



# Agenda Item

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TO: DDA Board  
FROM: DDA Staff  
ITEM: Staff Reports  
MEETING DATE: September 3, 2025

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The following staff reports are presented for your perusal (no action necessary)

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## Capital Improvements and Planning

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- Repairs and Maintenance – 89 minor amenity zone repairs were completed in Spring 2025, an increase of 71% from spring 2024. Contractors have begun fall 2025 repairs.
- Seasonal Holiday Lighting – Staff are working two secure two contractors for holiday lighting this season. The overall scope remains the same with the addition of lamp post garland on Liberty from Ashley to State Street.
- Bikeway Counters Update – Since the counters were installed in fall 2023, 623,339 bikes have been counted on the Downtown Bikeways as of August 27<sup>th</sup>, 2025. See the attached chart for more data details.
- Circulation Study – Work is complete. The final plan can be viewed on the [DDA's website](#).
- DDA Development Plan – Following the presentation to City Council on [April 17<sup>th</sup> 2025](#), DDA staff worked with the City Administrators Office on a final recommendation. The final recommendation and Plans overview was shared at the [August 20<sup>th</sup>, 2025 DDA Worksession](#).  
Next Steps:
  1. The DDA Board votes to submit the Development and TIF Plans to City Council for consideration.
  2. City Council sets a public hearing

3. Notice of the public hearing is posted
  4. A public hearing is held
  5. City Council votes on the DDA Plans
- Downtown Public Restroom Pilot – The Throne units selected for the pilot opened to the public on June 1<sup>st</sup> 2024. Since this time, downtown Throne restrooms have received 74,349 uses as of August 28<sup>th</sup>, 2025.
  - Elevate Program – DDA staff have secured a contract with an artist for the Farmers Market Sunshade project, to be installed in 2026. The Liberty Plaza mural work is in progress and expected to be completed the first week of September. David Zinn’s Scavenger Hunt installations are in progress. And lastly, for the Ann Street Mural project we are working with the Ann Arbor Art Center, AADL, and AACHM to develop a Call for Art.
  - Geothermal – The Office of Sustainability and Innovations (OSI) and the DDA are partnering to understand geothermal feasibility, design, and opportunity locations within the DDA District. The team has wrapped up the pre-feasibility portion of the study. For Downtown Ann Arbor, the consultant team recommended focusing on the DDA District north of Huron Street for detailed study. The next step in the process is to get more detailed information about each area, including utility information in the right-of-way and in the buildings themselves to start modeling system size and routing.
  - Site Plan Reviews – DDA staff review downtown site plans for compliance with the [Downtown Street Design Manual](#), specifically elements managed and maintained by the DDA. There are six active site plans (350 S Fifth Ave., 300 W Huron St., 315 W Huron St., 558 S Fifth Ave., 400 N First St., and a potential railroad crossing modification project) currently under review within the DDA District or DDA parking area. There are four development projects that have been approved, but are not yet under construction. There are eight development projects under construction in the DDA District that have not yet received a certificate of occupancy.
  - City Right-of-Way Permit Application Reviews – Starting in December 2023 the DDA has had the opportunity to review all City Right-of-Way Permit applications that potentially impact brickwork, specialized curbs, bikeways, or any unique streetscape feature in DDA project areas. Since January 1, 2025 we reviewed 85 permit applications and are monitoring impacted areas.
  - Miller Ave Bikeway Extension – City Engineering is leading the capital construction of the Miller Ave Bikeway Extension from First Street to Maple Road. Construction is underway; Seventh Street to Chapin Street is currently closed for construction. The Bikeway treatment work is expected to begin in October, 2025. The DDA is paying for the Bikeway extension from First Street to Chapin, for a total of \$75,000.

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## Parking

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- Restoration- The FY26 parking structure restoration work is underway at the Ann Ashley and Maynard structures. Work includes façade repairs at Ann Ashley and Maynard, as well as substantial deck coating and waterproofing work at Maynard.
- Structure Fencing- In July 2024, the DDA Board approved a \$1.1M contract with Future Fence for replacement of rooftop fencing at 6 parking structures; Ann Ashley, 4<sup>th</sup> & William, 4<sup>th</sup> & Washington, Liberty Square, Forest, and Maynard. Work was completed in late August.
- Art Fair- Art Fair parking revenue information is included in the staff report. Overall revenue increased \$4,315.00 from last year. Friday was a busy day, and Saturday was on track to beat last year, but the Fair closed early due to weather concerns. PCI sold 573 artist/vendor parking permits this year, an increase of 93 from last year. The meter department bagged 642 spaces to accommodate artists/vendors, pre-Fair events, and Fair street closures. PCI continues to fine tune Art Fair operations and be proactive with customer service for artists, visitors, and regular system users.

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## Finance

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- No report this month

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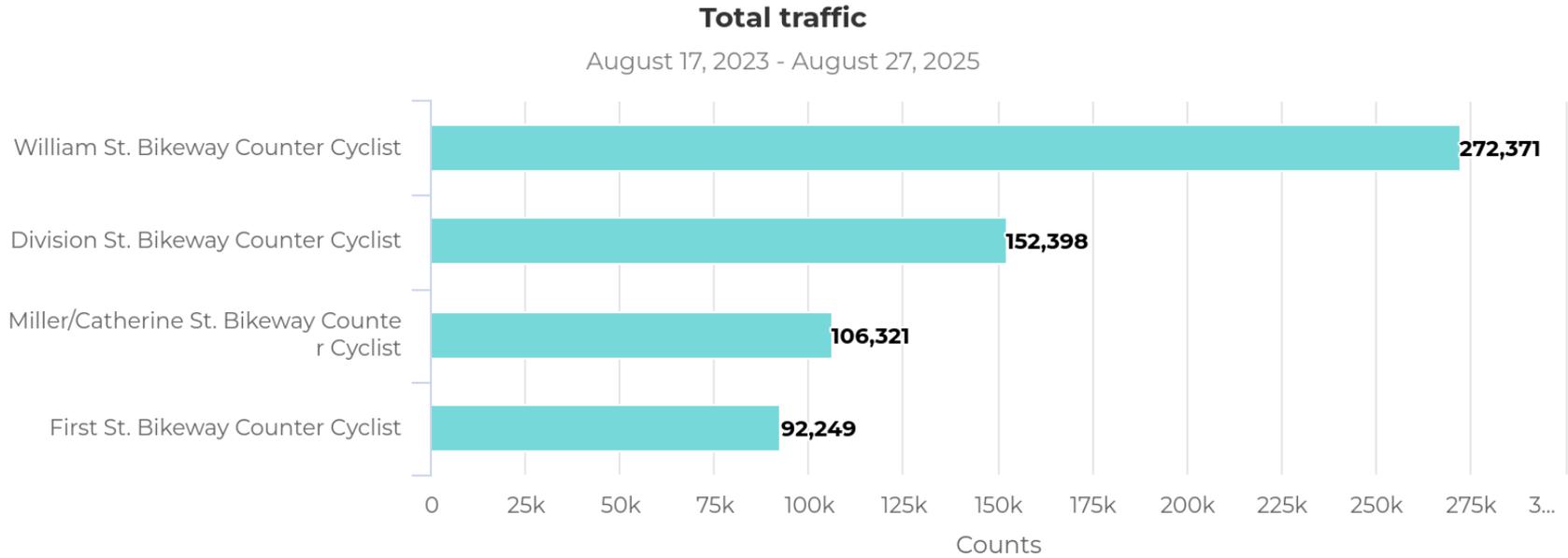
## Communications

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- Outreach –
  - Sent out August and September newsletter
  - Updates to Engage page for Development Plan
  - Edits/layout support for Dev and TIF Plans
  - Edits/layout for supporting presentations for Dev./TIF Plans
- Marketing –
  - Created Bikeapalooza yard signs
  - Submitted Bikeapalooza Observer Ad
  - Bikeapalooza Save-the-Date graphic
  - Bikeapalooza press release
  - Liberty Plaza mural press release
- Web –
  - Bikeapalooza Webpage creation
  - Liberty Plaza Mural Webpage creation
  - Updates to Elevate webpage

- Social –
  - o Posting across our socials (Instagram, Facebook, Twitter/X) 1-3 days per week
    - Highlights of new Liberty Plaza Mural Installation
    - Discover Downtown Series (Episode 01 featured Found Gallery, Episode 02 is in production featuring Blank Slate)
    - Collaborative posts with Farmer's Market, Parks Department, A2 Art Center, Found Gallery, and C. Stanely Creative to boost engagement and support organizational relationships
    - Bikeapalooza event page created on Facebook for September 20<sup>th</sup> event!

### Total Bikeway Counts by Location (Mid-August/Early-September 2023 – August 27<sup>th</sup>, 2025)

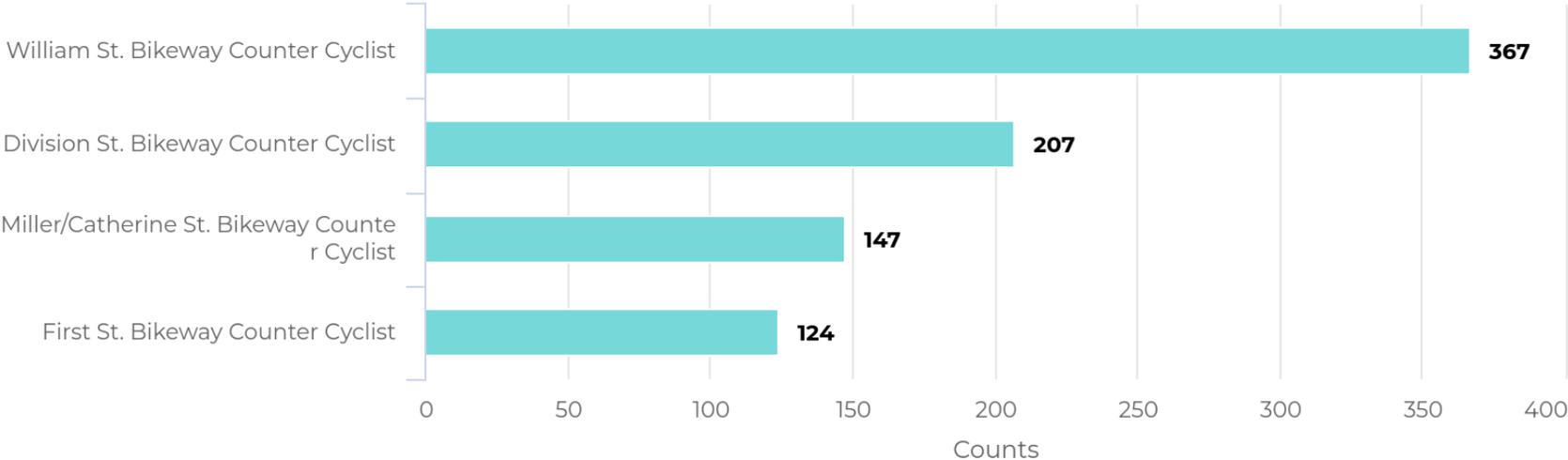


\*Note: Until Fall 2024, activity on the First St. Bikeway was undercounted due to a faulty counter. A replacement counter was activated on 10/3/24, and the manufacturer recreated the lost data. The chart now shows all data for the First St. Bikeway starting from 8/17/23.

**Daily Average Bikeway Counts by Location (Mid-August/Early-September 2023 – August 27<sup>th</sup>, 2025)**

**Average daily traffic**

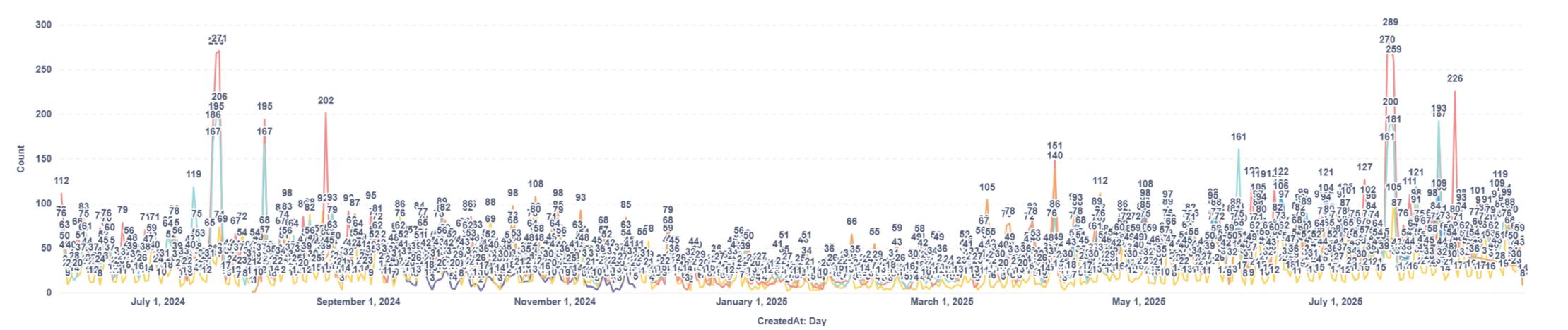
August 17, 2023 - August 27, 2025



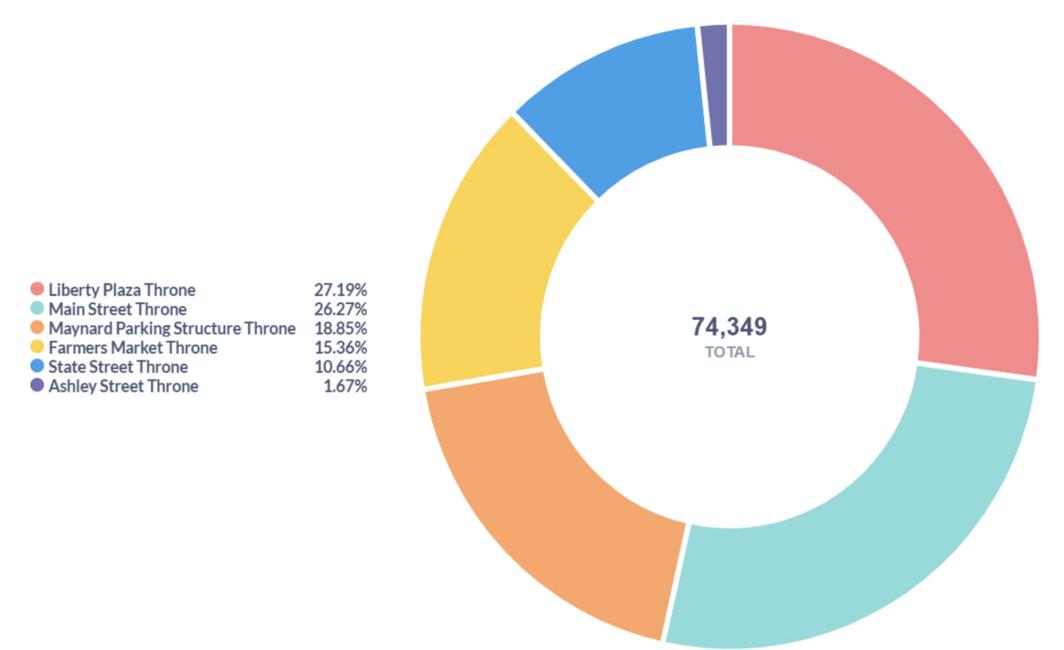
[ANALYTICS]: USAGES - ANN ARBOR

Location: 6 selections

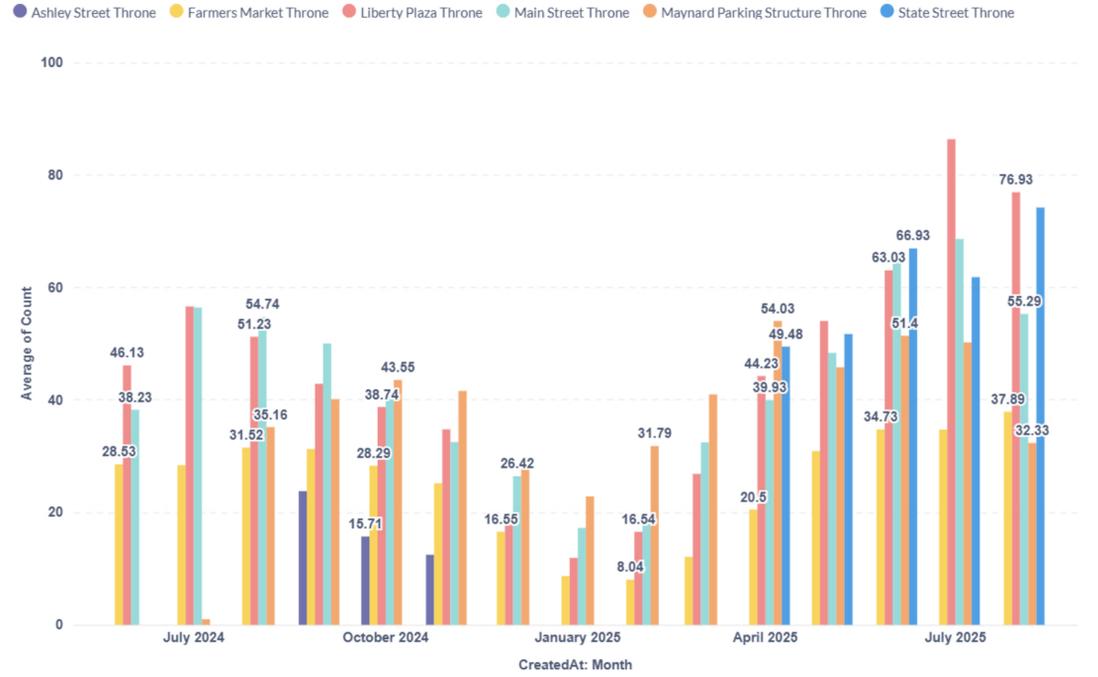
[ANALYTICS][ANN ARBOR] - Usages by day



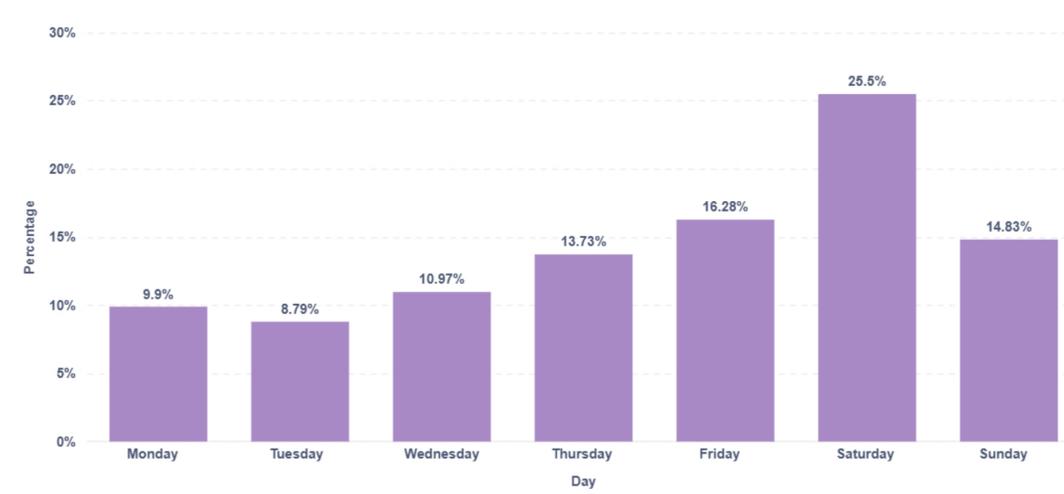
[ANALYTICS][ANN ARBOR] - Total Usages



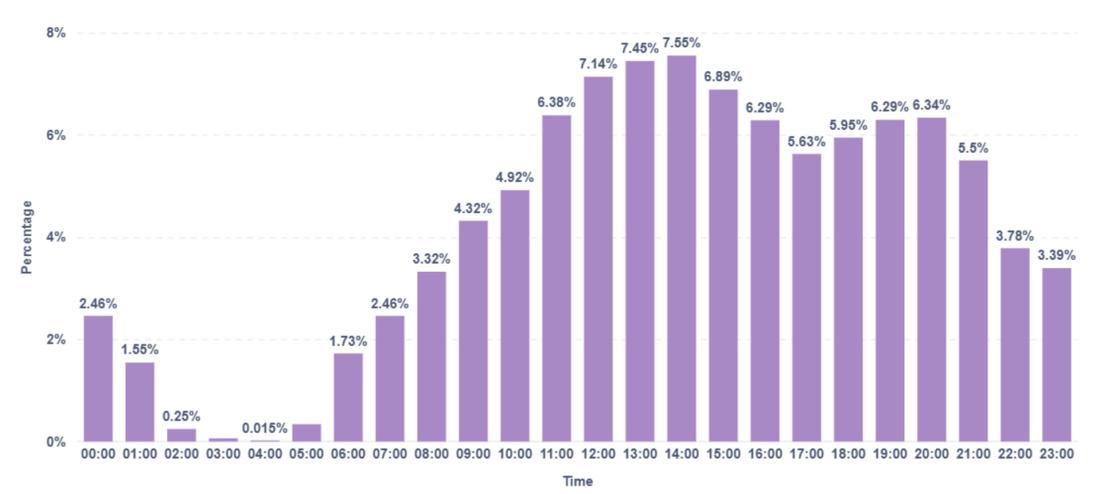
[ANALYTICS][ANN ARBOR] - Average Uses - per Day by Month



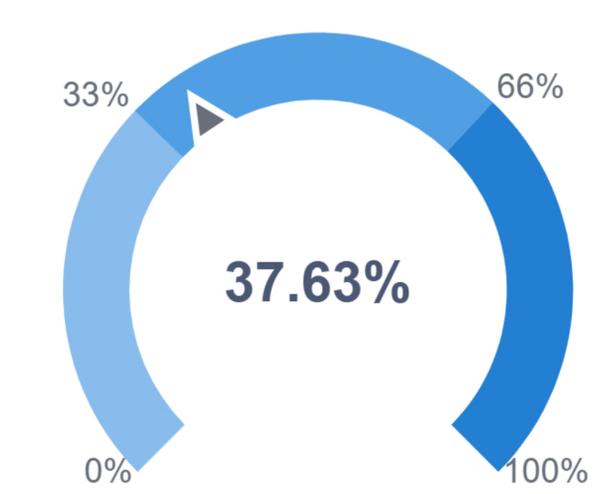
[ANALYTICS][ANN ARBOR] - Uses by Day of Week (percent)



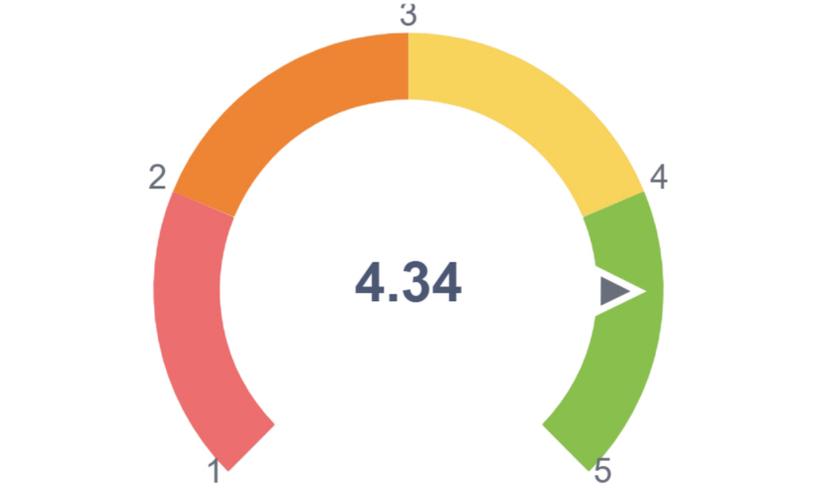
[ANALYTICS][ANN ARBOR] - Uses by Hour of Day (percent)



[ANALYTICS][ANN ARBOR] - Uses with Review (percent) ALL TIME TOTAL

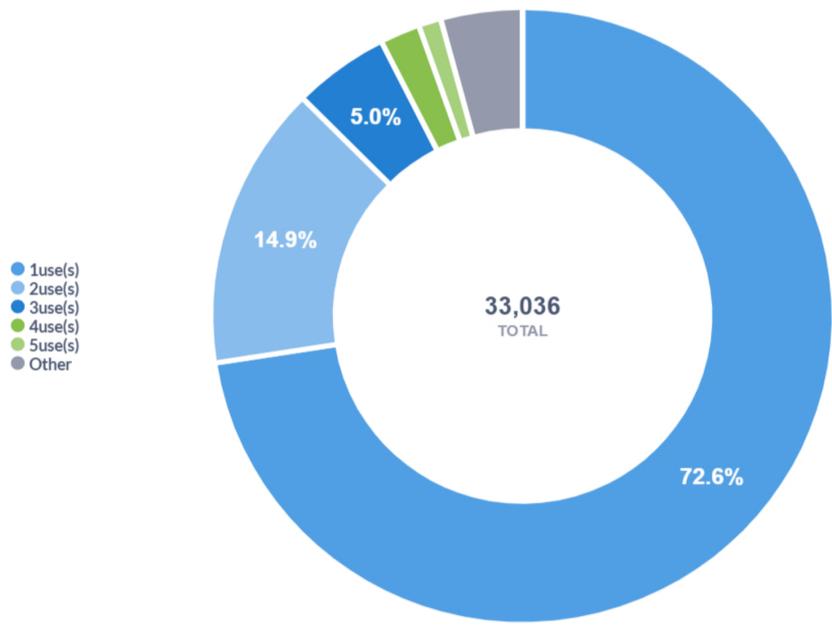


[ANALYTICS][ANN ARBOR] - Average Clean Score

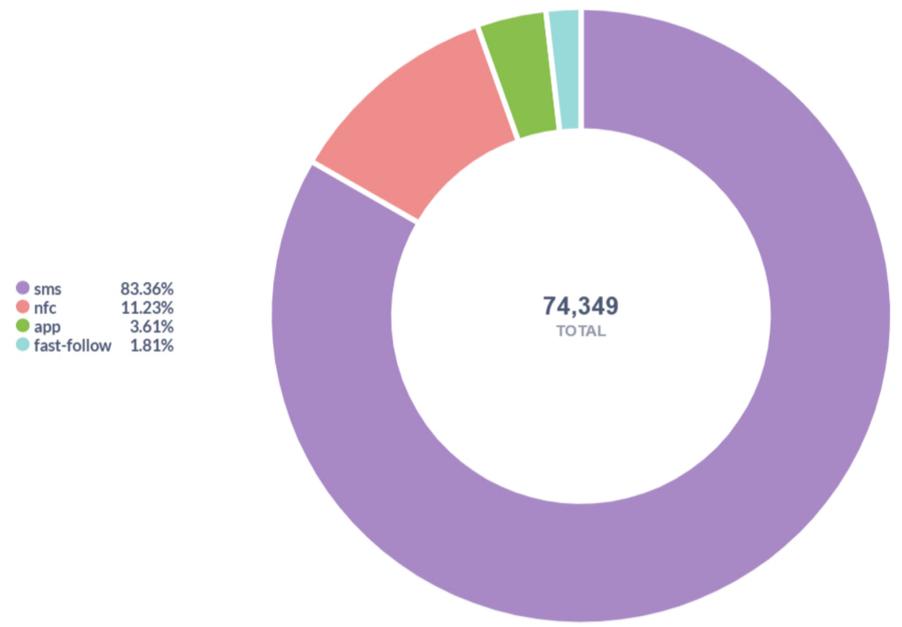


27.44%  
[ANALYTICS][ANN ARBOR] - Percent Return Users

[ANALYTICS][ANN ARBOR] - Number of Uses per Unique User



[ANALYTICS][ANN ARBOR] - SMS vs APP vs NFC



Art Fair 2025 Revenue Summary

LOCATION	2015	2016	2017	2018	2019	2021	2022	2023	2024	2025	2024 vs 2025 YoY Comp	
											Variance	%
4th & Washing	\$ 29,097.00	\$ 26,031.00	\$ 28,315.00	\$ 24,218.20	\$ 24,192.00	\$ 25,198.20	\$ 27,409.30	\$ 27,048.60	\$ 32,339.80	\$ 32,817.75	\$ 477.95	1.77%
1st & Washing	\$ 10,275.00	\$ 8,968.00	\$ 11,999.00	\$ 7,637.00	\$ 7,578.00	\$ 8,895.20	\$ 11,917.00	\$ 11,234.00	\$ 16,707.75	\$ 15,998.15	\$ (709.60)	-6.32%
Maynard	\$ 47,946.00	\$ 45,248.00	\$ 49,490.00	\$ 47,229.00	\$ 46,220.00	\$ 37,007.80	\$ 42,890.00	\$ 46,425.60	\$ 51,633.00	\$ 47,649.65	\$ (3,983.35)	-8.58%
Forest	\$ 49,776.00	\$ 40,885.00	\$ 42,196.00	\$ 43,007.00	\$ 36,656.00	\$ 25,566.20	\$ 31,124.20	\$ 43,360.00	\$ 53,997.50	\$ 53,339.65	\$ (657.85)	-1.52%
4th & William	\$ 52,559.00	\$ 42,470.00	\$ 48,573.00	\$ 42,566.00	\$ 46,826.00	\$ 48,458.40	\$ 49,845.60	\$ 64,910.60	\$ 74,633.00	\$ 76,614.55	\$ 1,981.55	3.05%
Liberty Square	\$ 24,527.00	\$ 25,654.00	\$ 21,836.00	\$ 17,224.80	\$ 22,572.00	\$ 35,309.60	\$ 34,314.80	\$ 31,743.60	\$ 30,925.00	\$ 37,635.55	\$ 6,710.55	21.14%
Ann Ashley	\$ 43,830.00	\$ 35,492.00	\$ 45,213.00	\$ 40,041.00	\$ 35,181.00	\$ 36,530.80	\$ 49,033.80	\$ 57,964.00	\$ 67,026.50	\$ 66,353.95	\$ (672.55)	-1.16%
Library Lane	\$ 31,294.00	\$ 36,339.00	\$ 32,629.00	\$ 30,656.00	\$ 27,926.00	\$ 27,614.00	\$ 29,162.40	\$ 37,499.40	\$ 45,460.00	\$ 45,399.30	\$ (60.70)	-0.16%
South Ashley	\$ 13,109.00	\$ 12,540.00	\$ 10,798.00	\$ 12,175.00	\$ 13,411.00	\$ 13,830.00	\$ 15,713.20	\$ 15,797.40	\$ 16,107.80	\$ 13,657.50	\$ (2,450.30)	-15.51%
1st & Huron	\$ 18,589.00	\$ 16,122.00	\$ 14,893.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
1st & William	\$ 4,722.00	\$ 3,216.00	\$ 3,704.00	\$ 3,563.00	\$ 2,835.00	\$ 2,826.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
415 W Washing	\$ 3,584.00	\$ 2,576.00	\$ 2,880.00	\$ 3,948.00	\$ 2,538.00	\$ 2,022.00	\$ 1,818.00	\$ 4,752.00	\$ 3,820.00	\$ 200.00	\$ (3,620.00)	-76.18%
5th & William	\$ -	\$ -	\$ -	\$ 6,817.00	\$ 400.00	\$ 400.00	\$ 1,100.00	\$ 3,600.00	\$ 4,700.00	\$ 7,300.00	\$ 2,600.00	72.22%
On Street	\$ 11,800.00	\$ 11,700.00	\$ 14,400.00	\$ 18,600.00	\$ 23,950.00	\$ 11,100.00	\$ 16,200.00	\$ 24,000.00	\$ 20,700.00	\$ 25,400.00	\$ 4,700.00	19.58%
<b>Grand Totals</b>	<b>\$ 341,108.00</b>	<b>\$ 307,241.00</b>	<b>\$ 326,926.00</b>	<b>\$ 297,682.00</b>	<b>\$ 290,285.00</b>	<b>\$ 274,758.20</b>	<b>\$ 310,528.30</b>	<b>\$ 368,335.20</b>	<b>\$ 418,050.35</b>	<b>\$ 422,366.05</b>	<b>\$ 4,315.70</b>	<b>1.17%</b>

Rate Adj. to \$15/\$7

Rate Adj. to \$18/\$9

Rate adj to \$20/\$10

Revenue by Day

	Thursday	Friday	Saturday	Vendor	Total
2025	\$ 99,379.02	\$ 131,348.38	\$ 134,358.65	\$ 57,280.00	\$ 422,366.05
2024	\$ 106,344.60	\$ 121,253.90	\$ 142,351.85	\$ 48,100.00	\$ 418,050.35
Difference	\$ (6,965.58)	\$ 10,094.48	\$ (7,993.20)	\$ 9,180.00	\$ 4,315.70

2025 Total Tickets Sold	20,613
2024 Total Tickets Sold	21,388
Difference	(775)