



Agenda Item

TO: DDA Board
FROM: DDA Staff
ITEM: Staff Reports
MEETING DATE: January 7, 2026

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

Capital Improvements and Planning

Repairs and Small Projects

- Repairs and Maintenance – 31 minor amenity zone repairs were completed in Fall 2025 (120 total in the year). Larger fall repairs included re-edging around tree beds on 4th between Liberty and Washington. The spring 2026 repair list is currently being compiled.
- Seasonal Holiday Lighting – Staff are working on minor repairs to holiday lighting and will do so until they are uninstalled in March.
- Elevate Program – DDA staff have secured a contract with an artist for the Farmers Market Sunshade project, to be installed in 2026. David Zinn's Scavenger Hunt installations are complete, we began sharing details on December 5 for Midnight Madness and Kindlefest. And lastly, the call for art for the Ann Street Mural project, *Elevating History: A Mural Series from the Living Oral History Project*, is closed, and the selection process will begin.

Permits and Counts

- Bikeway Counters – Since the counters were installed in fall 2023, 738,322 bikes have been counted on the Downtown Bikeways as of January 5th, 2026. See the attached chart for more data details.
- Downtown Public Restroom Pilot – The Throne units selected for the pilot opened to the public

on June 1st 2024. Since this time, downtown Throne restrooms have received 99,455 uses as of January 5th, 2026.

- 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 five active site plans (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. Five development projects have been approved, but are not yet under construction. There are seven 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 102 permit applications and are monitoring impacted areas.

Plans and Studies

- DDA Development Plan – The Ann Arbor City Council passed a [Resolution of Intent to Set a Public Hearing to amend the DDA Plans](#) on December 15th, 2025.

Planned Next Steps:

1. Notice of the public hearing is posted.
2. February 2, 2026: A public hearing on the DDA Plan amendment and boundary adjustment is held at 7 pm in Council Chambers.
3. April 20, 2026: A public hearing is held on the DDA ordinance. City Council votes on the DDA Plan amendments.

Following the presentation to City Council on [April 17th 2025](#), DDA staff worked with the City Administrator's Office on a final recommendation. The final recommendation and Plans overview was shared at the [August 20th, 2025 DDA Work Session](#) and at a [Public Open House](#) at the DDA Office on October 23, 2025. Additional background information can be found on the [City's Engage.a2 page](#).

- 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.
- N. Main Street Transportation Study – The DDA and City Transportation are collaborating on a study to identify N. Main Street designs that improve safety, access, and vitality on the North Main Street corridor. The study is focused on the portion of the Main Street corridor that is owned and controlled by the Michigan Department of Transportation (MDOT), which includes the portion from Huron Street in downtown to US 23. A public engagement kick-off is scheduled

for February 2026.

Capital Projects

- Miller Ave Bikeway Extension— City Engineering is leading the capital construction of the Miller Ave Bikeway Extension from First Street to Maple Road. The road is reopened with final pavement markings planned for spring 2026. The DDA is funding the Bikeway extension from First Street to Chapin, totaling \$75,000.
- Fourth Avenue Capital Project - Construction documents are nearly complete; staff anticipates releasing the construction RFP in January 2026.
- Ann Street Capital Project - Construction documents are nearly complete; staff anticipates releasing the construction RFP in December 2025. City Engineering is leading the construction.

Parking

- Parking Structure Restoration- Fall work included coating removal and installation at Maynard and Forest roof levels. Work in the Maynard main stairwell will continue through January. Scope in the stairwell includes concrete repairs, coating application, lintel and shelf angle replacement at windows and doors, and railing cleaning and painting.
- Lighting Project- Current activities include fixture installation at both 4th & Washington and Forest. The 4th & Washington generator is still on track to arrive in January.
- Elevator- In 2024 the DDA Board approved modernization projects for the Maynard main and 4th & Washington elevators. Both projects are expected to begin in January, and last 8-12 weeks. PCI will communicate the elevator closure to all facility users.

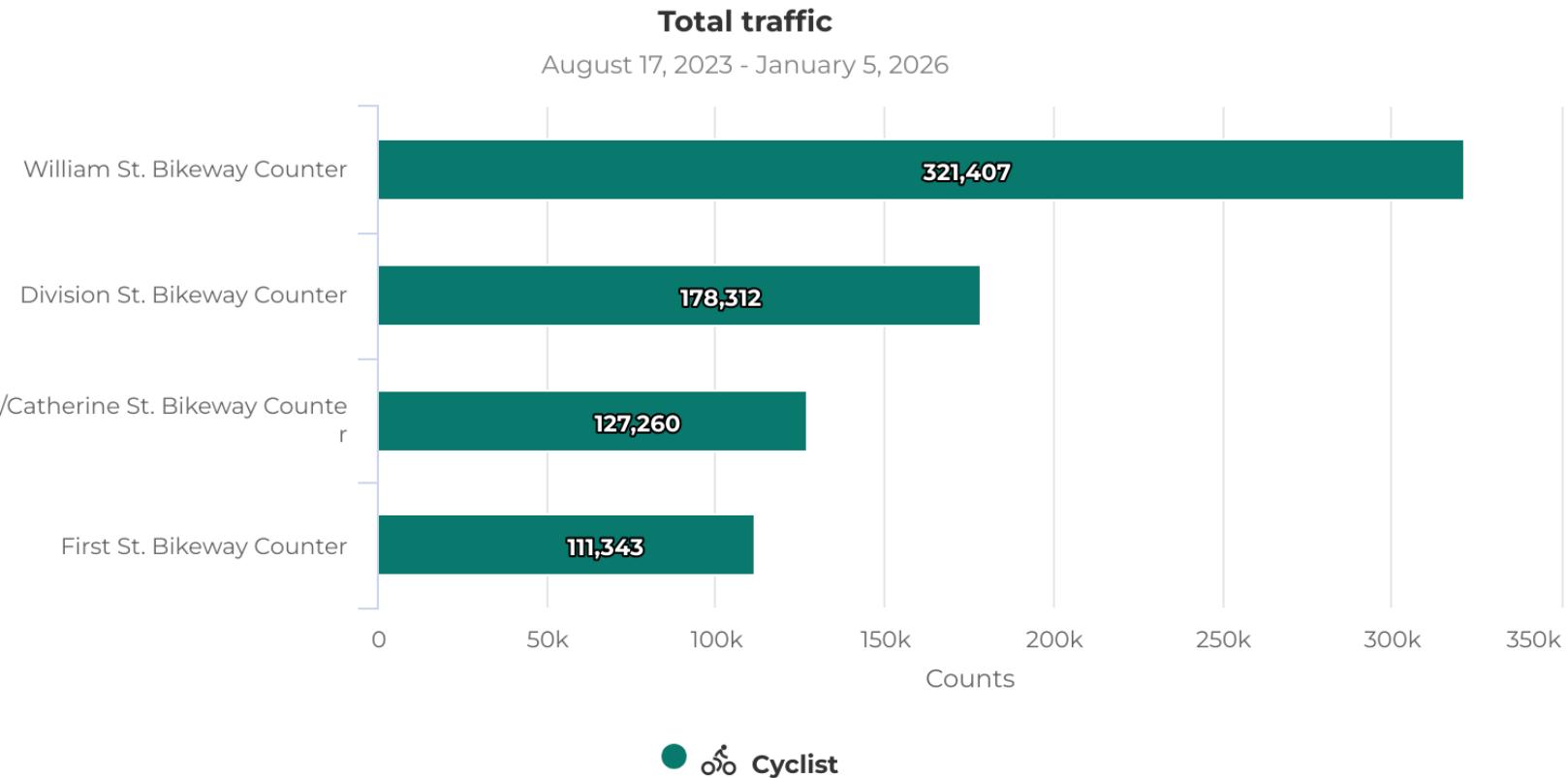
Finance

- Audit review meetings for the FY25 Audited Financials were held in December with Dan Merrit, Signing Principle for Rehmann., and DDA Treasurer Berry. As mentioned last month, a presentation on the DDA's audit was also made to the City Audit Committee by Daniel Clark, Client Relationship Principle for Rehmann.
- The DDA's Annual TIF Report was submitted to the State of Michigan and all the taxing jurisdictions on December 18. It was also posted in the newspaper. All PA 57 requirements for this report have been met for FY25.
- The Finance department is now working on budget preparation and policy development.

Communications

- Outreach –
 - Monthly newsletters sent out
 - Updates to the Engage page for the Development Plan (draft is available to public for review)
 - “Unseen Adventures of Ann Arbor Scavenger Hunt” is live!
 - Submission mailbox ready later this month
 - Prizes and marketing materials are being printed, and distribution commences in January
 - Drafting new banner designs for Huron Street
- Marketing –
 - Distributed posters to local businesses
 - Promo to continue in Jan. With continued poster distribution, along with bookmarks
 - Observer Ad for Scavenger Hunt to run in Jan/Feb
 - Folk Fest DDA Ad finalized
 - Finalized Scavenger Hunt Promo materials
 - Posters
 - Bookmarks
 - QR clings/signs
 - Promo/info toolkit for community organizations
- Web –
 - In process – Web Audit for WCAG 2.1 AA compliance
 - Accessibility updates to be made throughout the winter and early spring.
 - Updates to the Elevate webpage
 - Updates to the 4th Ave project webpage
 - Updates to Engage page for Development Plan
- Social –
 - Posting across our socials (Instagram, Facebook) 1-3 days per week
 - Scavenger Hunt promo/teaser posts
 - Announcement of draft Dev/TIF Plans ready to view for the public

Total Bikeway Counts by Location (Mid-August/Early-September 2023 – January 5th, 2026)

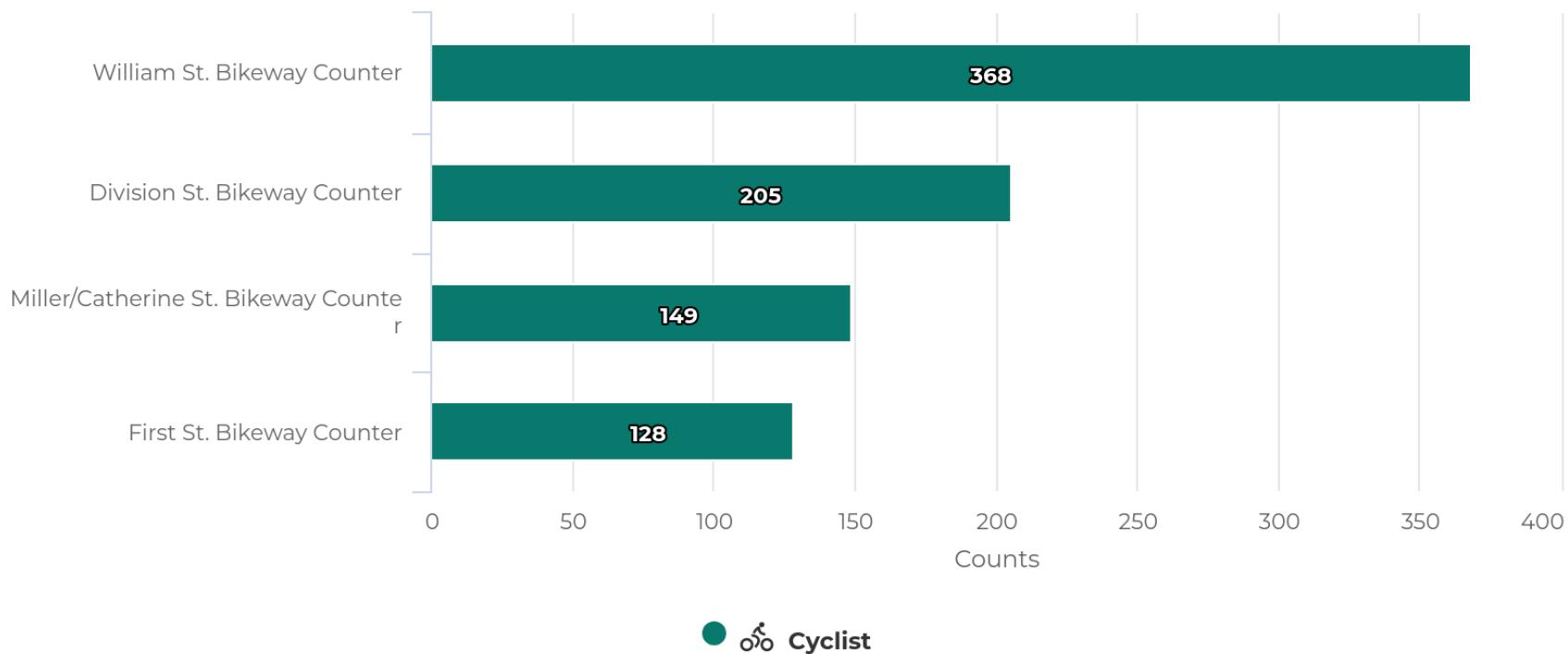


*Note: Until Fall 2024, activity on the First St. Bikeway was undercounted due to a faulty counter. A replacement counter was activated on 10/3/24, and the manufacturer recreated the lost data. The chart now shows all data for the First St. Bikeway starting from 8/17/23.

Daily Average Bikeway Counts by Location (Mid-August/Early-September 2023 – January 5th, 2026)

Average daily traffic

August 17, 2023 - January 5, 2026



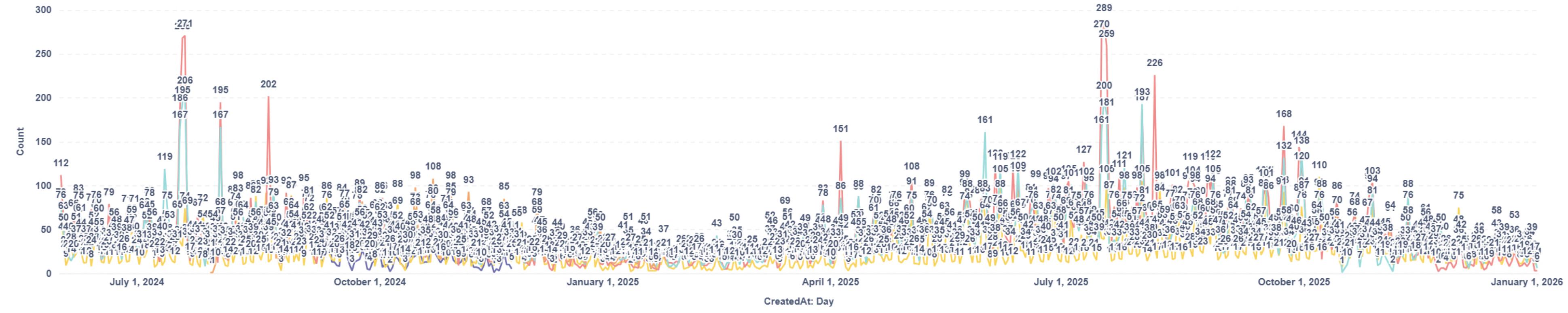
[ANALYTICS]: USAGES - ANN ARBOR

Date Filter: June 1, 2024 - January 5, 2026 X

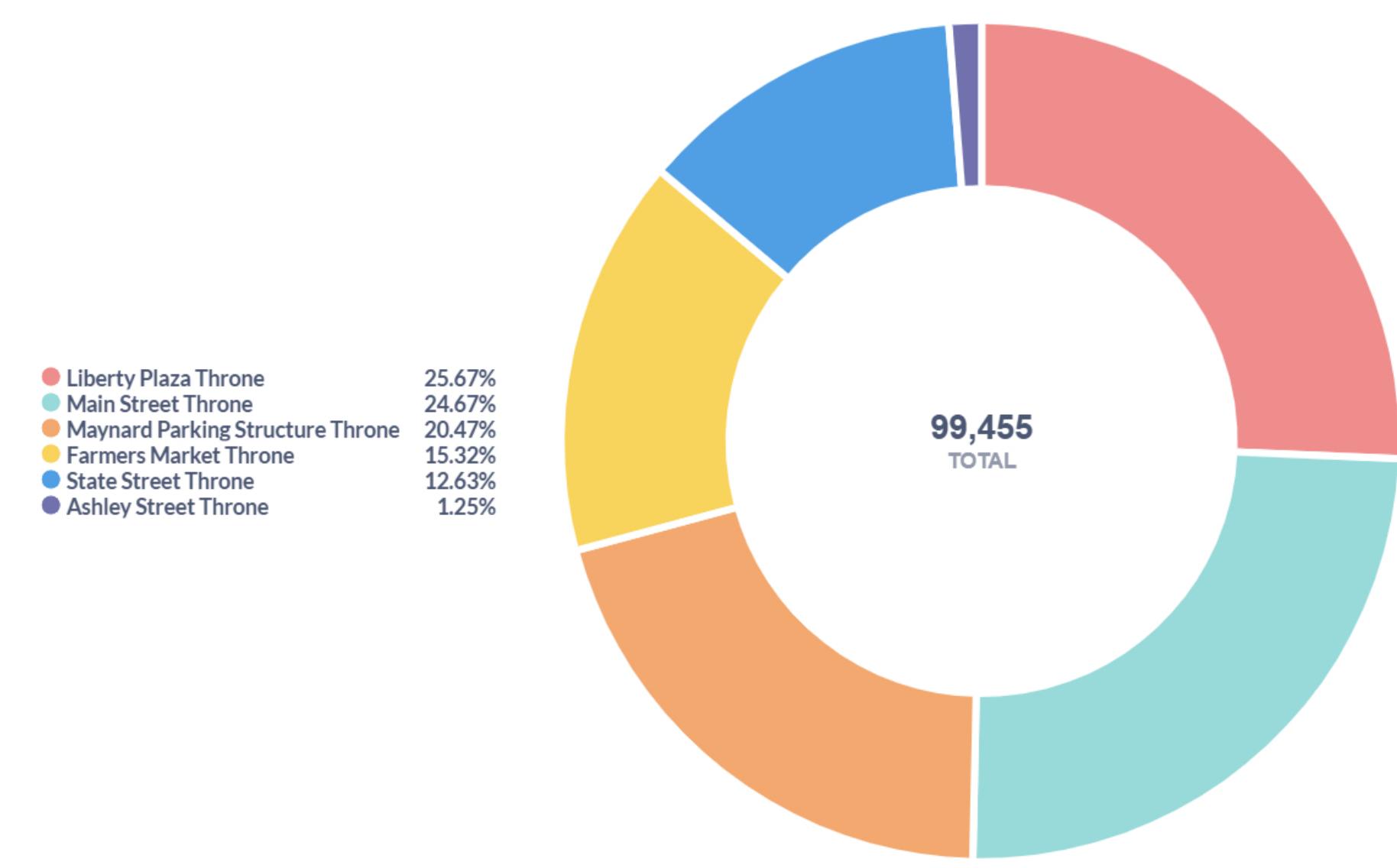
Location: 6 selections X

[ANALYTICS][ANN ARBOR] - Usages by day

Ashley Street Throne ● Farmers Market Throne ● Liberty Plaza Throne ● Main Street Throne ● Maynard Parking Structure Throne

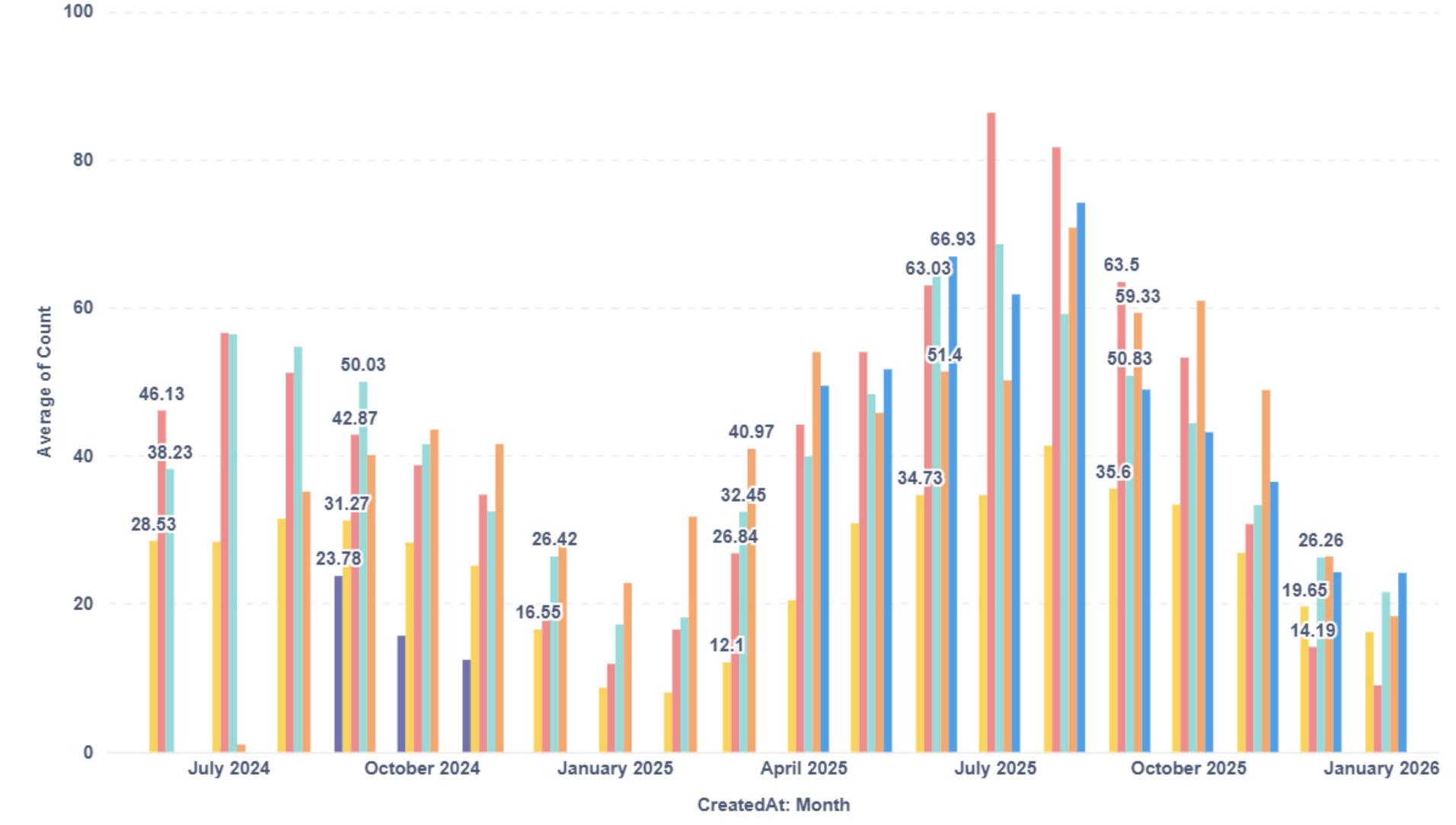


[ANALYTICS][ANN ARBOR] - Total Usages

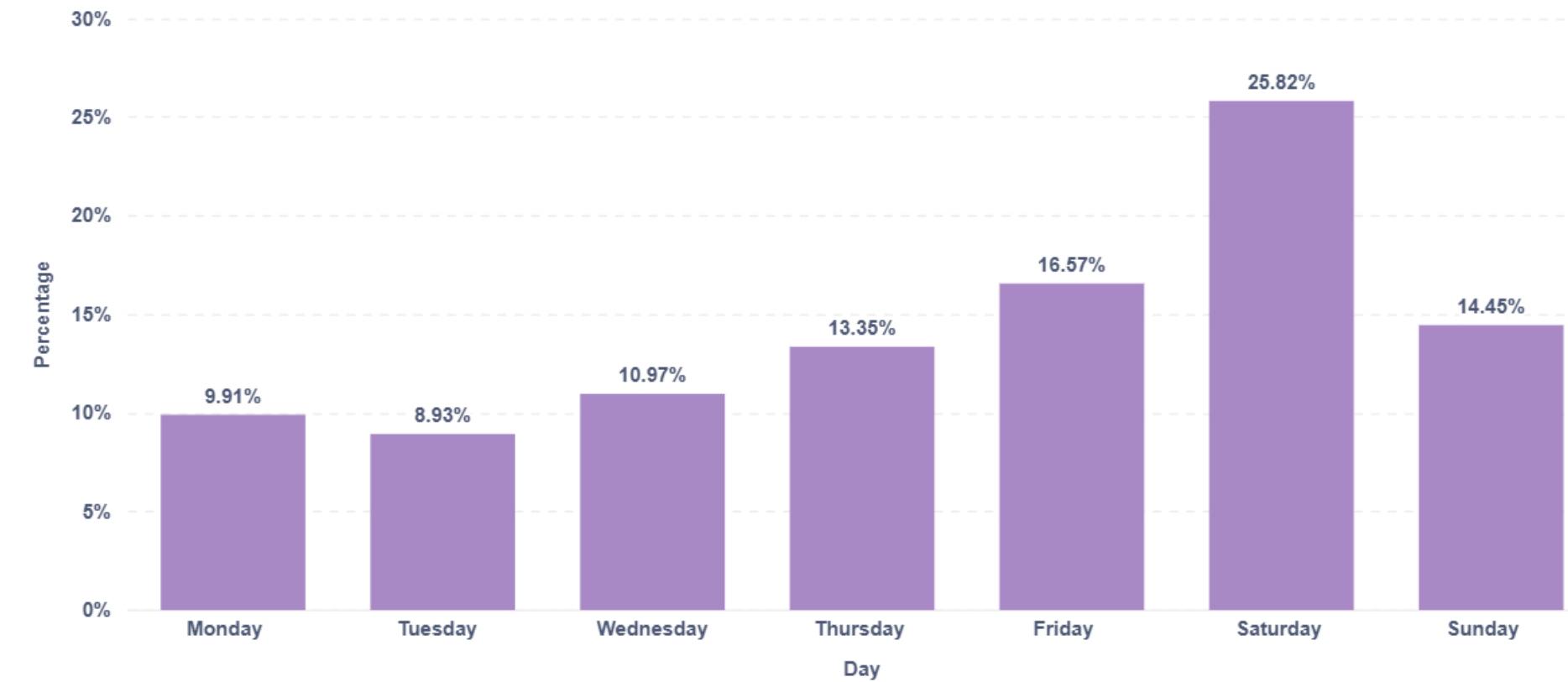


[ANALYTICS][ANN ARBOR] - Average Uses - per Day by Month

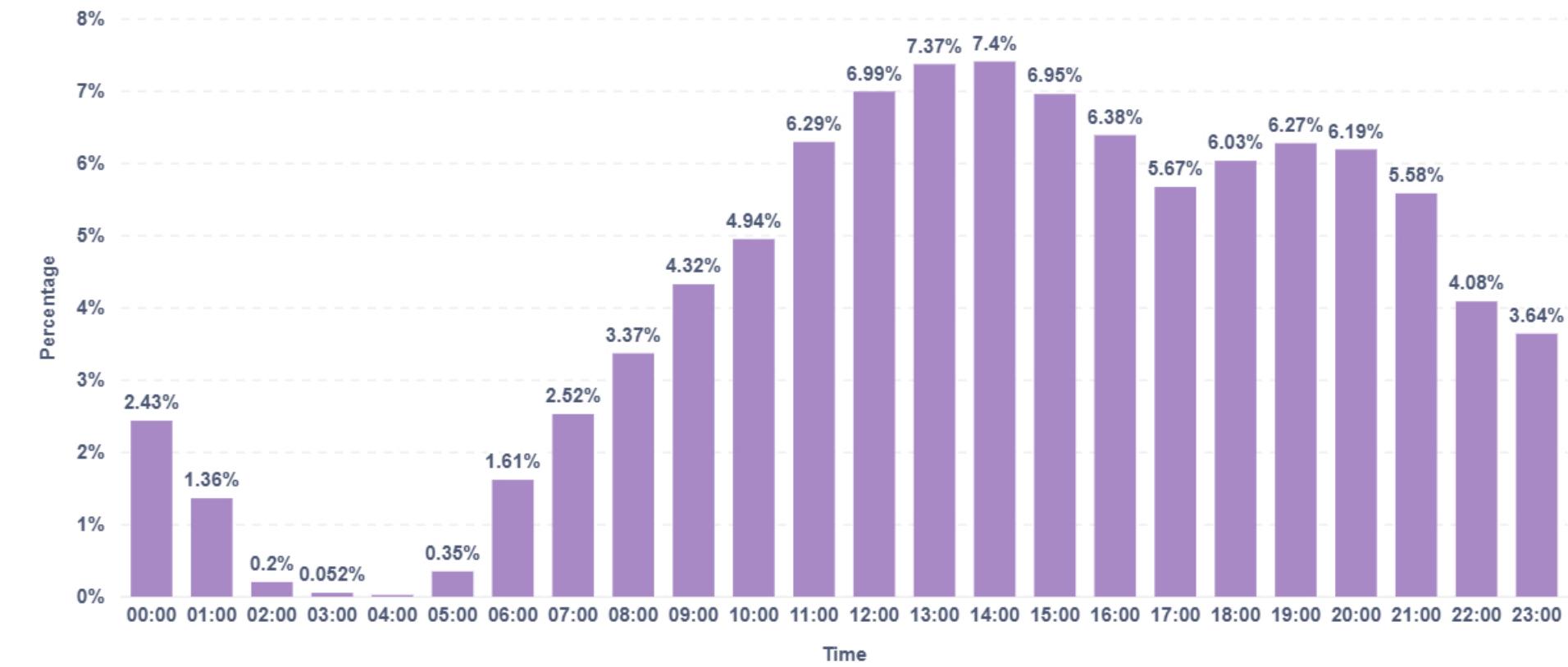
Ashley Street Throne ● Farmers Market Throne ● Liberty Plaza Throne ● Main Street Throne ● Maynard Parking Structure Throne ● State Street Throne



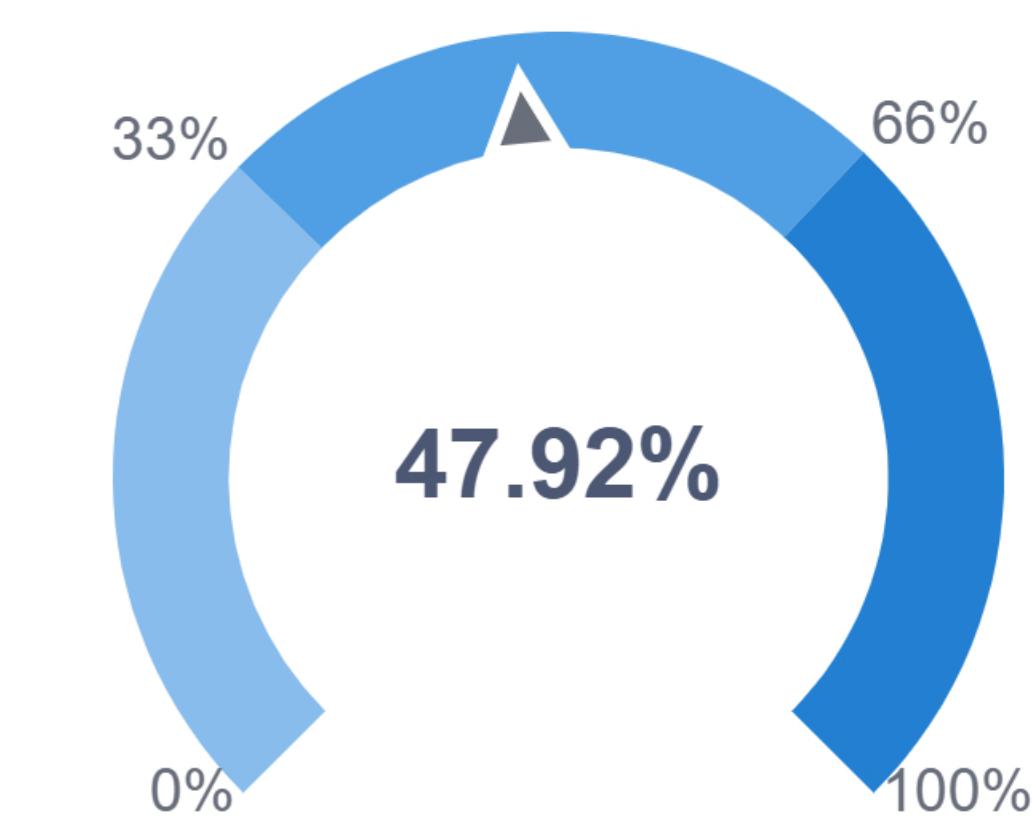
[ANALYTICS][ANN ARBOR] - Uses by Day of Week (percent)



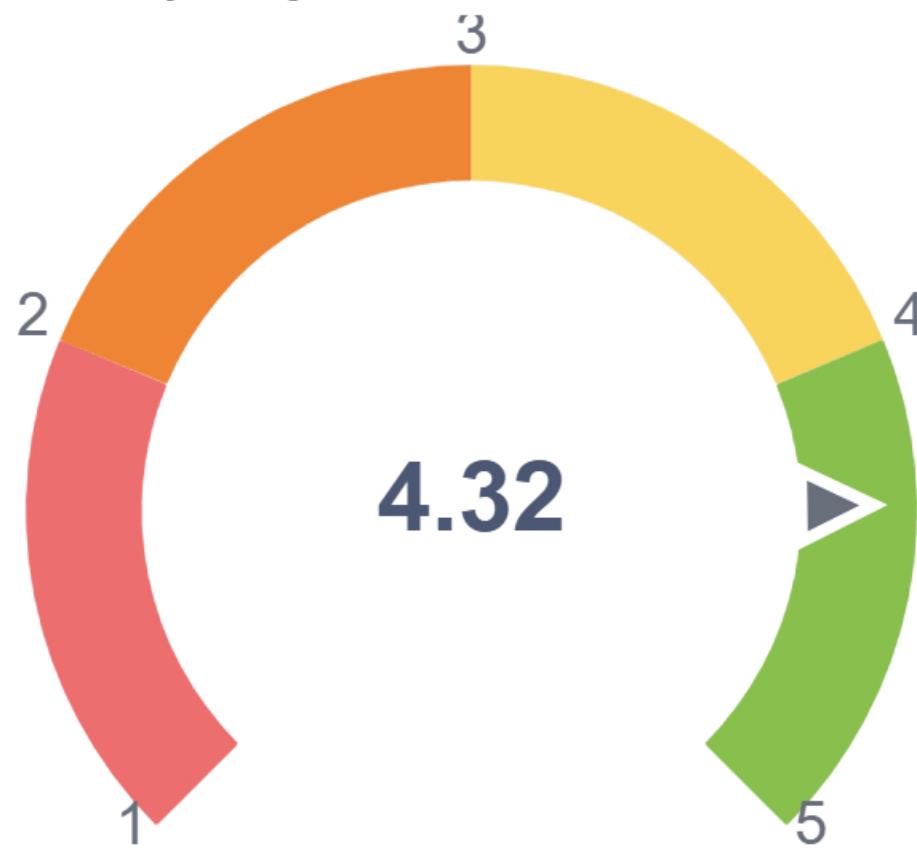
[ANALYTICS][ANN ARBOR] - Uses by Hour of Day (percent)



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



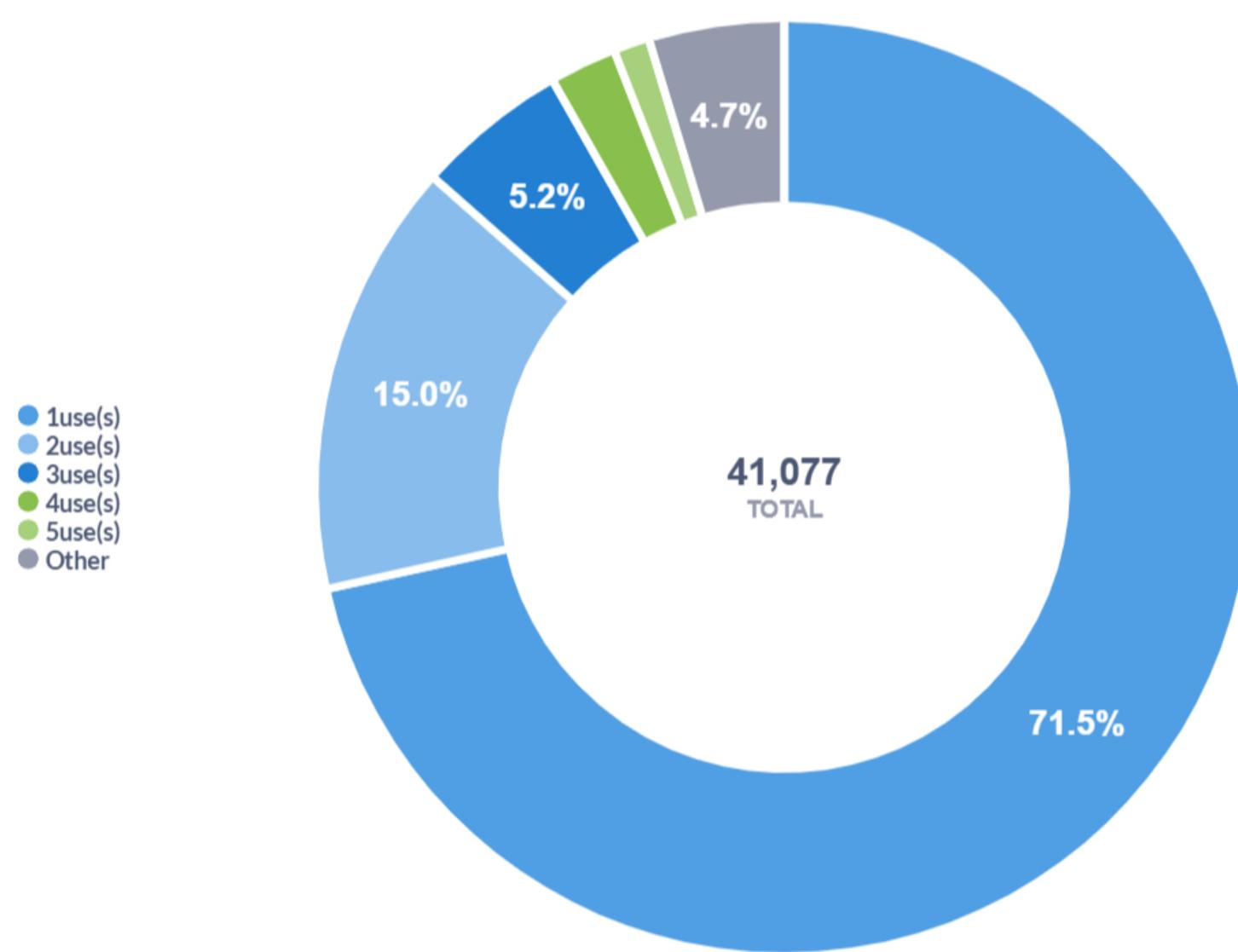
[ANALYTICS][ANN ARBOR] - Average Clean Score



28.48%

[ANALYTICS][ANN ARBOR] - Percent Return Users

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



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

