see communication section below). Draft will be shared with DDA Board members for input
- October 18 Mail letters
- October 25 DDA Operations Committee meeting. Agenda will include an update and plan for parking lot closure
- November 6 A notice will be placed on the entry equipment at Fifth & Huron stating that the lease was not renewed and the lot will be closing on November 30th.
- November 6 Signage at First & Huron will be installed with a notice of the closing date
- November 27 Both lots are closed to the public to allow time for decommissioning (*date to be confirmed*)
- November 30 Parking lot leases expires (DDA will leave the lots with chains across drive lanes or leave the entry gates down)

Items to Remove (photos will be taken for use by RPS staff)

First & Huron

- Planters
- Signs
- Trash cans
- Wayfinding/public parking sign
- Stop Blocks
- Equipment?

Fifth & Huron

- Planters
- Signs
- Trash can
- Stop blocks
- Bike lockers
- Equipment?

Communication

To be mailed 10/18

Letter to Fifth & Huron monthly parkers (prorated November invoice to be sent separately)

- Schedule/timing
- Information about options will be provided, including permit wait list and EZ pay

Letters to First & Huron validation customers

Letters to First & Huron neighborhood

- MSAA
- YMCA
- CVB

Communication with MLive, WEMU, other local media

Letter to Art Fair organizations/ weekly pass parkers regarding the 2018 Art Fair

Utilities/Other Considerations

- DTE- notify them to change the billing effective 12/1
- Notify City regarding water and storm water to change the billing effective 12/1
- Notify City regarding electricity on adjacent light poles currently paid for by DDA to change the billing effective 12/1
- Notification to the City to direct future tax bills to the property owner. The owner will be provided with reimbursement details for a portion of the 2017 taxes paid by the DDA
- RPS links to equipment/lots will be shut off effective 11/27

December parking report / financial reporting- modify to eliminate these lots

Update inventory sheet

Update parking communication materials, including the total number of monthly parking, hourly parking, bike lockers, motorcycle parking

Field guide

Website maps

Walk map

Art Fair map 2018

Parking permit wait list for 5th & Huron – notify patrons

Speak with getDowntown to notify individuals renting the bike lockers that the lockers will be moving. Work with getDowntown to determine where these lockers will be moved

Equipment value (lot owner has asked to purchase this equipment from the DDA)

First & Huron Lot- \$9,100

Full Sign = 2

Ticket Dispenser = 2

Gate = 4

Booth = 2

Fee Display = 2

Validator/Ticket Reader = 2

Fee Computer = 2

AVI = 2

Fifth & Huron Lot- \$1,000

Gate = 2

Card Reader = 1

Ann Arbor Downtown Development Authority
 Gross Revenues/Hourly Patrons
 1st Quarter, FY 2018 & 1st Quarter, FY 2017

	1st Quarter FY 2018		1st Quarter FY 2017		Increase (Decrease)		% Increase (Decrease)		FY 2017 Spaces	Ave. Tkt 2018	Ave. Tkt 2017
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons			
Revenues:											
Washington/First	\$193,520	10,174	\$190,054	9,796	\$3,466	378	1.82%	3.86%	243	\$5.00	\$5.00
Maynard	\$703,822	127,269	\$705,806	134,913	(\$1,984)	(7,644)	(0.28%)	(5.67%)	808	\$4.53	\$5.56
Washington/Fourth	\$255,175	56,309	\$251,322	56,633	\$3,853	(324)	1.53%	(0.57%)	281	\$4.08	\$4.42
Forest	\$467,775	57,589	\$499,587	56,881	(\$31,812)	708	(6.37%)	1.24%	578	\$4.86	\$5.56
Fourth/William	\$697,930	59,776	\$661,578	64,016	\$36,352	(4,240)	5.49%	(6.62%)	984	\$3.43	\$4.15
Liberty Square	\$541,281	26,494	\$551,881	32,286	(\$10,600)	(5,792)	(1.92%)	(17.94%)	581	\$4.19	\$4.74
Ann/Ashley	\$569,600	36,917	\$581,882	39,196	(\$12,282)	(2,279)	(2.11%)	(5.81%)	827	\$3.46	\$4.75
Library Lane	\$474,637	38,935	\$452,111	39,509	\$22,526	(574)	4.98%	(1.45%)	748	\$3.87	\$4.72
S. Ashley/Kline Lot	\$161,335	35,831	\$173,168	37,635	(\$11,833)	(1,804)	(6.83%)	(4.79%)	144	\$4.09	\$4.32
Huron/Ashley/First	\$224,378	51,812	\$240,899	53,329	(\$16,521)	(1,517)	(6.86%)	(2.84%)	166	\$4.01	\$4.38
Fifth & Huron	\$33,825		\$33,825		\$0		0.00%		56		
First & William	\$45,809	0	\$47,364	231	(\$1,555)		(3.28%)		112		
415 W. Washington	\$47,796	5,350	\$53,891	6,563	(\$6,095)	(1,213)	(11.31%)	(18.48%)	149	\$4.00	\$4.00
Palo Lot	\$12,795		\$6,678		\$6,117		91.61%		22		
Broadway Bridge	\$685		\$689		(\$4)		(0.59%)		16		
Main & Ann	\$34,469		\$25,776		\$8,693		33.72%		45		
Farmers Market	\$5,439		\$7,048		(\$1,609)		(22.83%)		75		
City Hall	\$1,959		\$1,140		\$818		71.78%		16		
Fourth & Catherine	\$39,183		\$27,013		\$12,170		45.05%		47		
Meters	\$1,051,122		\$888,812		\$162,309		18.26%		1,895		
Meter Bags	\$152,795		\$103,119		\$49,676		48.17%				
Total Revenues	\$5,715,329	506,456	\$5,503,644	530,988	\$211,685	(24,301)	3.85%	(4.58%)	7,793		7,788

		Av. High Temp.	Av. Low Temp.	Act. Qtr Precip.
Number of Business Days	FY 2018	80	56	7.61
	FY 2017	83	62	11.20
	Variance Average	(3)	(6)	(3.59)
Number of Weekend Days (F & S)		U of M Football		
	FY 2018	2		
	FY 2017	4		
	Variance	-2		

415 W. Washington was affected by repeated power outages at the lot. The electrical service has been fully repaired and the trees on the property have been trimmed. Palo Lot has all spaces available after completion of the 4th & William Stair Elevator project. Main & Ann, City Hall and Fourth & Catherine lots are all serviced by E-Park machines that allow customers to use credit cards. Farmer's Market was affected by the Kerrytown After Dark Events (4) that required Meter Bagging all day for events at night. Meters were affected by the conversion of 850 spaces from single space meters to E-Park meters which allow payment with credit cards. Meter Bags have been affected by increased construction activity including Collegian North and Trotter House projects.