



CITY COUNCIL PLANNING SESSION

Monday, Dec. 8, 4p – Council Chambers

INTRODUCTION

The following areas of focus will be presented to you by staff:

- Community Foundation Housing Report – Rev. Dr. Shannon Polk & Frances Todoro-Hargreaves
- Fourth Ave Street & Transit Project – Maura Thomson
- Financial Snapshot, Upcoming Budget Process & Poverty Exemption Guidelines – Marti Prashan
- Winter Prep & Safety Reminders – Skye Stewart & Sydney Parmenter
- SEU, Where Are We & Where Are We Going? – Shoshannah Lenski
- Building & Rental Services, Issues and Opportunities – Lisha Turner-Tolbert
- Dinner Break
- Records Management System (RMS) Demo – Chief Anderson and Team
- Proposed Unarmed Response Model – Jonathan Laye; Explaining CIT involvement – Chief Anderson
- **5 IDEAS**

Thank you for your participation and thoughtful consideration.

Ann Arbor Area Community Foundation (AAACF) Housing Report

Rev. Dr. Shannon Polk, President & CEO

Frances Todoro-Hargreaves, Impact Investing Manager

QUESTIONS?

Fourth Avenue Transit Project

Maura Thomson, Executive Director
Downtown Development Authority (DDA)

FOURTH AVENUE: ADVANCING CITY & DDA GOALS

AFFORDABLE:

We believe that ALL should have the opportunity to call Ann Arbor home and thrive, residents and businesses alike.

EQUITABLE:

We aim to ensure community health, safety, and equal access to essential services and amenities for ALL, with additional resources for disinvested communities.



SUSTAINABLE:

We are committed to promoting balance between ALL of our natural and human systems to support a healthy and biodiverse ecosystem, today and into the future.

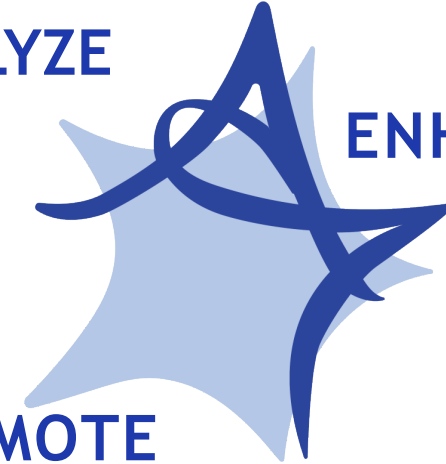
DYNAMIC:

We aim to be a vibrant, continuously evolving city to meet the changing needs of ALL its people and communities

CATALYZE

ENHANCE

PROMOTE



Safe, comfortable streets

A robust, diverse population & livable downtown

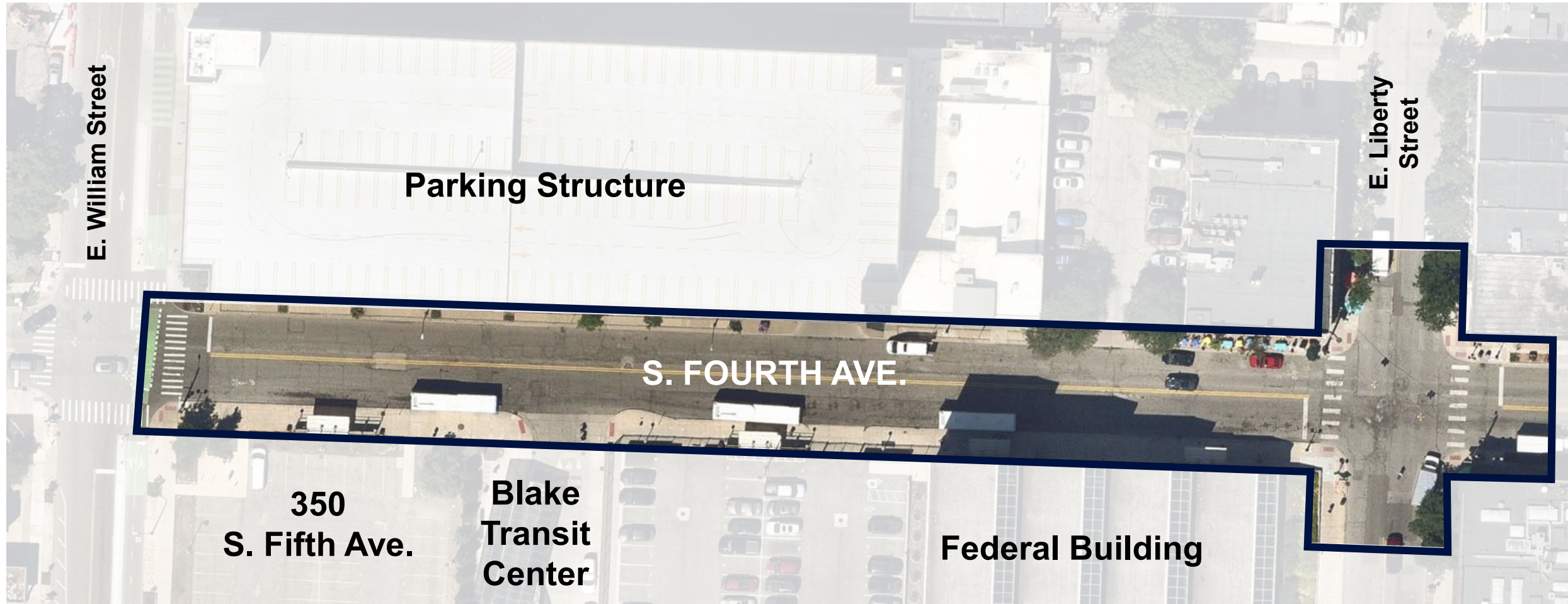
Connected community with inviting & active public spaces

Equitable, just access for all people

Thriving & diverse local economy

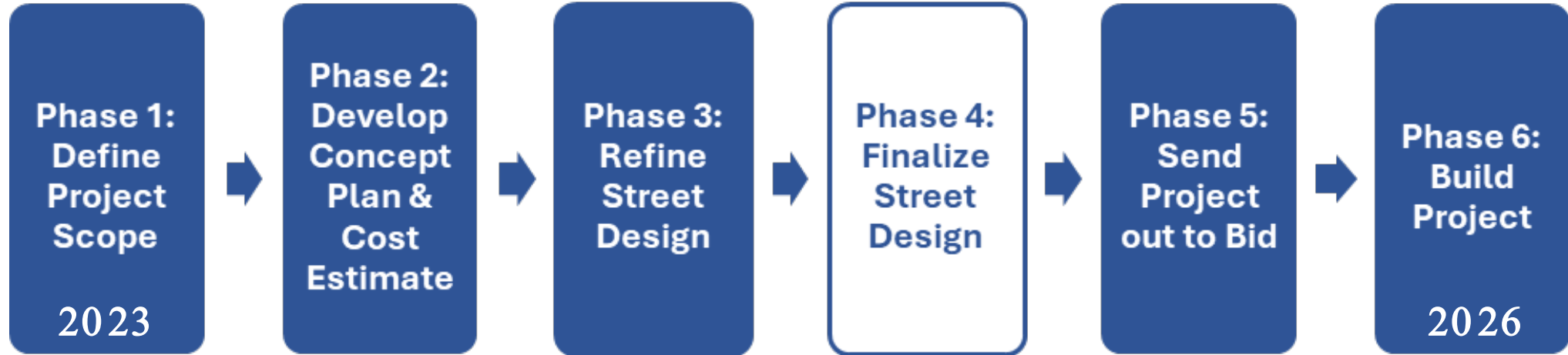
A resilient & sustainable downtown

PROJECT BOUNDARY



The project area includes Fourth Avenue from William Street to Liberty Street, including the Liberty intersection.

TIMELINE & PARTNERS



EXISTING CONDITIONS



The project area of Fourth Avenue abuts the Blake Transit Center, Federal Building, Fourth & William Parking Structure, and two restaurants. The area has narrow sidewalks, small bus shelters, and undefined travel lanes. The area also has high pedestrian traffic due to the Transit Center.

PROJECT CHALLENGES

Multiple demands in limited space

- Transit
- Solid Waste
- Loading (commercial and residential)

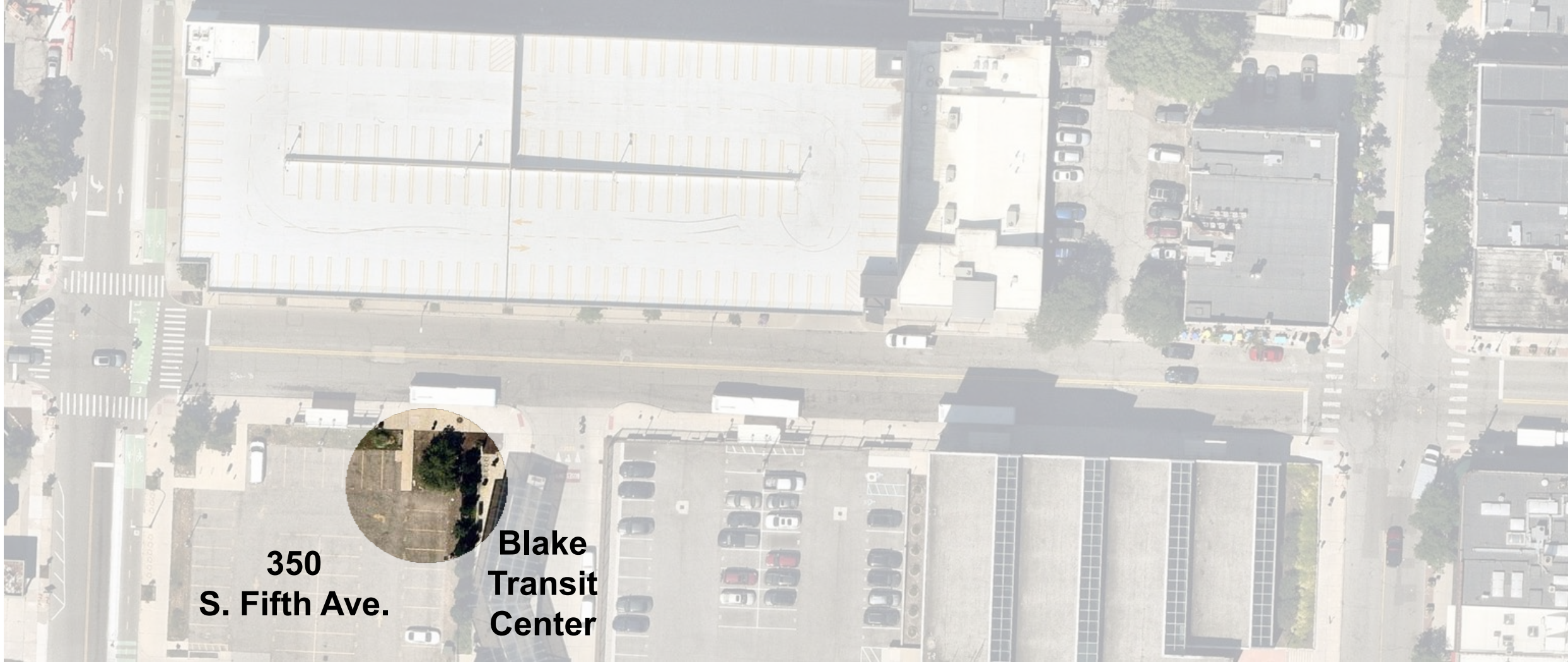


PROJECT CHALLENGES



Public transit and operational space, including room for future expansion, ~~Transit~~ **The Ride 2045**, Signal Prioritization, and connection to future Bus Rapid Transit on Huron.

PROJECT CHALLENGES



**350
S. Fifth Ave.**

**Blake
Transit
Center**

Solid waste collection needs for the future 350 South Fifth affordable housing development, as well as other businesses and facilities.



**350
S. Fifth Ave.**

**Blake
Transit
Center**

**Ruth's
Chris**

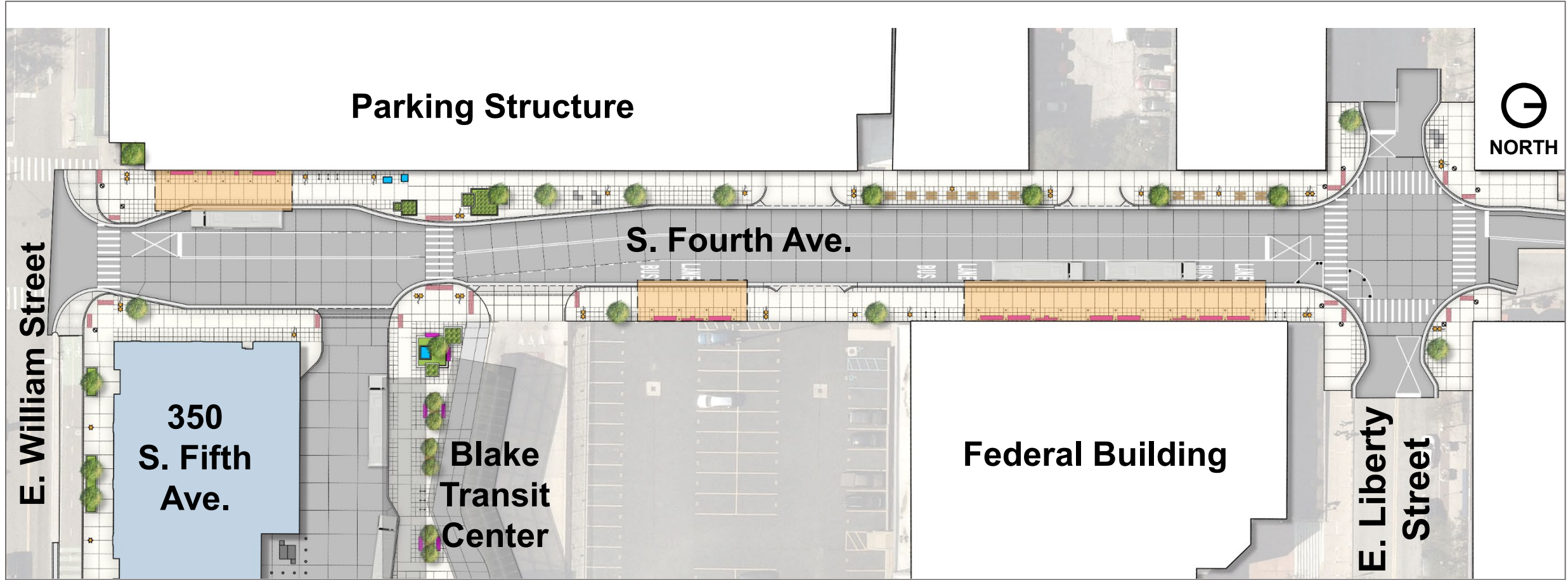
SMITHKLINEBEECHAM

PROJECT GOALS

- Improve safety and comfort for all users.
- Create a street that functions as an extension of the Blake Transit Center.
- Support the future affordable housing development at 350 South Fifth Avenue (located on the former YMCA lot).
- Visually link the block with the “downtown feel” on Liberty Street.



OVERALL STREETSCAPE DESIGN



The design includes a mid-block crosswalk adjacent to Blake Transit Center, wider sidewalks, large bus shelters, defined bus lanes, new lighting, street trees, and safer crossings.

PROPOSED STREETSCAPE RENDERING - NORTH



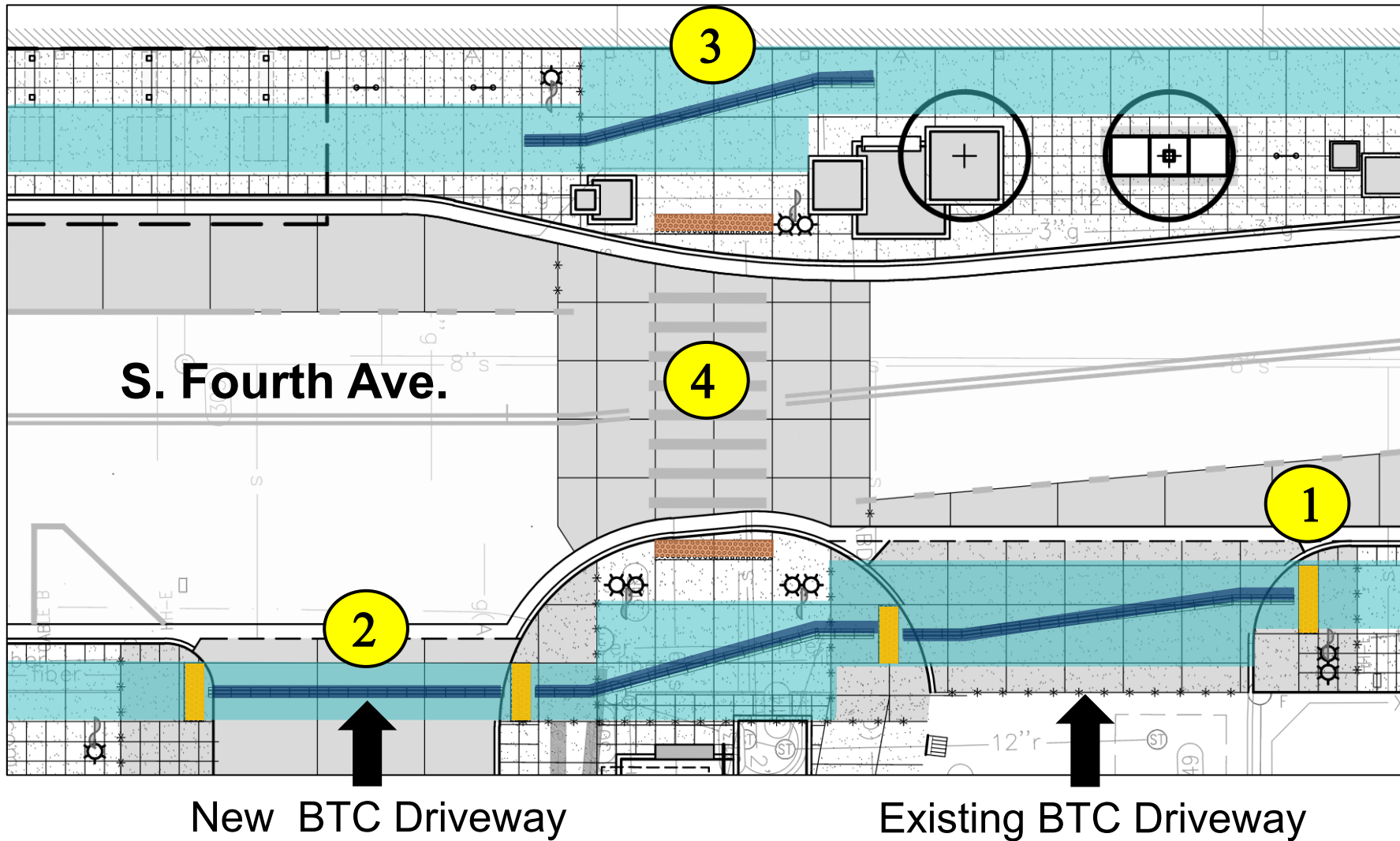
Future view of Fourth Avenue looking north from the mid-block crossing at the Blake Transit Center. Features include landscape planters, designated bus lanes, and public art

PROPOSED STREETSCAPE RENDERING - SOUTH



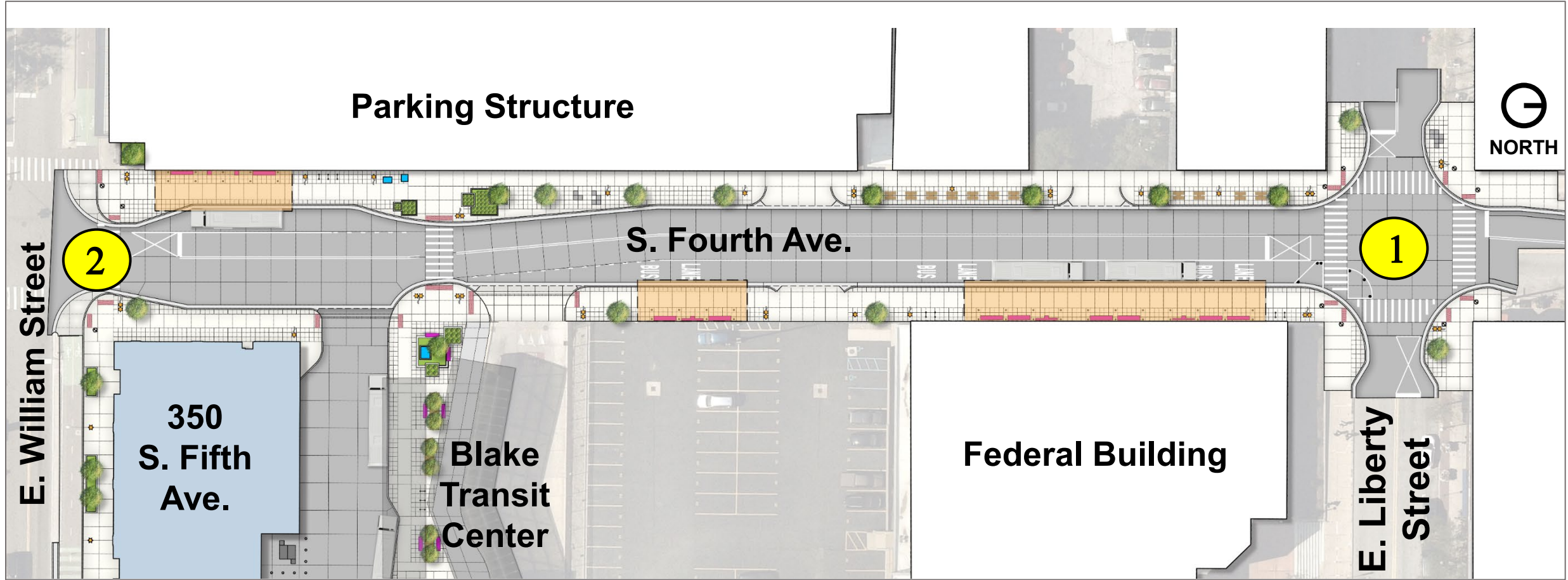
Future view of Fourth Avenue looking south from Liberty Street. Features include new trees, benches, bike parking, and bus shelters.

ACCESSIBILITY ELEMENTS



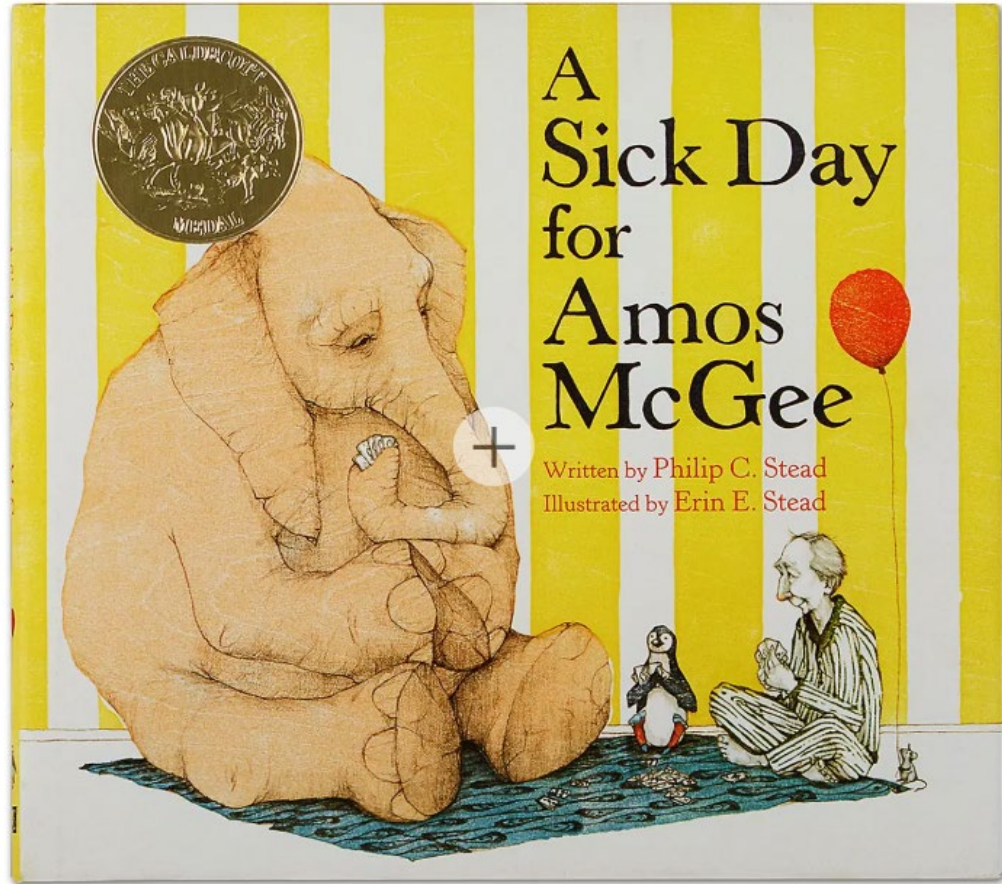
- 1 Domed warning plates at the approaches to all existing and proposed driveways to the Blake Transit Center, and at the mid-block crosswalk.
- 2 Directional tiles along the centerline of the walking path to guide users across both driveways.
- 3 Directional tiles along the centerline of the walking path where it jogs/shifts in the mid-block bump outs.
- 4 Audible RRFB

UPGRADED CROSSINGS



New Audible Pedestrian Signals and safer crossings at Liberty, plus underground infrastructure for future installation of Audible Pedestrian Signals on William.

PUBLIC ART – POTENTIAL COLLABORATION



Public art based on the Amos McGee series. A large installation or series of installations to add creativity, warmth, and a sense of place to this critical transit block

QUESTIONS?

Financial Snapshot, Upcoming Budget Process & Poverty Exemption Guidelines

Marti Praschan, CEO

Budget Calendar

December 8, 2025 – Council Work Session (Today)

- Review Financial Projections

March 23, 2026 – Council Work Session

- Staff presents budget requests to deliver Council priorities within financial constraints

April 20, 2026 – Council Presentation

- City Administrator presents recommended budget and first reading for ordinance and fee changes

May 4, 2026 – Public Hearing

- Public Hearing held on recommended budget. Second reading for ordinance and fee changes.

May 18, 2026 – Council Consideration

- Council considers and adopts FY27 budget

28 days

Rules Surrounding Budget Adoption



Second year of a Two-year fiscal planning cycle.



7 votes to adopt the budget.



6 votes to amend on the night of the meeting.



8 votes to amend during the fiscal year.



If not adopted at the end of the 2nd Council meeting in May, the City Administrator's recommended budget is considered adopted.



Budgets are adopted by the fund in total, not each line item, with one exception – the General Fund.



General Fund budget is adopted by Service Area represented in the fund (Safety Services, City Administrator, Community Services, etc.).



City not allowed to expend monies unless budgeted, so June has year-end budget amendment for areas forecasted to overrun.

City Financial Performance Measures

Independent Assessments

1. Financial Audit - 0 material weaknesses & 0 significant deficiencies
2. Bond Rating (S&P) - LTGO is AAA, Water is AA, Sewer is AA+

Fiscal Control

3. General Fund structural deficit (recurring revenues - expenditures)
4. General Fund unassigned fund balance

Debt/Liability Management

5. Pension funded ratio
6. VEBA (retiree healthcare) funded ratio

FY2022

FY2023

FY2024

FY2025

1/0	0/0	0 / 2	0 / 0
AA+/AA/AA+	AA+/AA/AA+	AAA/AA/AA+	AAA/AA/AA+

Balanced	Balanced	Balanced	Balanced
28%	29%	27%	20%

88%	88%	90%	94%
83%	83%	94%	100%

Revenue Assumptions

Real & Personal Property Tax

- FY27 – 4.6%
Increase (\$2.3M)

State Shared Revenue

- FY27 - 17%
Statutory (\$300K)

Parking

- FY27 – 6.8%
increase (\$253K)

Expenditure Assumptions



Personnel Services

FY27 – 4.0% increase (\$2.2M)



Fringes

FY27 – (11.0%) decrease (\$3.9M)



Other Services/Charges

FY27 –3 % increase (\$1M)

General Fund Projections

FY2027 Financial Outlook

General Fund

	FY2025 Actual	FY 2026 Budgeted	FY 2027 Projected	FY2028 Projected
	(Mils.)	(Mils.)	(Mils.)	(Mils.)
<u>Recurring</u>				
Revenues	\$ 145.3	\$ 145.8	\$ 149.7	\$ 153.0
Expenditures	<u>(136.0)</u>	<u>(144.7)</u>	<u>\$ (148.9)</u>	<u>(152.8)</u>
Net Surplus/(Deficit)	\$ 9.3	\$ 1.1	\$ 0.8	\$ 0.2
<u>One-time</u>				
Revenues	\$ 0.4	\$ 0.5	\$ 0.3	\$ 0.0
Expenditures	<u>(6.5)</u>	<u>(1.1)</u>	<u>(3.0)</u>	<u>(0.0)</u>
Net Surplus/(Deficit)	\$ (6.1)	\$ (0.6)	\$ (2.7)	\$ -
Net Surplus/(Deficit)	<u>\$ 3.2</u>	<u>\$ 0.5</u>	<u>\$ (1.9)</u>	<u>\$ 0.2</u>
Unassigned Fund Balance	\$ 24.7	\$ 25.2	\$ 23.3	\$ 23.5
Policy range (15% to 20%)	20.0%	22.8%	20.4%	19.7%

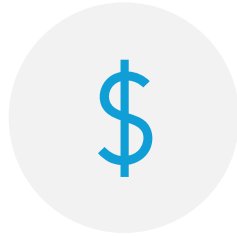
State of Michigan Budget Adoption



CONSTITUTIONAL REVENUE
SHARE DECREASE –
GENERAL FUND



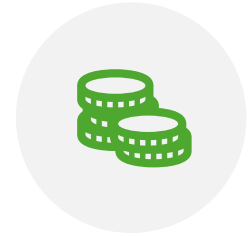
PUBLIC SAFETY REVENUE
SHARING



24% WHOLESALE TAX ON
MARIJUANA – ROAD
FUNDING



REMOVAL OF 6% SALES TAX
AT THE PUMP – GENERAL
FUND



20 CENT GAS TAX INCREASE
– ROAD FUNDING

Real Property – Poverty Exemptions



Proposed 2026 Tax Year Change:

- Utilize Ann Arbor Area Median Area Median Income
 - Increases income levels for 1 & 2 person households
 - 90% of our current applicants
- Utilizes incomes levels established by HUD for Washtenaw County
 - Aligns with existing programs within the County

Budget Question Process

Please send any FY27 budget questions to **Sara Higgins**, copying Milton Dohoney Jr., Marti Praschan, and Kim Buselmeier. Responses will be organized by topic and responded to throughout the budget season.

QUESTIONS?

Winter Preparation & Safety Reminders

Mike Kennedy, Fire Chief

Sydney Parmenter, Emergency Management
Coordinator

Skye Stewart, Public Services Chief of Staff

Paul Matthews, Public Works Manager

Winter Weather Safety Tips

1. **Stay informed!** Sign up for A2 Emergency Alerts

[A2gov.org/alerts](https://a2gov.org/alerts)

2. **Get Winter Ready,** Make an emergency plan and kit

ready.gov/plan



Winter Storm Planning Timeline

A few days out

If the forecast calls for winter weather, start preparing now.



Have emergency supplies for your home & car



Check your smoke and carbon monoxide detectors



Replenish fuel for your car and heating sources

The day before

Forecast accuracy continues to improve, so keep checking the latest.



Adjust plans



Have multiple ways to receive Warnings



Bring pets indoors and ensure they have water

During & After

*Remain vigilant and stay informed.
Drive only if necessary.*



Check on neighbors and family



Properly ventilate emergency heat sources



Keep generators at least 20 feet from your home



Take it easy when shoveling

Holiday Safety Tips

1. Cooking Safety
2. Candle Safety
3. Christmas Tree & Lights Safety

For more information, visit:

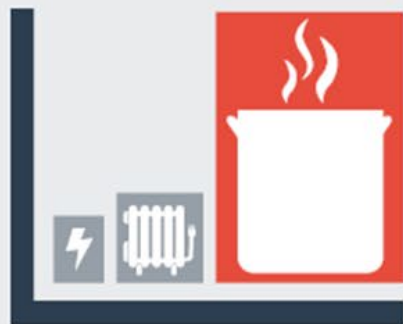
<https://www.usfa.fema.gov/prevention/home-fires/prevent-fires/>



Cook Safely!

Prevent Kitchen Fires

Did you know?



Cooking is the leading cause of home fires and home fire injuries.



Stay in the kitchen when you are cooking at high temperatures.



Set a timer if you are simmering or baking so you don't get distracted and forget you are cooking.



FEMA



U.S. Fire
Administration



Put a

FREEZE on *Winter Holiday Fires*

Did you know?



More than 1/3
of home decoration
fires are started by
candles.

As you deck the halls this season, be fire smart.



Keep candles at least
12 inches away from
anything that burns.



Think
about using
**battery-
operated**
flameless
candles.



U.S. Fire
Administration



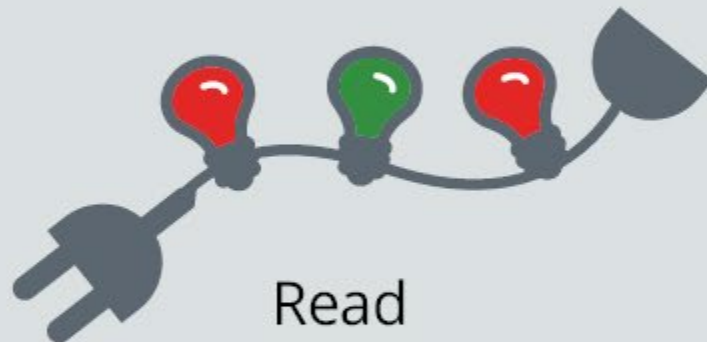
Put a **FREEZE** on *Winter Holiday Fires*

Did you know?



More than **1 in every 5** Christmas tree fires were caused by a heat source too close to the tree.

As you deck the halls this season, be fire smart.



Read manufacturer's instructions for the number of light strands to connect.



Make sure your tree is **at least 3 feet away** from heat sources like fireplaces, radiators and space heaters.



U.S. Fire
Administration



Winter Transportation Basics

Service Level Goals

1. Major Roads – Goal is to maintain roads so that that they are safe to travel at reasonable speeds.
 2. Residential Roads – Goal is to treat residential roads within 24 hours so that they are safe to travel at reasonable speeds.
- Use weather and road monitoring tools to determine treatments.
 - Our aim: Plow all streets within 24 hours of a 4" snow – severity of weather dependent as major storms make take days.
 - Roads are treated based on priority system (1, 2, and 3)
 - Buffered/protected bike lanes cleared within 24 hours. On-street lanes cleared with roadway plus an extra pass.
 - Plow tracking at www.a2gov.org/snow



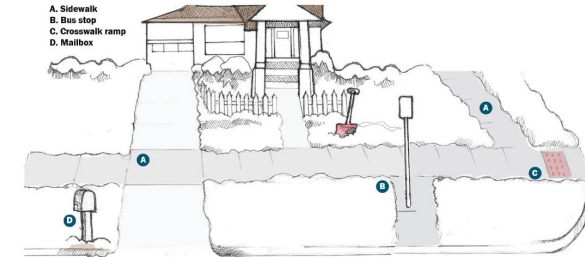
Sidewalks and Curbside Service

Sidewalks

- Public Works clears certain sidewalks and crosswalks: Serviced at 1”+ accumulation or freezing rain.
- Residents and businesses responsible for clearing sidewalks fronting their properties, enforced by Community Standards.
- Details at www.a2gov.org/sidewalksnow.

Solid Waste Carts

- For snow, create flat space on snowbank for carts
- When possible, wait till snowplows pass to put out carts.
- Keep carts clear of snow and ice with 3 feet of space all around.



On-Street Snow Parking Ban

City Council revised ordinance in 2024 making it easier to understand and enforce.

- Announced at least 12 hours in advance; remains until lifted.
- The goal is voluntary compliance, but vehicles remaining in the street may be ticketed or towed.
- Some streets may be exempt due to limited off-street parking.
- Learning process for everyone.
- Sign up for alerts and learn more: www.a2gov.org/snowparking.



QUESTIONS?

Sustainable Energy Utility (SEU): Where are We? Where are we going?

Shoshannah Lenski, Director

Introduction

- Thank you for the opportunity to be here and your support of the SEU vision
- Today I'll share updates on SEU progress over the last 3 months and some of the work ahead
- We are targeting a preliminary launch of service in fall 2026 to pilot, grant-funded customers

The SEU can be of value to everyone in the City and beyond

- **Values alignment** with our community
- Meet a **diversity** of needs, preferences, and priorities in the City population:
 - Sustainable, clean energy and climate action
 - Affordability
 - Resilience
 - Trusted provider, good service, easy to do business with
- Serve **existing population** and **attract growth and economic development**
- Offer value to the **existing grid** and by extension all its customers at points of **mutual benefit**
- Tell our story, share learnings, and serve as a **model and resource for peers on the energy transformation journey**

We anticipate a phased rollout of three core offerings

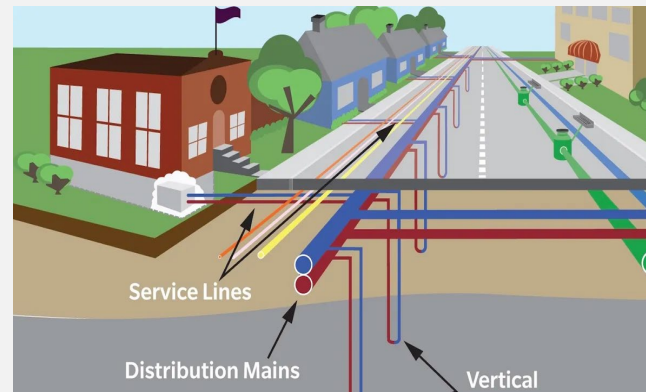
Phase 1: Solar & storage



Potential timeline:

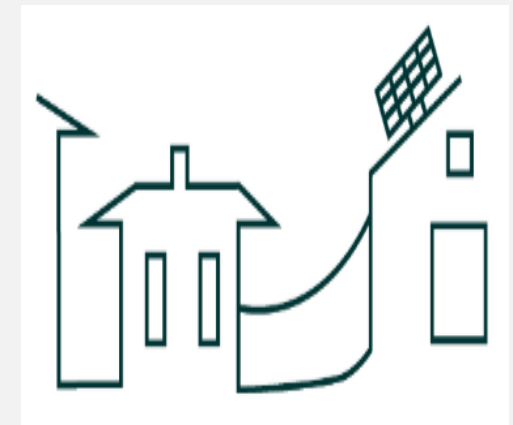
2026

Phase 2: Neighborhood geothermal



2028

Phase 3: Micro-grids (sharing / wires)



~2028-2030

Our unique business model

We need to be:

- **Creative** – we are filling a gap that isn't met by current systems, and we can't do it by replicating what already exists
- **Scrappy** – we need to be efficient, cost-effective, and fast
- **Nimble** – in a totally new model, we will try things, learn, adapt, and change



How this might show up:

- Non-traditional billing paradigm (e.g., no metering, possibly flat rate)
- Extensive standardization (vs. customization) in solar system design
- Modular, phased installations for geothermal (opportunistic)
- Multiple pilot customer / rate classes
- Launching at a smaller scale

Growing customer demand: ~1,500 “expression of interest” sign-ups and conversations with larger potential “anchor customers”

Contact Information

Name *

First Last

Email *

What is your interest in this program? *

☒ I would like to be added to the interest list for service at my property in the City of Ann Arbor

☐ I would only like to receive newsletter updates but do not want service

Property Address for Potential Future A2SEU Services *

Address Line 1

Address Line 2

Ann Arbor Michigan Zip Code

Phone

Do you have the authority to elect utility service at the site? *

☐ Yes ☐ No

(e.g., you own the site or are the property manager for the site)

Which Best represents the property type where you want service? *

☐ Residential (Single family home, duplex, or Accessory Dwelling Unit)

☐ Multifamily (Condominium complex, Apartments, etc.)

☐ Mixed Use

☐ Governmental Building or Service (e.g., Schools, City, County, Water Treatment, etc.)

☐ Commercial or Industrial

☐ Other

Please check the box for any of the following statements that apply

☐ Head of household is a recipient of Medicaid, MEAP, HUD or other public assistance agencies and lives in the residence requesting potential A2SEU services

☐ Within the last 12 months site experienced two or more electric service interruptions lasting more than 3 hours and/or a single interruption of service lasting 12 hours or more, and the site does not have backup generation (e.g., battery, generator)

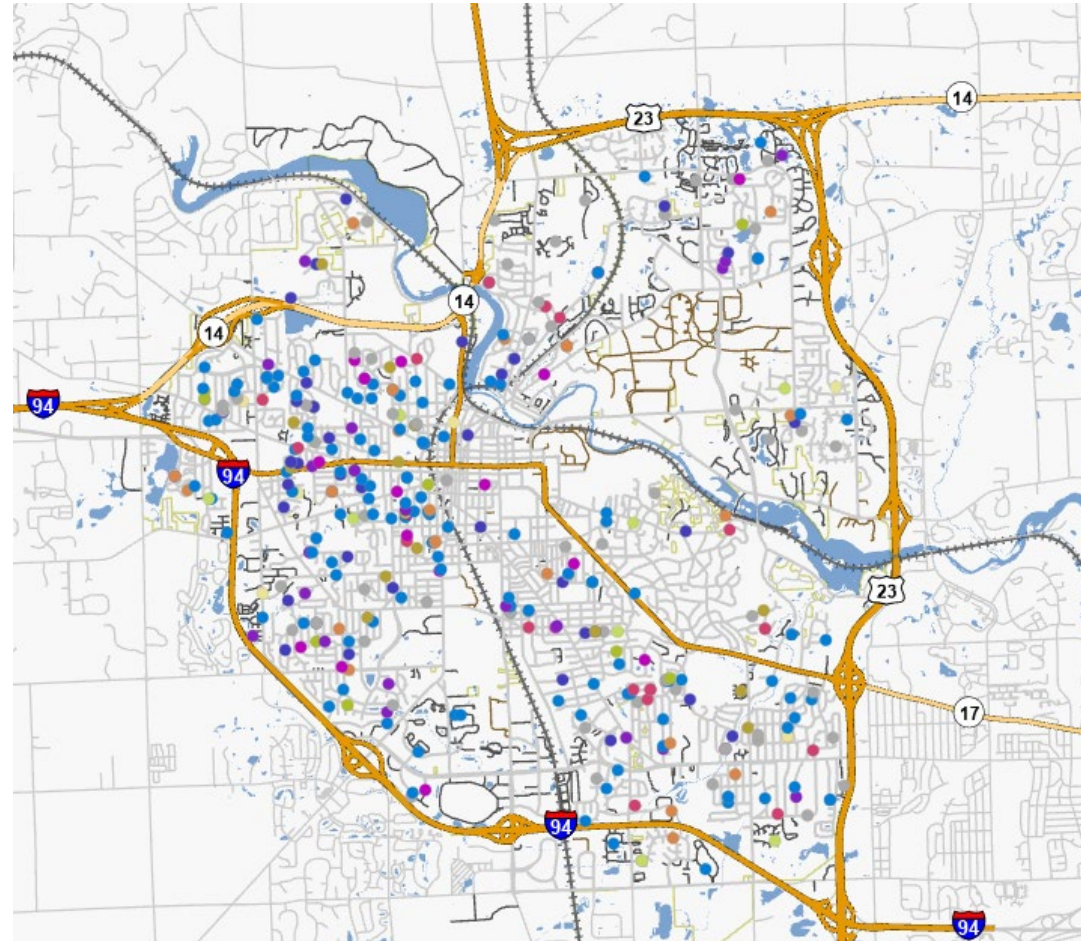
☐ A resident living at this location has a medical condition requiring uninterrupted electric service and the site does not have backup generation (e.g., battery, generator)

Please indicate which of the following A2SEU services you have potential interest in *

☐ Solar ☐ Energy Efficiency

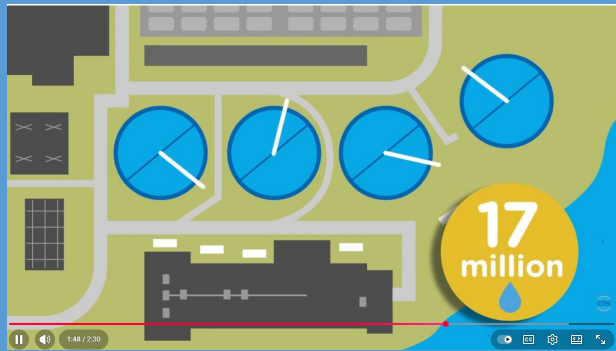
☐ Geothermal ☐ Electrification

☐ Energy Storage (Battery)



Growing customer demand: developing a marketing campaign to launch in early 2026

“Explainer video”

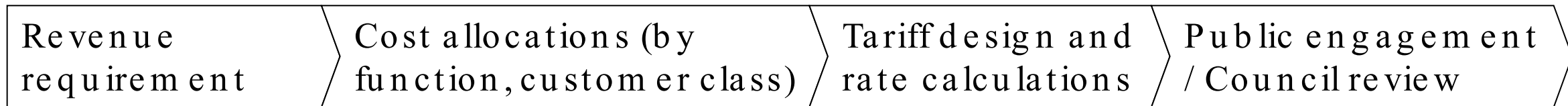


Promotional ads

- Local news
- Cultural venues
- Community sponsorships

The future of energy lives here

Developing tariffs and rates



Pilot rates for small, preliminary, customer groups: spring 2026



Standard rate offerings: late summer 2026 (contingent on financing)

The SEU is very fortunate to have grant funding to support some startup costs and early asset investment...



\$250k in startup funds,
supporting foundational
planning work (through
February 2026)



\$5M for solar and storage
“virtual power plant” (grid
support/integration) in
Bryant neighborhood
(through October 2026)



**U.S. DEPARTMENT
of ENERGY**

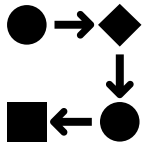
\$10.8M for geothermal
system in Bryant
neighborhood – requires
50%+ match (through
November 2028)

...and we have a relatively short runway to secure additional funding / financing

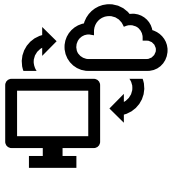
We are preparing to deliver physical infrastructure and field operations as well as customer service



Initiating field work for Bryant geothermal system with survey and design

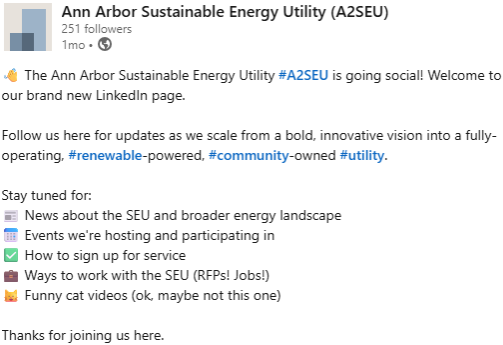
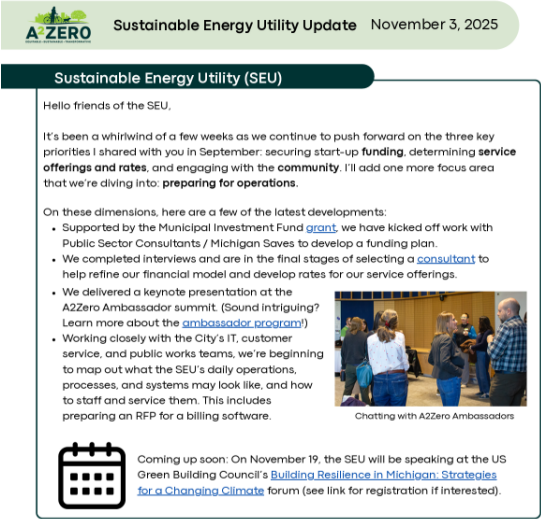
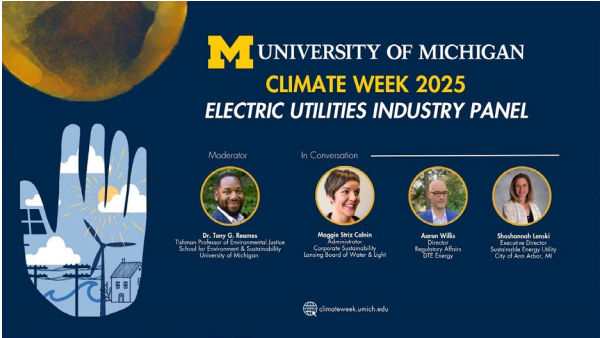


Collaborating with Public Works and Customer Service to benchmark and process map current utility operations and processes




Working with IT to identify SEU technology / system needs, map to potential existing City solutions, and explore where new systems may be needed

Telling our story at events and conferences, to the media, and in our newsletter and on LinkedIn



We are working toward an official but pilot-scale launch by fall 2026

Critical milestones

- ✓ Pilot rates and draft terms for grant-funded service ready by spring 2026
 - ✓ Solar and battery installations in Bryant through spring-summer 2026
 - ✓ Complete IT system implementation (e.g., billing) by end of summer 2026
 - ✓ Adopt formal regulations (terms and conditions) by end of summer 2026
- 
- Begin official service to pilot customers

Visit us online to learn more



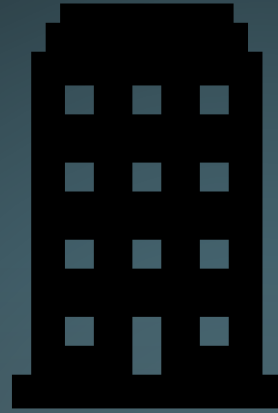
www.a2seu.com

QUESTIONS?

Building & Rental Services: Issues & Opportunities

Lisha Turner-Tolbert, Building & Rental Services
Manager

**City of
Ann Arbor
Community
Services**



**Building and Rental
Services**



The Back Story...



Background & Experience

- 16+ years with the City.
- Electrical Engineer (BSEE) from Grambling State University (HBCU), MBA with Strategic Management Focus from Michigan State.
- 15 years in automotive manufacturing, engineering, and quality.
- Strong focus on safety, quality, and customer experience throughout career.

Early City Career (2010–2014)

- Recruited by the City of Ann Arbor during the Community Services transition.
- Hired by Jayne Miller as Program Manager, overseeing the Administrative staff.
- Moved into a manager role for both Administrative and Rental Housing following a 2010 reorganization.
- Organizational design placed all inspection, plan review, supervisory, and budget responsibilities under one Building Official — a structure that proved unsustainable.
- Building Official left in 2014; the City contracted a third-party firm for plan review and official duties.

Reorganization & Leadership Changes (2017)

- New Building Official hired; management structure revised.
- Promoted to Service Area Manager for Building and Rental, overseeing Construction Fund and General Fund.
- Added:
 - Deputy Building Official to supervise inspectors
 - Dedicated residential plan reviewer
 - Continued use of CW for commercial and large residential plan reviews
 - Dedicated manager for Rental Housing and Dangerous Buildings

The Back Story...



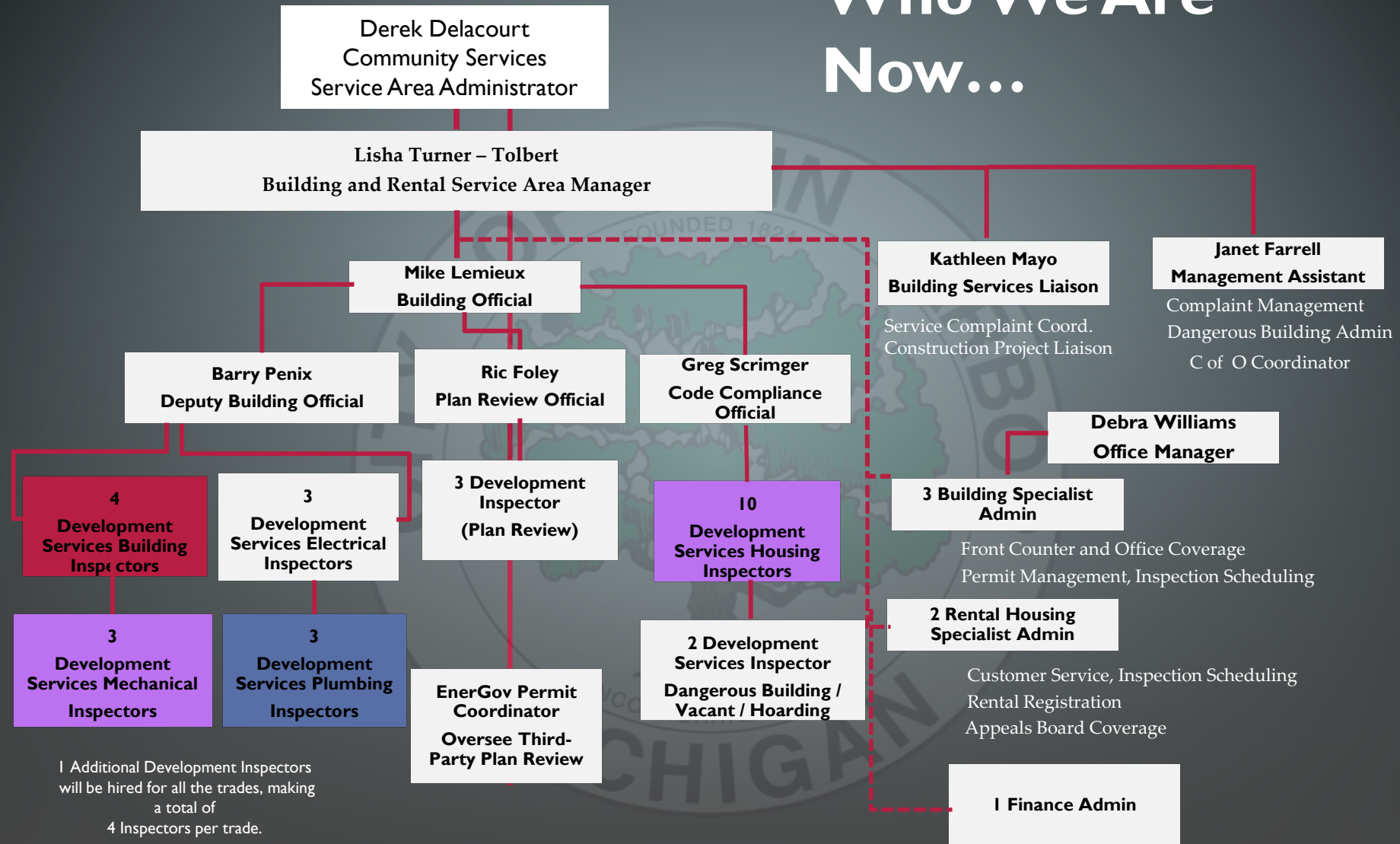
Historic Challenges (2010–2017)

- The construction fund was created because of a lawsuit.
- Plan review and permit issuance delays ranged from 1 to 5 months.
- Long wait times led to problematic practices among the community and staff:
 - Work would begin before permits were issued.
 - Certificates of Occupancy were not often obtained.
 - Inspectors informally reviewed plans in the field.
 - Inspection appointments were booked out for two weeks or more.
 - Rental housing compliance was under 50% (before 2010).
 - Staff were flooded with questions, and public frustration resulted in negative staff responses and ultimate terminations.

Improvements Since 2017

- Rebuilt the inspection staff for building and rental.
- Increased inspection and admin staffing levels across operations, improving response times.
- Notable improvement in the inspection experience and customer service in the field and front counter.
- Increased compliance for Certificate of Occupancy issuance.
- Improved permit review and issuance timelines.
- Implemented a new web-based permitting software with online permitting capabilities, pay online, and improved the public record retention search engine.
- Hired a dedicated Building Services Liaison to help the community navigate the permit and inspection process.
- Developed a dedicated in-house plan review team of 4 to meet the public demand of residential and small commercial projects.

Who We Are Now...



What Falls Outside Our Scope...



Legal Authority Limits

- Enforcement outside adopted building, property maintenance, or construction codes (e.g., civil disputes, HOA rules).
- Acting on matters governed solely by state or federal agencies without specific authority.
- Cannot regulate licensed professionals beyond state licensing rules.

Enforcement Boundaries

- Require repairs or upgrades not mandated by adopted codes.
- Enforce retroactive compliance unless triggered by renovations or unsafe conditions.
- Condemn or shut down properties without meeting legal standards for unsafe structures.

Inspections & Complaints

- Inspect without consent, a permit, or legal cause.
- Enter a home without permission or an administrative warrant.
- Investigate non-building-safety issues (noise, parking, etc.).

Permitting Limits

- Denying or holding permits without a code-based reason.
- Cannot approve work that violates local, state, or federal codes.
- Cannot delay inspections for reasons unrelated to code compliance.

Operational Limitations

- Cannot guarantee construction quality beyond minimum code standards.
- Expedite projects that don't meet submittal requirements.
- Provide legal advice to owners or contractors.

Challenges Today...



Building

- Balancing customer service expectations for a thorough front-loaded plan review that ensures a seamless build and inspection process.
- Recovering from eight months of an overwhelming plan review workload with one staff member. (This has been corrected as of September 2025, adding three plan reviewers to the unit.)
 - The challenge now is redeeming the reputation of plan review and re-establishing reasonable, reliable timelines and customer service expectations.
- Acclimating the community and staff to EnerGov
 - The community struggles with self-serve processing
 - Staff struggle with changing internal business processes that have existed for years
- Attracting and Retaining Inspection and Admin Staff
 - We are losing institutional knowledge and talent to other municipalities due to our current pay, benefit, and promotional structure.
 - We have several trade inspection positions open that have been vacant up to 5 years.

Rental

- Training seven new inspectors, bringing them up to full inspection capacity
- Adopting the IPMC without creating a significant number of nonconforming units.
- Navigating the impact of integrating the green rental housing ordinance.

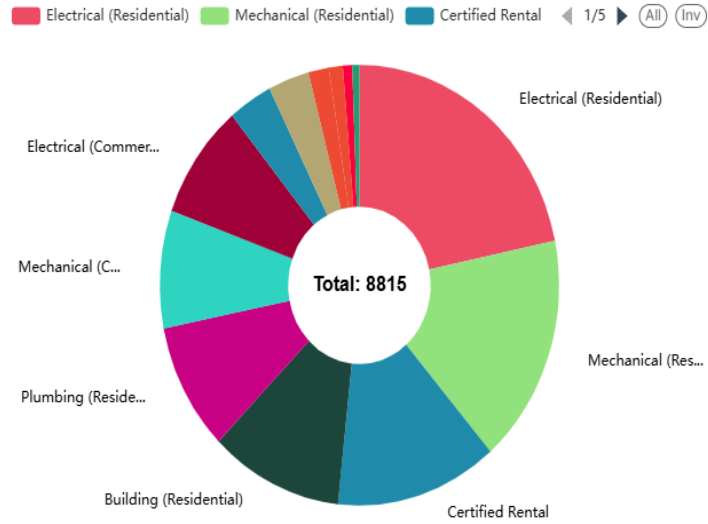
What's Next...



We are launching a brand for
building and rental services
in January 2026

- We are currently interviewing consultants to evaluate our permitting software.
 - We want an evaluation of STREAM, including workflows, permit types, and permit descriptions
- We are assessing methods to help business owners stay informed about their projects.
 - Exploring options to add property owners to permit and inspection communications; currently, communication is limited to contractors or permit holders
- Community engagement events with the BRAG association, including:
 - Training members on STREAM
 - Collaborating on informational short sheets
- Creating a customer-focused position dedicated to fire suppression and alarm plan reviews and inspections.
 - Fire suppression and alarm projects require 8–12 hours of combined inspection and plan review per project.
- Evaluating inspector pay revisions to attract and retain qualified talent.
- Reviewing certification programs for administrative staff to create promotion opportunities and pay increases.
- Select a firm to evaluate cost-of-service fees for building services.
- Implement a new Short-term rental (STR) detection software.

Community Services - Applications by Case Type

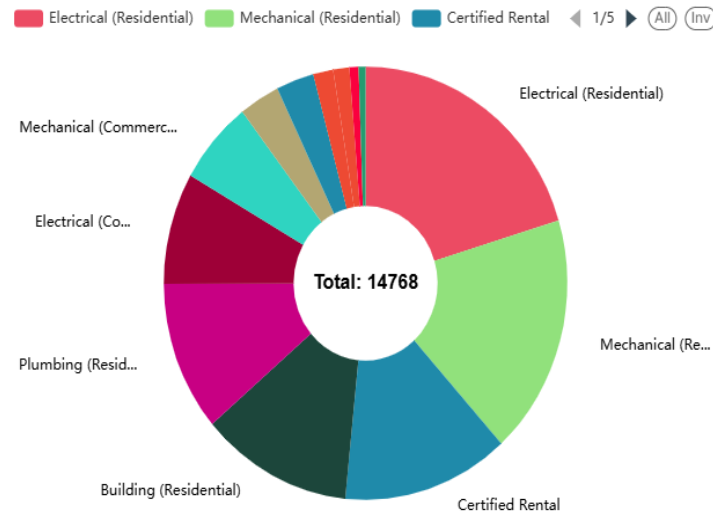


Community Services - Applications by Case Type with Count

CASE TYPE	COUNT(*)
Electrical (Residential)	1919
Mechanical (Residential)	1484
Certified Rental	1156
Building (Residential)	947
Plumbing (Residential)	828
Mechanical (Commercial)	761
Electrical (Commercial)	749
Building (Commercial)	316
Plumbing (Commercial)	293
Short Term Rental	145
MESA	100
Sign	66
Demolition	51

2024 Permit Applications

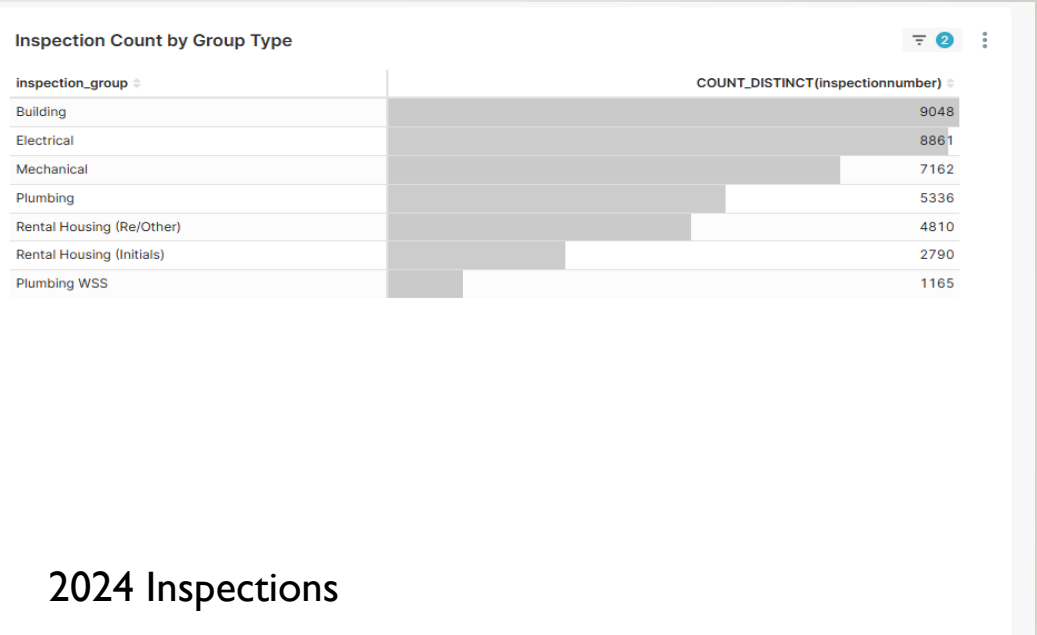
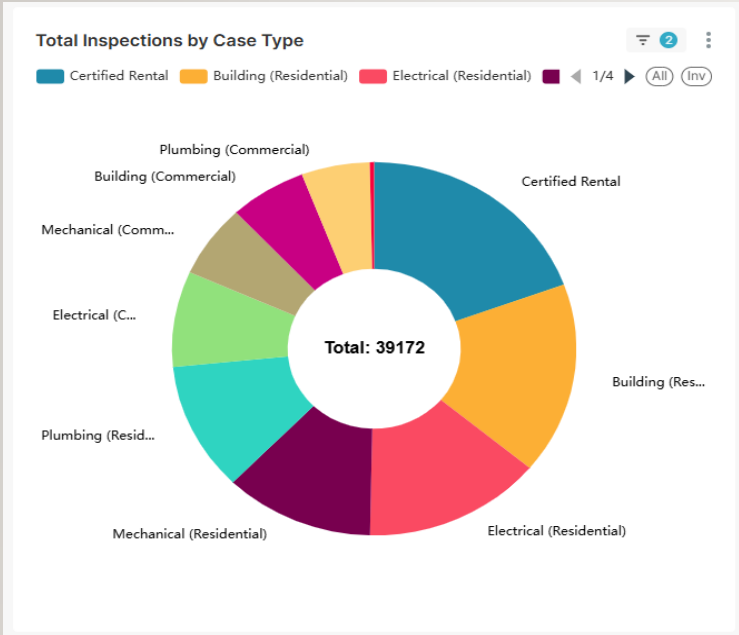
Community Services - Applications by Case Type



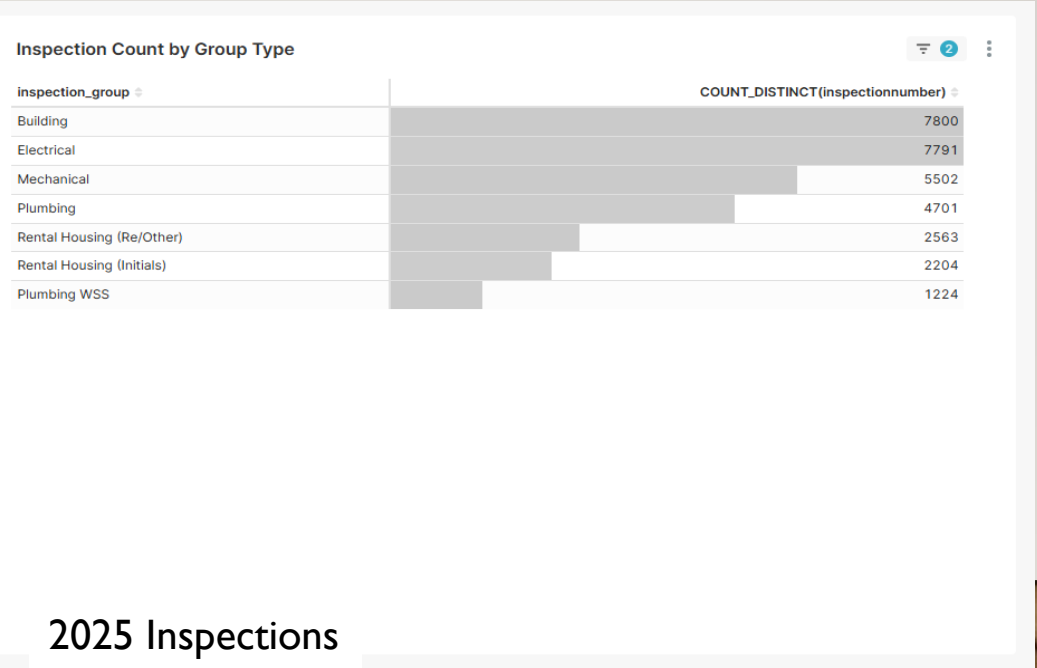
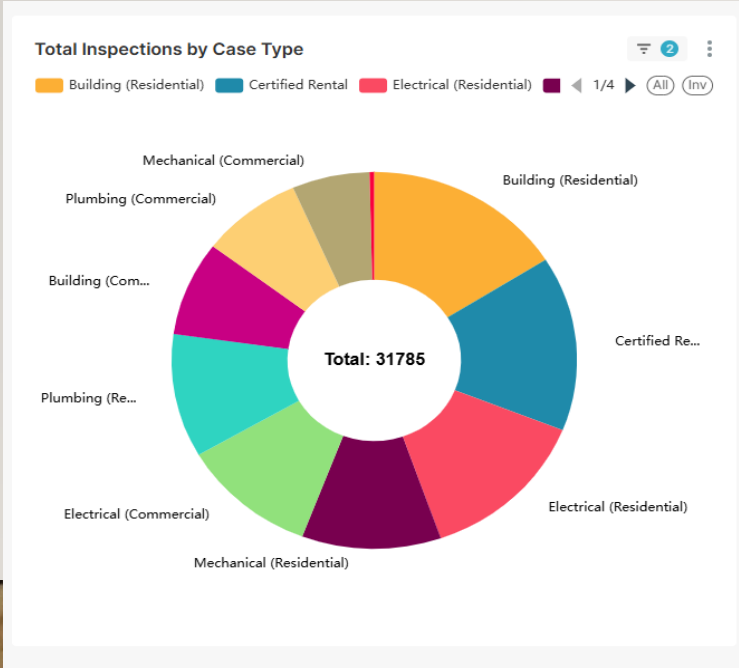
Community Services - Applications by Case Type with Count

CASE TYPE	COUNT(*)
Electrical (Residential)	3000
Mechanical (Residential)	2648
Certified Rental	1972
Building (Residential)	1793
Plumbing (Residential)	1655
Electrical (Commercial)	1231
Mechanical (Commercial)	922
Plumbing (Commercial)	484
Building (Commercial)	446
Short Term Rental	238
MESA	189
Sign	109
Demolition	81

2025 Permit Applications



2024 Inspections



2025 Inspections

QUESTIONS?

Records Management System (RMS) Demo

Andre Anderson, Police Chief & Team



Records Management System (RMS) WHY?

**Presentation
Chief Andre C. Anderson & Team**



Records Management System (RMS) How did we get here?



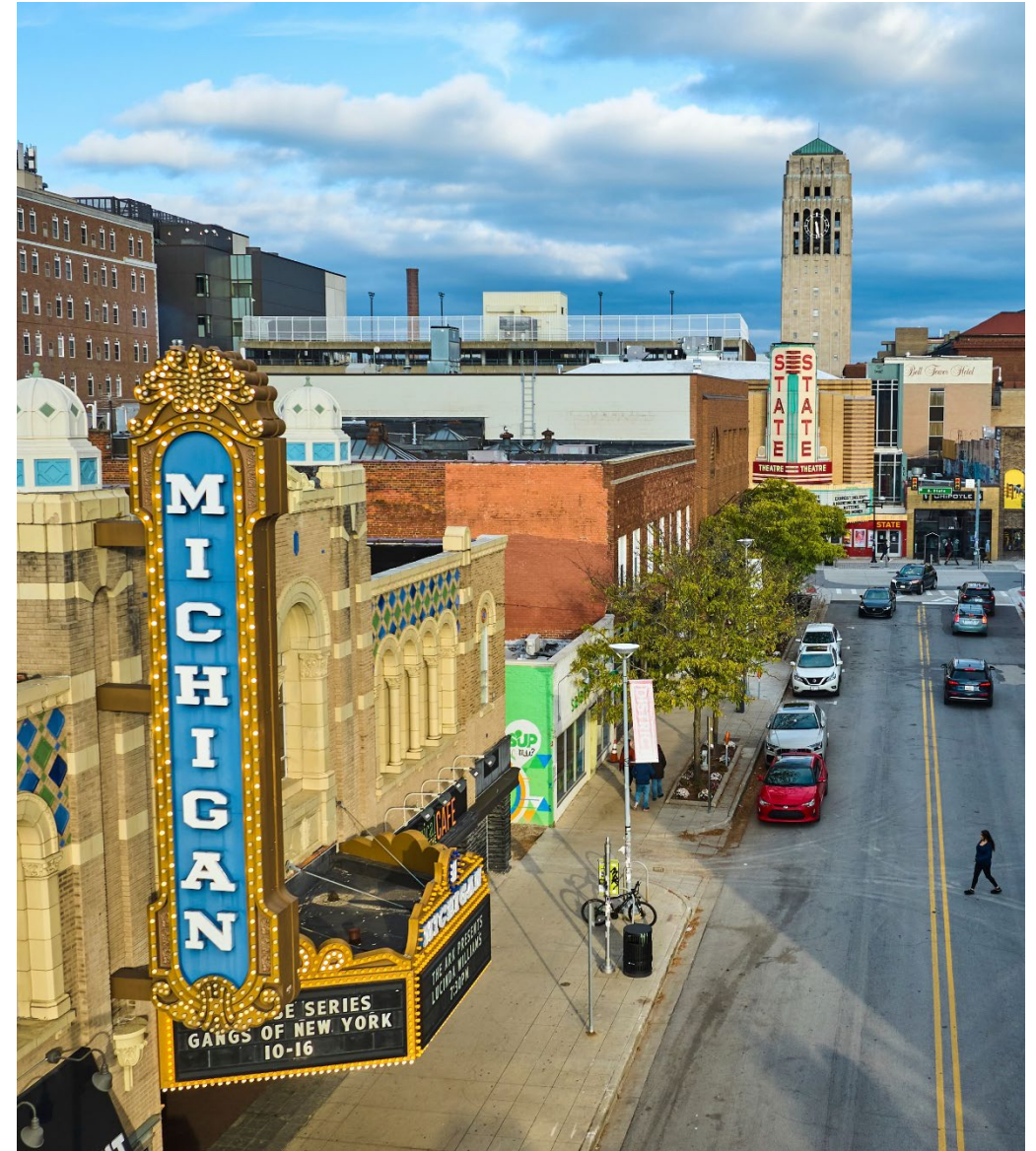
71

Andre C. Anderson Police Chief & RMS Vendor "Mark 43"



Modernizing Ann Arbor's RMS

Transparency, Community
Partnership & Safer Outcomes



A Modern RMS to Support Ann Arbor's Partnerships, Oversight, and Community Goals

Current Challenges with Existing Tools

- Inflexible system built for law enforcement needs, not Ann Arbor's community-focused model
- Inability to meet modern traffic safety reporting demands, including Driving Equality compliance, Vision Zero trend analysis, and Bike Lane Enforcement tracking.
- No consistent way to document interactions with unhoused individuals
- Disconnected systems → information sits in inboxes, spreadsheets, or paper notes
- Difficult for ICPOC and community partners to access timely data
- Significant time spent on report-writing, reducing community engagement time

Why this matters?

Ann Arbor needs an RMS that supports **its unique community partnerships, oversight expectations, and equity-centered policies.**

The Right Technology Matters for Community Policing

- 01 Less Time on Paperwork – More Time in the Community**
Modern systems can reduce report-writing time dramatically, unlocking precious time to be redistributed to community outreach.
- 02 Better data. Better problem-solving**
Reliable data helps identify vulnerable locations, repeat calls for service and support proactive strategies rather than reactive response.
- 03 Transparency & Accountability**
Accurate reporting supports use-of-force tracking and public reporting. All key components of building community trust.
- 04 Mobility**
Mobile friendly tools let officers capture information in the field and stay connected while remaining visible in the community.



Configurable Reporting Designed for Ann Arbor

Mark43 enables Ann Arbor to build reports that reflect local initiatives:

- Crisis Intervention Team workflows with service-connection alerts
- Supportive Connections reporting to document follow-up needs
- Behavioral health encounter tracking with specialized fields
- Custom alerts for:
 - Crisis Intervention Coordinator
 - Supportive Connections Director
 - Command Staff
 - Other Stakeholders

Local Needs We Address:

Ann Arbor relies heavily on **behavioral health partnerships**—data must flow to these teams automatically, not weeks later.

Future-Ready, Purpose-Built Dashboards To Drive Decisions and

Mark43 dashboards can be configured specifically for:

- **Driving Equality Ordinance reporting**
 - Stops, demographics, outcomes, disparities
- **Vision Zero collision & safety data**
 - Hotspots, contributing factors, enforcement patterns
- **Bike Lane Enforcement metrics**
 - Locations, compliance issues, repeat problem areas
- **Unhoused interaction tracking**
 - Referrals, wellness checks, repeat interactions
- **Use of Force transparency**
 - Required fields → real-time dashboards for ICPOC & City leadership

Built for Ann Arbor's priorities

Mobility, equity, transparency, and compassionate engagement. These dashboards can be shared securely with City leadership and oversight partners to inform policy discussions and public reporting.

Transparency for ICPOC, Community Partners & Residents

Mark43 supports Ann Arbor's transparency vision

- Data access for oversight bodies like ICPOC**

Oversight partners can receive accurate information through scheduled PDF dashboards or automated data deliveries.

- Simple connection to the City's existing tools**

Mark43 makes it easy to send accurate data into the City's current open-data and transparency platforms, including the AAPD Crime Dashboard.

- Collaboration with Housing, Transportation, and other key city partners**

Community partners can receive aggregated, permissioned insights to support shared initiatives.

- Supports equitable, accountable policing**

Mark43 helps the City deliver consistent, transparent data that aligns with Council priorities.

Why this matters?

Transparency is a core value in Mark43 — not an afterthought.

Empowering Ann Arbor's Vision for Community-Centered Policing

Mark43 helps the City re-envision operations by supporting:

- Reduced report-writing time → more presence in neighborhoods
- Built-in workflows for behavioral health responses
- Configurable fields for DV, wellness checks, vulnerable populations
- Automatic routing for cases requiring follow-up
- Alternative response models (ACS in Albuquerque, CARE in Seattle)
- Structured data that identifies:
 - Repeat locations
 - Unhoused individuals needing support
 - Patterns requiring intervention

This aligns directly with Ann Arbor's strategic vision.

Supporting Community Response Programs

Mark43 partners with Albuquerque Community Safety and Seattle CARE to provide community responders with tools to easily document their work and demonstrate impact.



Modern Incident and Community Interaction Reporting

Fast, intuitive capture of events, tactics, narrative details, and outcomes (referrals, services provided).



Configurability to Capture Information Tailored for Alternative Response

ABQ - ACS: Tailored forms to capture community needs

Seattle CARE: Responder report (captures responder sentiment, scene safety, resource needs)



Data Ready for Transparency & Funding

Access, analyze, and share performance data for grants, oversight, and public trust.

Mark43 RMS Empowers Community Engagement



Faster, Easier Report Writing

Reduce arrest and offense report-writing time by 50–80%, even on the go, enabling officers to spend more time in the community



End-to-End Insight

Built in validations and connected data across the entire public safety workflow provide unparalleled insight to design effective community initiatives



Better Case and Incident Visibility

Quickly see patterns (repeat locations, frequent callers, vulnerable individuals) and direct resources to community concerns



Supports Transparency

Clear documentation of incidents, arrests and outcomes supports internal review, external reporting, and community transparency

Technical Fit for Ann Arbor: CLEMIS, Dispatch & Data Integrity

Mark43 ensures a smooth transition from Ann Arbor's current ecosystem:

- CLEMIS partnership to deliver for AAPD
- No lost records or operational downtime
- Centralized system → own your data
- Ensure continuity for:
 - Domestic Violence investigations
 - Traffic safety analysis
 - Behavioral health follow-up
 - Public transparency reporting

**Designed to meet
Ann Arbor's
technical and civic
expectations.**

Alignment with Ann Arbor's Community Process & Priorities

Mark43 aligns with Ann Arbor's collaborative, community-driven approach:

- Engagement with ICPOC and community stakeholder groups
- Meetings with the Traffic Committee (including Peter Houk)
- Support for the 5 Council priorities in the RMS exploration resolution
- Responses to all **280 functional requirements**
- Community-centered design philosophy (used in ACS, CARE, and UK victim services)
- A partnership model designed for:
 - Co-design
 - Listening
 - Responsiveness
 - Iteration as community needs evolve

Mark43 in Action: Results that Power Community Policing

Faster Reporting

Agencies have seen up to a [50% reduction in arrest report times](#) and an [80% reduction](#) in incident/offense report writing time

Mobile tools mean more time in the Community

93% of first responders [rely on their mobile device](#) for emergency dispatch software, capturing evidence or connecting with the community

Time back in the field

[Bethlehem \(PA\)](#) officers reclaimed about 50% of their shift time as a 3 – 4 hour reporting process was cut down to minutes, unlocking more time for community engagement and operations

Data/Insights for community initiatives

Agencies like [Hometown PD](#) are adopting Mark43 to support data-driven policing and increase officer visibility in the community



Whether it's empowering officers in the field or analysts at their desks, this technology allows us to dedicate more time to proactive prevention. Ultimately, it will enhance our service and support better public safety outcomes.

—Captain Christopher Woodward, Port of San Diego Harbor Police Department

Our priority has always been the safety and security of the communities we serve...These tools enable us to be more proactive, efficient, and responsive in our efforts to combat crime, ensure public safety, and protect our officers.

—Chief Troy Weisler, New Mexico State Police



THANK YOU

- ▶ Holton Hawkins
- ▶ Holton.hawkins@mark43.com
- ▶ 414.218.5332



Proposed Unarmed Response Model

Jonathan Laye, Director, Supportive Connections
Andre Anderson, Police Chief



SUPPORTIVE
CONNECTIONS

Ann Arbor Unarmed Response Model

Unarmed Response in Ann Arbor - A Long Walk

In America, Police Officers are tasked to perform many functions better suited for non-police persons with extensive training in public health, mental health, and human services

April 2021 - R-21-129 City Council recognized the challenges facing AAPD when addressing instances of Mental Health, Substance Use, and Human Services.

Lansing based Public Sector Consultants (PSC) contracted to gather community input

December 2021 - Community Survey sent out to residents and community stakeholders for feedback

January 2022 - PSC hosted Public Forums further engaging the public for input

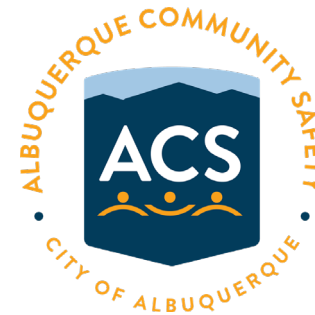
March 2023 - PSC Final Report and Recommendations issued

September 2023 - April 2024 two rounds of RFP completed with no final service provider selected

Community Input and What we Heard



On the Shoulders of Others





Dr. Amy Watson
Wayne State University

A Network of Support

The Ann Arbor Approach





A Pilot Program

SPROUT

Supportive Resources and Outreach Team

- ▶ A Person-Centered Approach
- ▶ Centered on Autonomy and Lived Experience
- ▶ Building Authentic, Collaborative Relationships
- ▶ Reducing Immediate Harm without Precondition
- ▶ Addressing Structural and Systemic Barriers
- ▶ Promoting Incremental, Self-Directed Change





**SUPPORTIVE
CONNECTIONS**

Program Administration

- ▶ Housed in the Supportive Connections Office
- ▶ Supported by the expanding Supportive Connections Program
- ▶ Clinicians will be Supportive Connections Staff
- ▶ Independent of AAPD and AAFD

Multi-Tiered Approach

Clinician Response Team

Co-Response Team

Supportive Connections

Initial Response

Clinician Response Team

- Clinician Led Response
- Focused on deescalation and connection to resources
- No ability to arrest or cite for infractions

Initial Response

Co-Response

- Joint Response between a Social Worker and a CIT Trained Officer
- Focused on deescalation and connection to resources rather than arrest and citation
- Able to respond to calls for service that involve potentially violent behavior or assist with Petition Order



SUPPORTIVE
CONNECTIONS

Second Response and Continued Support



Outreach Team



Ongoing Case Management



Solution Focused Brief Therapy
(Coming Soon)

Dispatch



Exploring Direct 911 Radio Dispatch with WCSO



CAD Monitoring and Self-Dispatch



CIT Officer Request for Response



REALITY: It will be a blend of all three methods

A Note on Police Involvement and Inclusion

If we want to change how the police are responding we need to include them in the conversation about crisis response.

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

Crisis Response and intervention training in Ann Arbor PD



Ann Arbor PD



Why Crisis Intervention Teams in Ann Arbor?



Andre Anderson Police Chief

&

Crisis Intervention Team Coordinator Officer Kasey Whitford



WHAT IS CIT?

- ▶ The **Crisis Intervention Team (CIT)** program is a community partnership of law enforcement along side of:
 - ▶ ***Mental Health Professionals***
 - ▶ Supportive Connections
 - ▶ Washtenaw Co Community Mental Health
 - ▶ ***Addiction Professionals***
 - ▶ Dawn Farm
 - ▶ Home of New Vision
 - ▶ Trinity health
 - ▶ ***Mental Health Advocates***
 - ▶ Individuals who live with mental illness and/or addiction disorders
 - ▶ Family members, and other community partners who want to improve community responses to mental health crisis.

- ▶ Crisis Response and Intervention Training (CRIT)
 - ▶ 40 hour course
 - ▶ Certified by the Bureau of Justice Assistance (BJA)
 - ▶ After initial Certification - Annual 16 hr. Refresher Course

AAPD Training

CIT Officers

AAPD is working towards getting 20% of our department trained in Crisis response and intervention training

Trained police officers will work in road patrol capacity, spread across all shifts

Officers will respond to calls where it is evident a mental health crisis is occurring.

Their advanced training in de-escalation will assist when dealing with someone experiencing a mental health crisis

Officers will be able to direct those in crisis to the best fitting resource available

CIT Trained Officers and Co-response Officer

CIT Trained Officers

- ▶ Road patrol officer
 - ▶ Trained in the 40hr. Crisis Response and Intervention Training
 - ▶ Will work regular shift hours in their assigned beats
 - ▶ Will respond to dispatched calls for service
 - ▶ If requested by another road patrol officer to come to a scene where a mental health crisis is occurring - they will respond
 - ▶ CRO's will self dispatch to calls that are on the CAD screen, that could potentially involve a crisis situation

Co-Response Officer

- ▶ Specialized officer
 - ▶ Trained in Crisis response and intervention
 - ▶ Mental health first aid trained
 - ▶ Behavioral health and emergency partnerships Trained
- ▶ This officer will ride with a clinician and respond to any crisis related call
 - ▶ Will self dispatch to calls, will also reach out to officers who are on scenes that may benefit from a clinician on scene
 - ▶ Proactively engage with residents struggling with homelessness and addiction
 - ▶ Will conduct follow-up with clients while not on an active call

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect. The shapes are concentrated on the left and right sides of the frame, leaving a large white central area.

Back to Jonathan

Records Management

Julota - Just Love Them Always

Protecting Client Confidentiality

HIPPA and 42 CFR Part 2 Compliant

Isolated from Police and Fire Records

Custom Dashboard for Transparency



Funding and Sustainability

The age-old question

R-21-098
Resolution to
Commit
Marijuana
Excise Tax
Rebate Funds

- \$250,000.00 annually

R-24-396
Resolution
for County
Millage
Rebate Use
(40/40/20)

- \$1,192,684.80 annually with expected growth

Opioid Funds

- \$298,320.96 reserved in restricted Opioid Settlement Funds.

Where We Go From Here

- ▶ Approval from City Council
- ▶ We start collecting the pieces
- ▶ Launch the Pilot
- ▶ Assess and modify
- ▶ Grow



Thank You for Your Consideration

Jonathan Laye, Supportive Connections Director

Chief Andre Anderson, AAPD

Crisis Intervention Team Coordinator Officer Kasey Whitford, AAPD

QUESTIONS?

5 IDEAS

Mariah Walton, Deputy City Administrator



5 IDEAS

**City of Ann Arbor
Council Planning Session
December 8, 2025**

IDEA #1



“Sponge” Park

Jennifer Lawson, Water Quality Manager

December 2025

Allen Creek Stormwater Commons

A Big Idea - “Sponge” Park



ANN ARBOR
WATER

Stormwater and the Urban Environment

NEWS | JOIN | CONTACT | CAREERS | LOG IN



South Asia

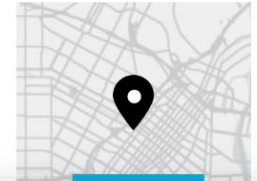
ICLEI SA @20

HOME

Sponge Parks: Porous Powerhouses for Climate Resilience

Posts climate change climate resilience Pond Porous Powerhouses Sponge Parks Wetlands

3 years later, is Vine City greenspace new standard for urban parks?



Who We Are Our Impact Our Work Expertise Updates Membership & Giving

Home > Media Room > In Georgia, a 'Sponge Park' Floods So the Neighborhood Won't

In Georgia, a 'Sponge Park' Floods So the Neighborhood Won't

September 22nd, 2025

External Source: [The New York Times](#)

The park downhill from the center of Atlanta has a playground, a splash pad, pavilions for parties, basketball courts, winding walking paths — and, perhaps most important to many residents, a field of open land in a neighborhood that had long been starved for green space.

But a year ago, the reason for the park's existence revealed itself yet again: Hurricane Helene unleashed a deluge on Georgia. Much of the 16-acre park named for Rodney Cook Sr., a longtime local politician, was submerged. The neighborhood around it was not. And that was the plan.

Council Planning Session 2025

"I describe it as a swimming pool, the size of a football field, 28 feet deep," said Jay Wozniak, who

Style / Architecture

Why turning cities into 'sponges' could help fight flooding

By Christy Choi, CNN

7 min read · Published 9:55 PM EDT, Tue August 13, 2024

30 comments



What is the Allen Creek Stormwater Commons?



It is a stormwater management project that uses natural and engineered features, like plants, soil, and permeable surfaces, to absorb, filter, and store rainwater runoff from urban areas.

Its goal is to mimic natural wetlands to reduce flooding, prevent polluted water from entering rivers and sewage systems, and ease the burden on traditional drainage infrastructure.

Benefits of the Allen Creek Stormwater Commons



Reduces flooding



Improves water quality



Eases infrastructure



Builds resiliency



Creates green space



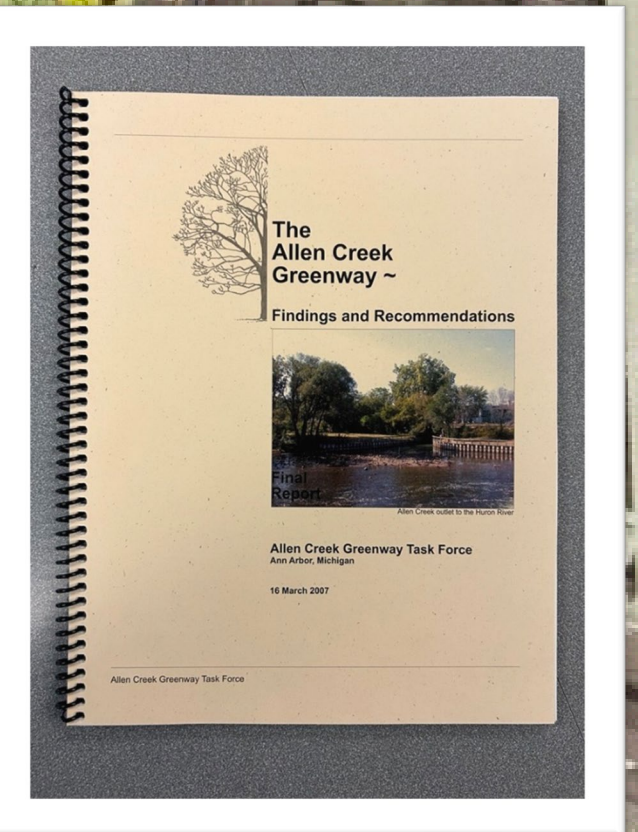


Opportunity??

721 N. Main



Council Planning Session 2025





Potential Partners

- Office of Sustainability and Innovation
- Downtown Development Authority
- The Treeline Conservancy
- Allen Creek Watershed Group
- Washtenaw County Brownfield Redevelopment Authority
- Washtenaw County Water Resources Commissioners Office
- Huron River Watershed Council
- Southeast Michigan Council of Governments
- Others?

This could be a Watershed Moment for Allen Creek



ANN ARBOR
WATER

IDEA #2



Transforming Our Outdoor Warning System

Mike Kennedy, Fire Chief

Sydney Parmenter, Emergency Management Coordinator

December 2025

Transforming Our Outdoor Warning System

- 22 sirens
- Hazards and onset
- Outdoor only
- Redundancy
- Lifecycle cost
- Public clarity
- Expectation management



Transforming Our Outdoor Warning System

OPTION #1 - Maintain the Current Siren

Pros:

- Community is familiar with the system as is.
- Redundant

Cons:

- Need \$60,000 for each of the next three years (\$180,000 total)
- Sirens have only been activated twice in the past 5 years.

Transforming Our Outdoor Warning System

OPTION #2 – Decommission System

Pros:

- Eliminates \$180,000 request over next three years
- Relies on A2 Emergency Alert System (opt-in text/call/email) and Wireless Emergency Alerts (WEA).
- Siren-only systems provide limited information, which can lead to public confusion; removing them eliminates this issue.
- Other jurisdictions have had success decommissioning their systems and switching to other alerting methods.

Cons:

- Potential public pushback for removing a visible, traditional warning method.

IDEA #3



Pallet Home Village

Responsive Action to the Growing Homelessness Crisis

Hank Kelley, Deputy Planning Manager

Jonathan Laye, Supportive Connections Director

Derek Delacourt, Community Services Area Administrator

December 2025

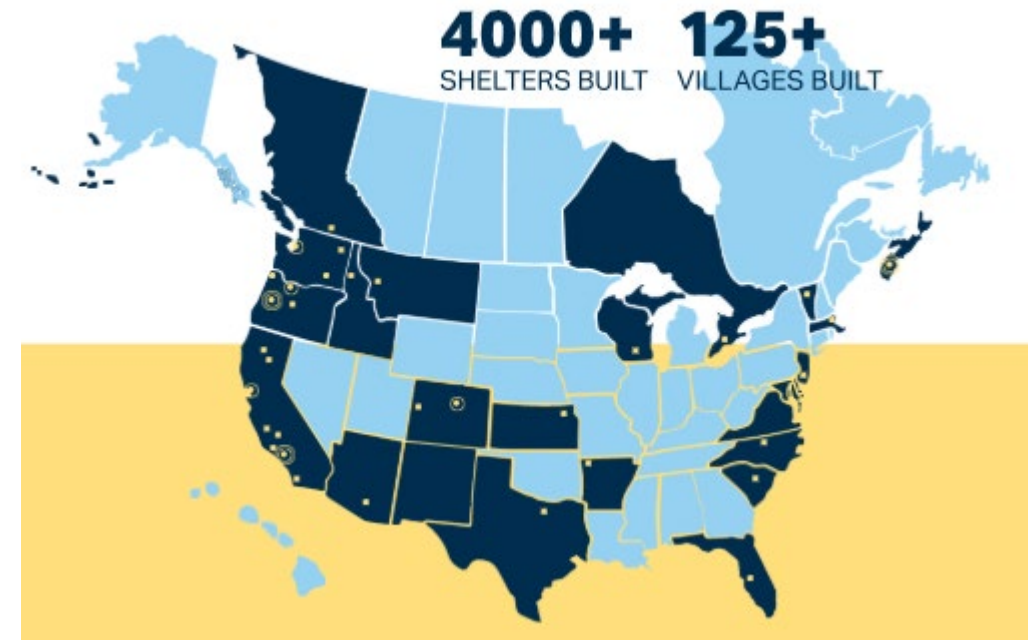


Project Origin

- Pallet Housing: a rapid-response housing solution
- Proven track record in other cities
- Complement to ongoing city work related to homelessness



Image Source: Pallet Shelter village in Denver, CO



A National Crisis Comes to Ann Arbor

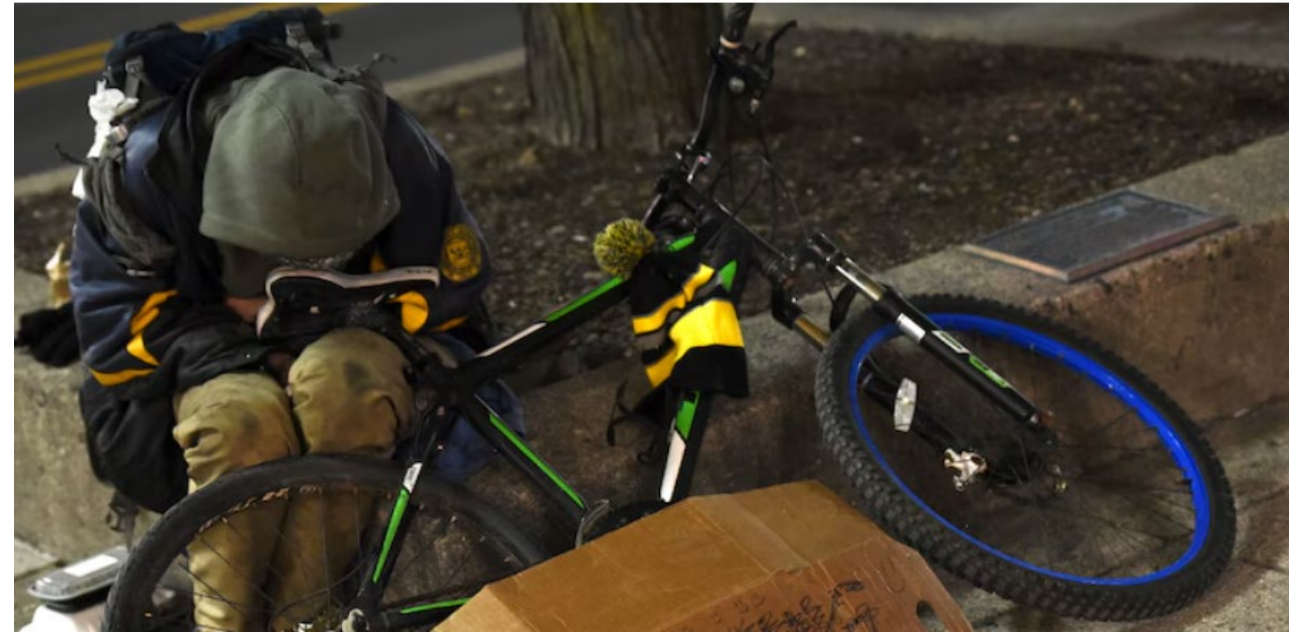
“Amid rising housing costs and lack of affordable housing, homelessness in Washtenaw County is growing faster than available resources and does not yet reflect the considerable impact of federal safety net changes”

- Kristin Kunes, OCED CoC

ANN ARBOR

Hello, Ann Arbor: Spike in homelessness confirmed by data. What's next?

Updated: Sep. 05, 2025, 10:01 a.m. | Published: Sep. 05, 2025, 10:00 a.m.



<https://www.mlive.com/news/ann-arbor/2025/09/hello-ann-arbor-spike-in-homelessness-confirmed-by-data-whats-next.html>

The Intervention: Pallet Housing Village



Private units



Heated and cooled



Showers, laundry, and community spaces



City owned location (~1/3 acre)



25-50 units (*site/funding dependent*)

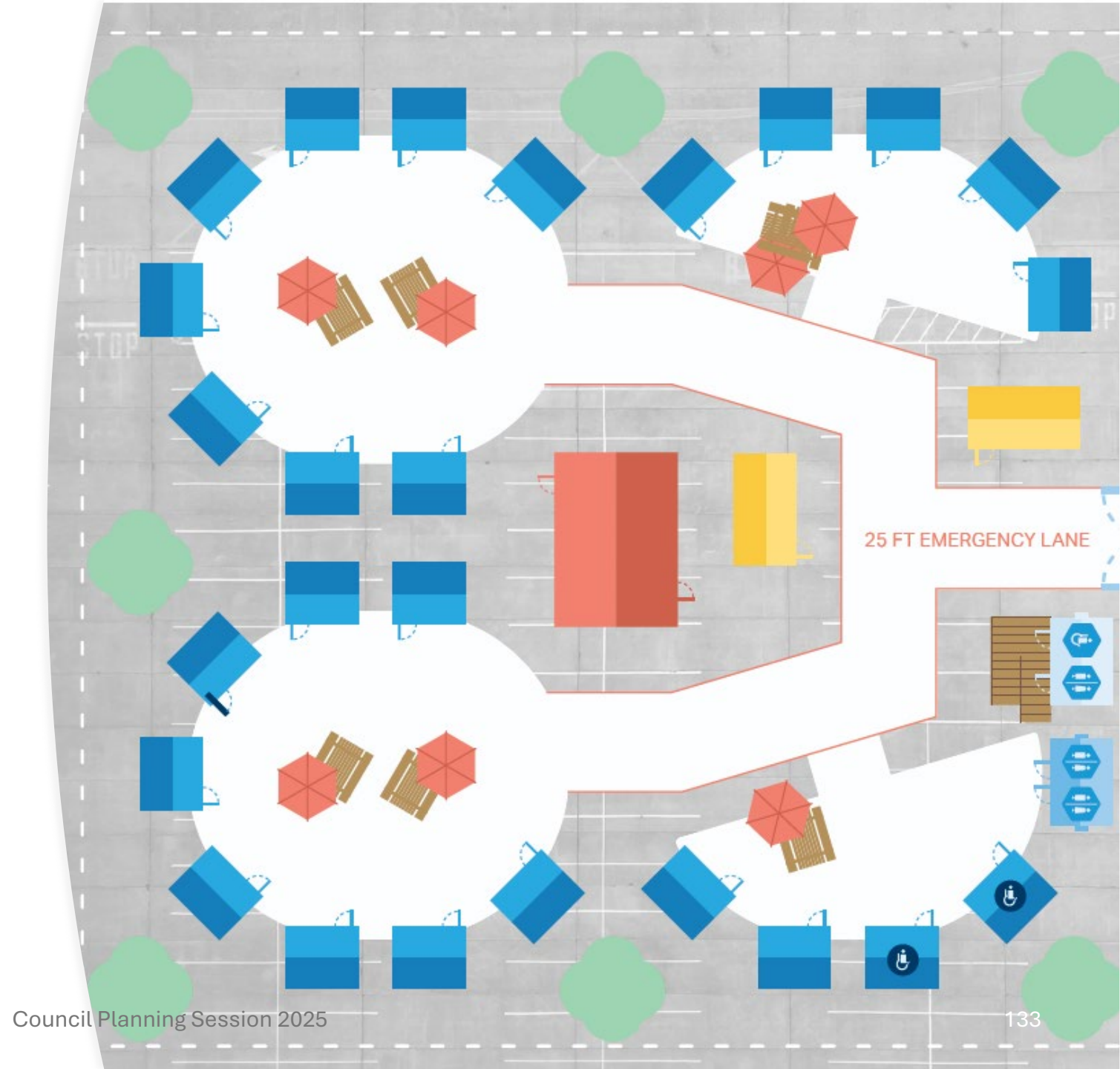


Image Source: Pallet Shelter “Esperanza Villa” in Baldwin Park, CA

Safe. Dignified. Private. Cost-Effective.

Potential Wraparound Services

- Case Management
- Pharmacy (mobile)
- Wound Care/Street Medicine
- Substance Use Disorder Support
- Occupational Therapy





Why this, why now?



**Moral
Imperative**



**Critical Bed
Shortage**



**Prevention
Matters**



**Filling the
Gap**

IDEA #4



Developing a Citywide Returnable Container Program

Helping us build a local circular economy

Dr. Missy Stults, Sustainability & Innovations Director

IMAGINE



- Through a deep and sustained collaboration with AAPS, UM, City, local restaurants and grocery stores+
- Significantly reducing (eliminating?) single use containers citywide
- Reducing a significant expense line for local businesses and institutions
- Developing good paying, local jobs
- Reducing PFAS and plastic contamination in our local waterways and soil
- Launching the nation's largest returnable container program and establishing a model for others to replicate
- Continuing Ann Arbor's leadership on circular economy initiatives

IMAGINE



1. Dine or get your food to go



3. Return your container at one of a bounty of drop off locations



4. Containers transported to washing station



6. Containers go back to restaurants, schools, and grocery stores for redistribution



5. Containers sanitized at local washing station



Implementing A²ZERO

2. Enjoy your meal!

Council Planning Session 2025

137

Bringing the idea to life



- Land for a washing station*
- Design of washing station*
- Seed funding for washing station and purchasing of materials
- Vendor to operate facility
- Continued engagement and program design*



* Indicates activities currently underway

IDEA #5



Creating a Local Climate Action Museum

Documenting our history, journey and
leadership on climate action

Dr. Missy Stults, Sustainability & Innovations Director

WELCOME



- Welcome to the Ann Arbor Climate Action Museum
- Developed in collaboration with local institutions (UM, HoM, LSNC)
- Celebrates Ann Arbor's history of climate action and bold vision for the future



WELCOME



A BRIEF HISTORY OF SUSTAINABILITY ACTIVITIES IN ANN ARBOR



- Interactive
- Family friendly
- Historical documentation
- Community space
- Destination for locals and visitors
- Source of pride and transparency for our shared work





A2ZERO

**ANN ARBOR
CLIMATE ACTION
MUSEUM**

Bringing the idea to life



- Location / Land
- Architect to design
- Funding to build
- Help with designing exhibits
- Activation

A2ZERO
ANN ARBOR
CLIMATE ACTION
MUSEUM

THANK YOU!

