

**Ann Arbor Downtown Development Authority Meeting Minutes  
Wednesday, March 6, 2019**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: Chair Klopf called the meeting to order at 12:00 p.m.

**1. ROLL CALL**

Present: Bob Guenzel, Tyler Kinley, Marie Klopf, Howard Lazarus, Joan Lowenstein, Jessica A. S. Letaw, Molly McFarland, Darren McKinnon, Rishi Narayan, Keith Orr, Phil Weiss

Absent: John Mouat

Staff: Susan Pollay, Executive Director  
Joseph Morehouse, Deputy Director  
Maura Thomson, Communications Manager  
Amber Miller, Capital & Private Projects Manager  
Jada Hahlbrock, Manager of Parking Services  
Kelley Graves, Management Assistant

Audience: Ray Detter, Downtown Area Citizens Advisory Council  
Mike McKiness, Republic Parking System  
Chris Simmons, get!Downtown  
Chris Tompkins  
Josie Parker, Ann Arbor District Library

**2. APPROVAL OF THE BOARD MEETING AGENDA**

**Mr. Weiss moved and Mr. Orr seconded the motion to approve the agenda.**

**A vote on the motion to approve the agenda showed:**

**Ayes: Guenzel, Kinley, Klopf, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Narayan, Orr, Weiss**

**Nays: None**

**Absent: Mouat**

**The motion was approved.**

**3. AUDIENCE PARTICIPATION**

None.

**4. REPORTS FROM CITY BOARDS AND COMMISSIONS**

Downtown Area Citizens Advisory Council: Mr. Detter reported that Brad Moore/J. Bradley Moore & Associates Architects spoke to the CAC about the proposed development at 600 E. Washington. Attendees gave feedback on recommended changes. There appeared to be early general support for the project by the CAC.

**5. DDA MEMBER COMMUNICATIONS**

Ms. Letaw said her next "Walk and Talk" will be March 9th 10am at the Blake Transit Center focusing on DDA's People-Friendly-Streets projects and her next "Downtown Hall" would be held that night from 7-8:30 pm at the Ann Arbor District Library Westgate branch. All are welcome.

Mr. Lazarus gave kudos to City staff for winning their category in Conquer the Cold contest. He said that the City, DDA and AAATA should meet to talk about possible micro-mobility initiatives.

<b>6. EXECUTIVE DIRECTOR COMMUNICATIONS</b>
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None.

<b>7. APPROVAL OF MINUTES</b>
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**Ms. Letaw moved and Mr. Kinley seconded the motion to approve the February minutes.**

**A vote on the motion to approve the minutes showed:**

**Ayes: Guenzel, Kinley, Klopff, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Narayan, Orr, Weiss**

**Nays: None**

**Absent: Mouat**

**The motion was approved.**

<b>8A. SUBCOMMITTEE REPORTS - CAPITAL IMPROVEMENTS COMMITTEE</b>
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**Ms. Letaw moved and Mr. Orr seconded the following resolution:**

**RESOLUTION TO APPROVE AN AGREEMENT WITH STANTEC CONSULTING MICHIGAN, INC. FOR CONSTRUCTION INSPECTION SERVICES**

Whereas, The DDA Board approved the Huron Streetscape Project and the William Improvement Project, with construction planned for spring 2019;

Whereas, Construction inspection is required to oversee contractor activities, enforce construction specifications, provide construction layout, document pay item quantities, and provide as-built drawings;

Whereas, Stantec Consulting Michigan, Inc. was one of three firms selected by the City of Ann Arbor through a competitive RFP process (RFP-17-30) to provide ongoing construction inspection services;

Whereas, To ensure consistency with the City and within City streets, DDA staff regularly use the City procurement process to select inspection services for DDA projects within the public right of way;

Whereas, Of the three firms selected by the City, DDA staff recommends Stantec Consulting Michigan, Inc. to provide inspection services based on their strong experience working in downtown Ann Arbor and past performance on the 5<sup>th</sup>/Detroit project; and

Whereas, The required funds for the construction inspection are included in the approved DDA project budgets;

Resolved, The DDA Board approves a Professional Services Agreement with Stantec Consulting Michigan, Inc. in the amount of \$500,000 for Construction Inspection Services for the Huron Streetscape and William Improvements Projects; and

Resolved, The DDA Board authorizes the Capital Improvements Chair and DDA Director to execute the Agreement with a not to exceed amount of \$500,000;

**A vote on the motion to approve the resolution showed:**

**Ayes: Guenzel, Kinley, Klopf, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Narayan, Orr, Weiss**

**Nays: None**

**Absent: Mouat**

**The resolution was approved.**

**Ms. Letaw moved and Ms. Lowenstein seconded the following resolution:**

**RESOLUTION TO INCLUDE CONDUIT IN THE DDA'S HURON STREET IMPROVEMENT PROJECT**

Whereas, The Ann Arbor DDA's Development Plan highlighted identity, infrastructure, and transportation as key strategies, and recognized that an enjoyable pedestrian experience is one of downtown's principal attractions, as well as a necessary element in its social and economic life;

Whereas, On July 7th, 2016, The DDA Board approved a \$4M total project budget for its Huron Street Project, from Division Street to Ashley Street; and on November 1st, 2017 extended the western project boundary to Third Street and increased the total project budget to \$5.6M;

Whereas, At its February 6, 2019 meeting the DDA approved Fonson Company Inc. as its contractor for the Huron Street project with its bid of \$3,064,660.65;

Whereas, The City of Ann Arbor has asked that the DDA include extensive conduit in this project estimated at a cost of approximately \$90,000 which was to have been reimbursed to the DDA by the City;

Whereas, The City of Ann Arbor has helped the DDA secure bond issuance costs approximately \$90,000 less than anticipated, and asked that the DDA apply this project budget savings against the cost of conduit installation;

Whereas, The DDA Capital Improvements Committee recommends that the DDA accept this change, and include the cost of conduit installation in its project rather than seek reimbursement from the City as previously planned;

**RESOLVED**, The DDA supports the recommendation of its Capital Improvements Committee to include the cost of conduit installation in its Huron Street project, rather than look to the City for reimbursement.

**A vote on the motion to approve the resolution showed:**

**Ayes:** Guenzel, Kinley, Klopf, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Narayan, Orr, Weiss

**Nays:** None

**Absent:** Mouat

**The resolution was approved.**

Huron St Improvements: Staff continue to respond to MDOT questions. Staff shared a request to retain an unused curb cut amid concerns that MDOT would not allow a new one in the future; the Committee supported this design change, noting that MDOT is the final decider on this.

William Street Bikeway: Ms. Letaw reported that the bid package was released using the City's procurement process and that Ms. Rolla and project consultants had also reached out to contractors to make them aware. Extensive outreach efforts have begun to promote awareness and excitement about Ann Arbor's first protected bike lane.

5<sup>th</sup> & Detroit: Most remaining work will be done in April/May with the remaining brick on Detroit and Kingsley installed after Community High School's graduation to avoid rerouting school buses. DDA staff met with neighbors to keep them updated and to get feedback on the project.

The next Capital Improvements Committee meeting will be Wednesday, March 20 at 11 am.

<b>8B. SUBCOMMITTEE REPORTS – OPERATIONS COMMITTEE</b>
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600 E. Washington Parking Request: Mr. Weiss reported that architect, Brad Moore presented a request for parking permits. The committee will continue the discussion at its March meeting.

Monthly Parking and Transportation Report: February report highlights include installation of two EV charges at 4<sup>th</sup> & Washington and continued work to link all EV's to the DDA's Powerdash website. RPS staff continue to work diligently to remove snow and ice. RPS meter staff reinstalled metered spaces on S. State at the completion of the U/M Trotter House construction and will remove meters on Hoover at the City's request. Mr. Orr said the Conquer the Cold promotion showed bike commutes up 23% over 2018 despite the severe cold weather and, telecommutes were up 135%. He said that GetDowntown staff and the Advisory Board are working to revise program metrics to expand beyond go!Pass ridership to create other benchmarks.

Ann Ashley Expansion: Mr. Orr reported that an ALTA survey is now being required, pushing the project timeline once again.

Republic Parking System Contract: Mr. Orr reported that the DDA/RPS contract will automatically renew on July 1 unless there were concerns. The committee supported staff recommendation to allow the automatic renewal.

Ann Ashley Saturday Pilot: The pilot ran from March-December 2018 to encourage daytime Saturday patron use, particularly those coming to the Farmers Market and Kerrytown area. The

5<sup>th</sup> & Detroit project presented a good opportunity, as the pilot also provided a positive parking option at a time when parking near the Market was constrained. Mr. Orr said the pilot showed a 20% increase in transient parking; it is hoped this increase will continue in future years.

Alley Snow Removal: Staff requested and the committee supported exploring whether the DDA might take on snow plowing in the alleys adjacent to parking facilities in FY20, similar to its snow removal efforts on sidewalks adjacent to parking facilities.

RPS Customer Service/Admin Office Space: Ms. Hahlbrock reported that in March staff will present options to lease office space or construct an addition to the current office.

The next Operations Committee meeting will be on Wednesday, March 27 at 11 am.

<b>8C. SUBCOMMITTEE REPORTS – FINANCE COMMITTEE</b>
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Financial Statements: Mr. Guenzel reported that the committee reviewed December and January expense registers, FY 2019 six-month financial statements (2<sup>nd</sup> quarter), the FY 2019 Funds Committed Report as of 12/31/18 and the FY 2019 first six-months parking comparison to FY 2018. He asked if there were questions Mr. Morehouse could answer; there were none.

FY 2020 and FY 2021 Budgets: Mr. Morehouse presented the proposed FY20 and FY21 budgets, noting significant revenue and expense changes. He highlighted assumptions including that the Ann Ashley project will move forward and would be bonded and he noted that the Committee had asked that funds be included in these and future budgets for possible staff overlap because two DDA staff members are now eligible for retirement. Mr. Guenzel outlined the next steps after today, including presentation of the full City budget on April 15 and budget approval by City Council on May 20. **Mr. Guenzel moved and Ms. Lowenstein seconded the following resolution:**

**RESOLUTION TO PUT FORWARD THE DDA BUDGETS FOR FISCAL YEARS 2020 & 2021**

Whereas, The DDA has developed a Ten-Year Financial Plan, including projected income and expenses for debt service, capital improvements projects and parking operations;

Whereas, The DDA Finance Committee has developed a budget for the 2020 & 2021 fiscal years for the DDA based on the DDA's most recent Ten-Year Plan;

Whereas, The Finance Committee recommends approval of these DDA budgets by the DDA;

RESOLVED, The DDA accepts the recommendation of its Finance Committee and puts these budgets forward to the City for approval.

**A vote on the motion to approve the resolution showed:**

**Ayes:** Guenzel, Kinley, Klopff, Lazarus, Letaw, Lowenstein, McFarland, McKinnon, Narayan, Orr, Weiss

**Nays:** None

**Absent:** Mouat

**The resolution was approved.**

Mr. Guenzel said the Committee reviewed the recent DDA bond sale and a document listing the procurement procedures followed by staff, which align with City processes as much as possible.

The next Finance Committee meeting will be on Thursday, March 28 at 1 pm.

**8D. SUBCOMMITTEE REPORTS- PARTNERSHIPS COMMITTEE**

Ms. Lowenstein reported that the Committee continues its work in partnership with affordable housing providers to create a public workshop series intended to be informational presentations and discussions on policies, constraints and opportunities affecting the creation of affordable housing. Key questions include who will “own” this series, who the keynote speaker may be, and the venues that may be used. Ms. Letaw added that City staff are involved in this initiative as well.

The next Partnerships Committee meeting will be Wednesday, March 13 at 9 am. (with Partners).

**8E. SUBCOMMITTEE REPORTS- EXECUTIVE COMMITTEE**

Ms. Klopff reported that the committee reviewed the board meeting agenda.

The next Executive Committee will be on Wednesday, April 3 at 11 am.

**9. NEW BUSINESS**

None.

**10. OTHER AUDIENCE PARTICIPATION**

None.

**11. ADJOURNMENT**

There being no other business, Mr. Orr moved and Ms. Letaw seconded the motion to adjourn. Ms. Klopff declared the meeting adjourned at 12:35 pm.

Respectfully submitted,  
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES  
Wednesday, March 20, 2019 11:00 am**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: 11:00 a.m.  
Present: Robert Guenzel, Tyler Kinley, Molly McFarland, John Mouat, Keith Orr  
Absent: Marie Klopf, Howard Lazarus, Jessica A.S. Letaw, Joan Lowenstein, Darren McKinnon, Rishi Narayan, Phil Weiss  
Staff: Susan Pollay, Amber Miller, Liz Rolla, Maura Thomson, Kelley Graves  
Other: Oliver Kiley/Smith Group; Nick Hutchinson/City; Chris Wall/Wade Trim  
Public: Ray Detter/Downtown Area Citizens Advisory Council

William Street Bikeway: Ms. Miller outlined the process taken to solicit bids, including distributing information through the city's procurement office and consultants reaching out directly to contractors. Despite much contractor engagement during the prebid period, there was only one bid submitted, from Fonson Company. Mr. Hutchinson and Mr. Wall shared that the City used to receive 6-8 submittals, but they too are now often receiving as few as 1 submittal. They have found that contractors already are at capacity and are finding it difficult to hire enough qualified workers, which makes them selective about which projects to bid on. The DDA/City cost-share agreement will be on the April 15<sup>th</sup> Council agenda; there was consensus to wait on signing the contract with Fonson until after the April 15<sup>th</sup> Council meeting. A resolution to select Fonson will be on the next DDA Board agenda.

Ms. Thomson walked the committee through a detailed outreach plan focusing on awareness, information and education. This will include street light banners, signage at DDA parking facilities along William St, and extensive outreach, including partnerships with AAPD, AADL, MSAA, SSAA, Michigan Theater, and get!Downtown.

Huron St Project: MDOT formally rejected DDA/City's request to institute off-peak parking, citing a concern about driver awareness. It was noted that the streetscape improvements this summer will close a lane of traffic, and perhaps this may be a good time to explore how intermittent lane closures impact traffic; Mr. Mouat indicated support and suggested DDA and City staff find ways to capture data. Ms. Miller said street light distributors have been asked to provide a price quote for the new street lights. Once prices are received a resolution will be brought to the board for approval.

Construction Testing Services: Ms. Miller asked and received support to bring a resolution to approve an agreement with Materials Testing Consultants, Inc. for the DDA's various streetscape constructions.

Construction General Engineering Services: Ms. Miller asked and received support to bring a resolution to approve an agreement with Wade Trim for general engineering services. This includes work such as preparation/submission of TCO's and impact analysis after projects are completed.

5<sup>th</sup> & Detroit: Remaining work is scheduled for April/May. Staff is scheduled to walk-around with the brick manufacturer to evaluate the durability of previously installed brick after this first freeze/thaw.

Project Updates: The demo of the 4<sup>th</sup> Avenue awning is out to bid. Staff continues to communicate with the property owner on this project. In the coming weeks DDA staff will conduct its annual walk-around to evaluate needed sidewalk repairs; all are welcome to join in the walk.

Public comment: Mr. Detter commended the DDA on its continued good work. He said that DDA should be aware of the projects at Glen/Ann and in Lowertown, as they are located just outside downtown; connectivity is important.

Next Capital Improvements Committee meeting: Wednesday, April 17 at 11 am.

The meeting adjourned at 12:30 pm.

Respectfully submitted,  
Susan Pollay, Executive Director



**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
OPERATIONS COMMITTEE MEETING MINUTES  
Wednesday, March 27, 2019**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: 11:00 am  
Present: Robert Guenzel, Tyler Kinley, Joan Lowenstein, John Mouat, Keith Orr, Phil Weiss  
Absent: Marie Klopf, Howard Lazarus, Jessica A.S. Letaw, Molly McFarland, Darren McKinnon, Rishi Narayan  
Staff: Susan Pollay, Joe Morehouse, Jada Hahlbrock, Maura Thomson, Kelley Graves  
Others: Chris Simmons/getDowntown, Chris Taylor/RPS, Ray Detter/CAC

getDowntown Annual Report/Funding Request: Mr. Simmons highlighted FY19 program impacts and new programs such as the relaunch of bike share. He noted that go!Pass will celebrate its 20<sup>th</sup> year next year. Questions were asked and answered. There was support to bring forward a resolution forward to the board for funding.

Ann Ashley Expansion: Ms. Pollay shared information about the extended timeline for the project planning which has included three site plan iterations and an earlier examination of architectural louvers, and that CWI/WGI has asked for additional costs. Questions were asked and answered. There was support to bring a resolution to the board.

RPS Customer Service/Admin Office: Ms. Hahlbrock gave a detailed presentation responding to the Committee direction to research two possible solutions to Maynard office space needs: lease an office or renovate the existing office. This included offices that were considered and the five contractor bids that had been received. Questions were asked and answered. After discussion, there was committee support to bring a resolution recommending a Maynard office renovation, selection of Krull as contractor, and the approval of a project budget that contained a contingency. Ms. Hahlbrock was asked to present her report at the board meeting.

Monthly Parking and Transportation Report: There wasn't time to review the report in detail, but the EVC use data and information from the 4<sup>th</sup>/Catherine solar carport were noted.

Other Business: Ms. Pollay reported that a resolution to establish a Center of the City Task Force is back on the Council agenda.

Public Comment: None.

The next Operations Committee meeting is scheduled for Wednesday, April 24 at 11 am.

The meeting adjourned at 1:05 pm.

Respectfully submitted,  
Susan Pollay, Executive Director

**PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**

**Wednesday, March 13, 2019**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: 9:00 a.m.  
Present: Bob Guenzel, Tyler Kinley, Joan Lowenstein, Keith Orr  
Absent: Marie Klopf, Howard Lazarus, Jessica A.S. Letaw, Molly McFarland, Darren McKinnon, Rishi Narayan, John Mouat, Phil Weiss  
Others: Matt Carpenter/AAATA, Ali Ramlawi/City  
Staff: Susan Pollay, Amber Miller, Jada Hahlbrock, Kelley Graves  
Public: Dave Diephuis, Ray Detter, Peter Allen

Student Conceptual Plan: Mr. Allen presented the latest revisions his students have made to their concept plan. This included suggested strategies for redeveloping the former Y-lot. He said there is an overall need to utilize the air rights above public parking lots (City, schools, UM) placing parking underground. Questions from the committee were asked and answered.

AAATA: Mr. Carpenter reported that bike share will relaunch this spring. AAATA was awarded a Michigan Mobility Challenge grant to pilot a new automated wheelchair lift system. BRT meetings continue; feedback either suggests proposed plans go too far or not far enough, and there is support for travel time reduction, but questions about the cost. Public feedback is being sought ahead of routine service changes in August. In search of federal grants Mr. Carpenter will meet with legislative staff in D.C. and Lansing for guidance on navigating the grant request process.

City: Mr. Ramlawi said he will bring a draft ordinance to ban 2-stroke gas-powered leaf blowers to Monday's Council agenda. Enforcement will be a key element. Ms. Pollay offered the DDA's assistance to reach out to downtown stakeholders with the goal of encouraging compliance. Mr. Ramlawi said he would like the DDA's financial support to demolish the 415 W. Washington building. He was asked what will happen once the building has been removed; Mr. Ramlawi said there may not be neighbor support for a residential development; instead he suggested an urban farm or play area for the YMCA. Ms. Pollay suggested that he and the DDA Committee members could work together to co-create a strategy that met the DDA mission and the needs of the neighborhood. Mr. Ramlawi indicated his enthusiasm to have the DDA as true partners in the project. There was consensus to continue the discussion at the May 8th joint Partners/DDA Partnerships Committee meeting. Mr. Ramlawi requested information about the parking on the 415 lot and information about special events on parking lots; Ms. Pollay said she would provide this information.

DDA: Ms. Miller reported that remaining work at 5<sup>th</sup> & Detroit will be completed in May and the remaining brick on Detroit and Kingsley will be installed after Community High School's graduation to avoid rerouting school buses. The Huron St construction will begin mid-April. Staff are still awaiting the construction permit from MDOT but there doesn't appear to be any concerns; staff

are also awaiting MDOT's approval of recommended transportation elements which is still under review. William Street Bikeway is out for bid, with construction expected to begin after UM graduation. The design team continues work on the First and Ashley streetscape design. Ms. Hahlbrock reported that two new EV chargers were installed at 4<sup>th</sup> & Washington and are now connected to Powerdash. She is sharing EV usage data with the City. Ms. Pollay reported the Ann Ashley Expansion project is still under review by City staff; DDA hopes it can be on the Planning Commission's April agenda.

Public Comment: Mr. Detter spoke of the importance of all entities working to ensure connectivity is part of the process when reviewing projects. He commended the DDA for its leadership. Mr. Diephuis suggested the UM be included in the 415 W. Washington discussion because of its nearby Krause Street lot and that perhaps some sort of agreement or trade could be considered.

Next Meeting: The next Partnerships Committee meeting will take place on April 10, 2019 at 9am and will be DDA only.

The Partnerships Committee meeting adjourned at 10:30 am.

Respectfully submitted,  
Susan Pollay, DDA Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY**  
**Executive Committee Meeting**  
**Wednesday, March 6, 2019**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104 Time:  
11:07 a.m.

Present: Marie Klopf, Joan Lowenstein, Darren McKinnon, Keith Orr, Phil Weiss (ex officio), Susan Pollay (ex officio)

Absent: None

Others: Bob Guenzel, Jessica A. S. Letaw

Committee actions and discussions

Agenda Review. The Committee members reviewed the March DDA monthly meeting agenda. Ms. Pollay said that thus far no individuals had signed up to speak before the board. The Committee reviewed the resolutions on the agenda, which were to add conduit to the Huron St project, to approve an agreement with Stantec for construction inspection services, and to put forward the FY20 and FY21 DDA budgets. There was a general discussion about the status of the Ann Ashley expansion project.

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

## **Parking & Transportation Report March 2019**

### **Parking Operations**

#### **Large Special Events in March**

March 10, 2019 Shamrocks & Shenanigans Run

March 7 & 19 A2SO Student Concerts

March 26-31 Ann Arbor Film Festival

#### **Special Event Meter Bag Fee Waivers/ Free Parking in March**

March 10, 2019 Shamrocks & Shenanigans Run \$400 plus use of S Ashley lot

March 7 & 19 A2SO Student Concerts \$1700

March 26-31 Ann Arbor Film Festival (15 permits at Liberty Square for 1 week) \$825

#### **Meters**

RPS meter staff remained focused on snow and ice conditions, in addition to on-going preventative maintenance tasks.

RPS meter staff continued to monitor epark system communications and reporting and worked with vendors to address reporting issues.

#### **General Operations**

RPS Management staff is working to complete a new company orientation and onboarding program for new employees.

Signage in structure reserved parking areas have been updated and markings repainted.

#### **Parking System Maintenance/Equipment**

RPS Maintenance staff have begun cleaning winter equipment and preparing it for storage. Maintenance staff oversaw warranty glass work at 4<sup>th</sup> & William, and made repairs to signage and cables at 5<sup>th</sup> & William and the 415 Washington lots. Planning work is underway for spring wash downs and painting.

RPS Maintenance staff rebuilt a damaged trash enclosure at the South Ashley lot.

#### **City/DDA Parking Enforcement and Operations Group**

The group met on March 21<sup>st</sup>. February transaction and issued ticket details were reviewed. Community Standards officers attended the meeting and shared valuable feedback on recent epark system software updates. Community Standards, Treasury, Republic Parking, and DDA staff shared updates and information.

#### **Tally Hall Condominium Meeting**

Next meeting scheduled for April.

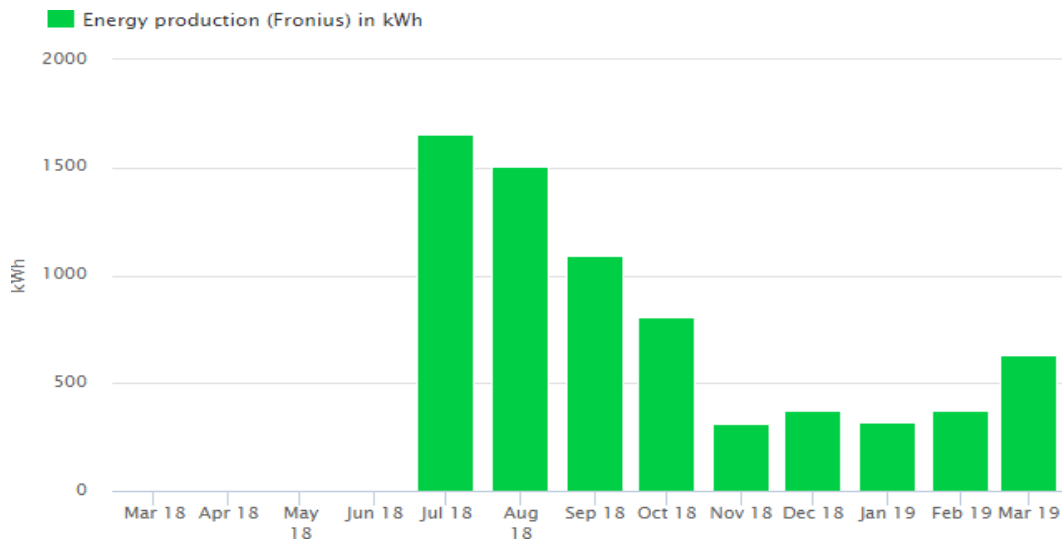
#### **First & Washington Condominium Meeting**

The next meeting has yet to be scheduled. The structure opened in late 2013 and a condominium board has yet to be formally established.

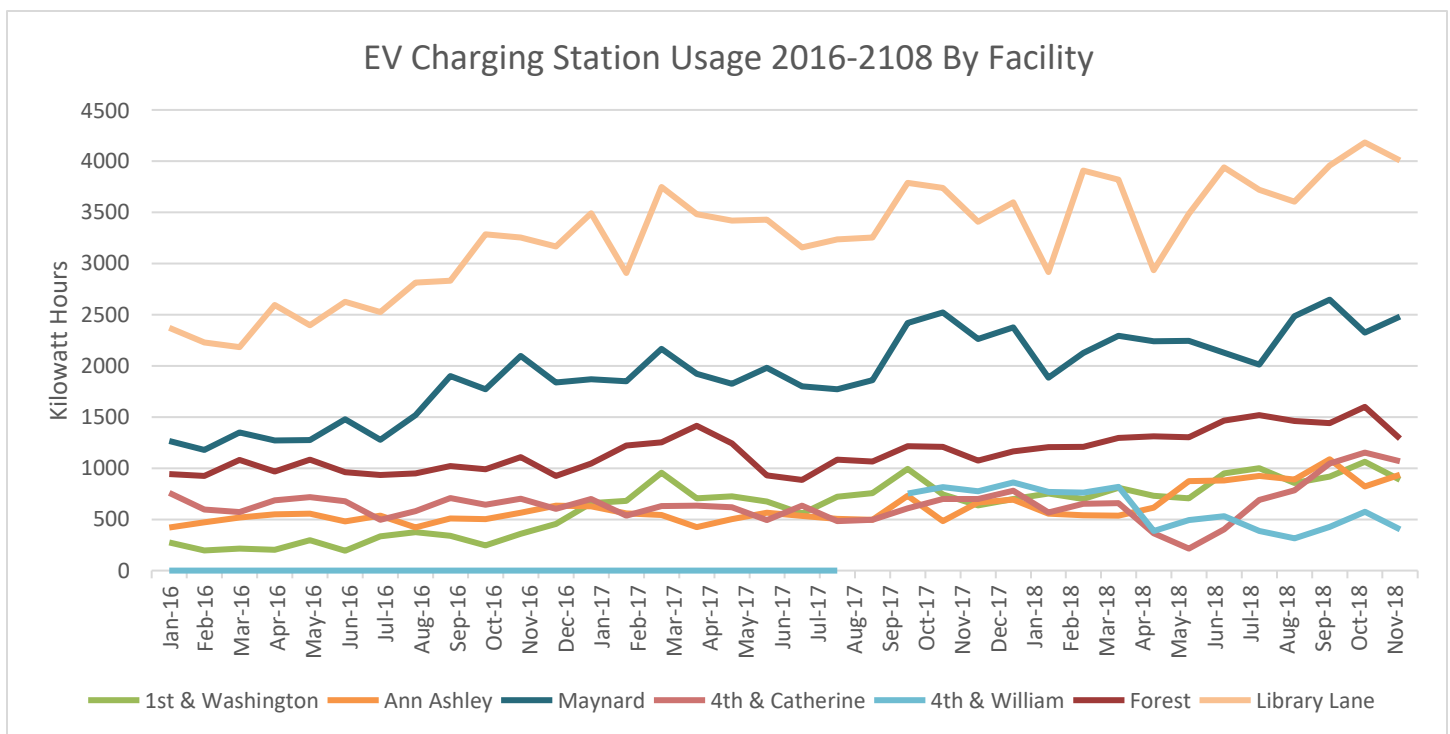
#### **Electric Vehicle Charging & Solar Carport**

This winter season provided RPS staff with many opportunities to observe the solar canopy in inclement weather. They reported no significant snow or ice issues due to the design of the canopy. The Powerdash site reports that since installation the system has generated 7,609 kilowatt hours of clean energy. That is enough to

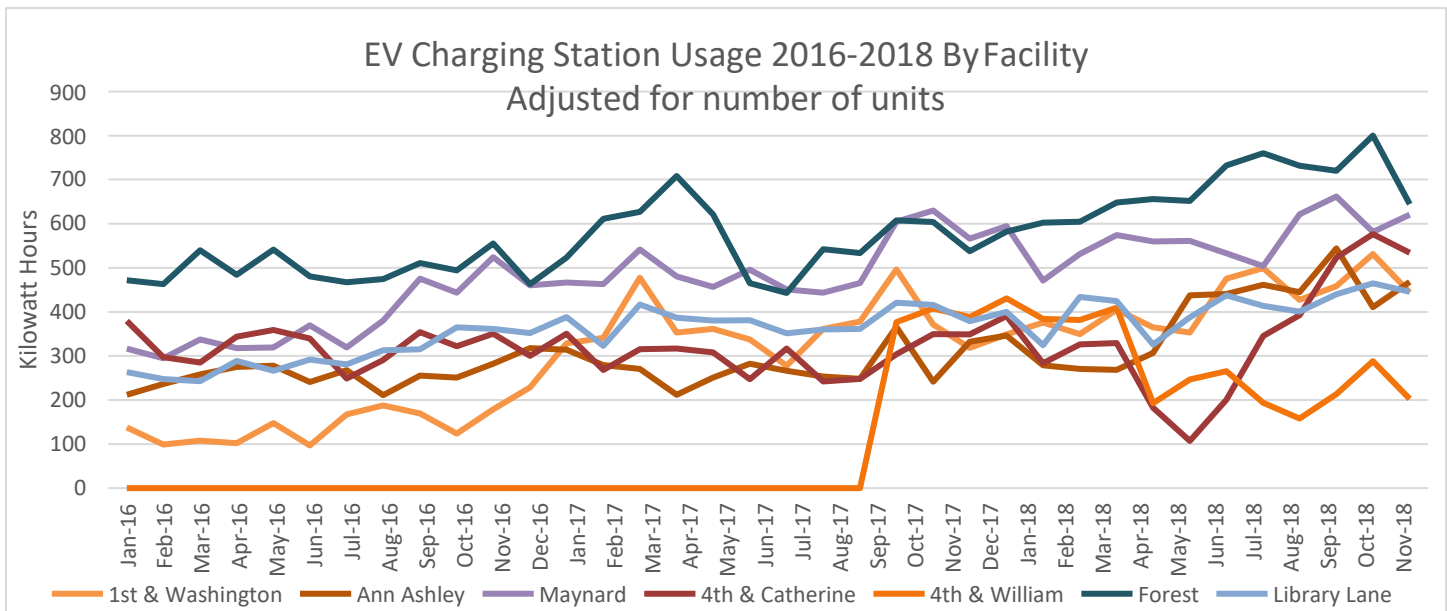
offset 10,349 miles worth of CO2 emissions from the average car. City staff will be assisting DDA staff in learning how to do weather normalization for energy production results.



EV charging station use remains strong across the system. There are 29 charging units across the system for a total of 36 parking spaces. This includes 3 spaces for MAVEN car share electric cars.



When data is adjusted to account for number of units at each facility Forest and Maynard are the most used units.



## Parking Construction

### Ann Ashley

Site plan has been submitted for the third time. Team hopes to be at Planning Commission in April.

## Transportation

### Go!pass Summary – February 2019

Total # of companies in program = 402 (February 2018 = 416)

Total # of active passes = 5,582 (February 2018 = 5,391)

Total # of unique passes used = 2,698 (February 2018 = 2,126)

### New go!pass companies for February 2019

- ShapeLog
- Warby Parker
- Atwell, LLC
- Amanda Dumouchelle Photography
- Wild Poke
- The Broken Egg

*Quarterly ridership will be reported in April 2019*

### Bike Parking

Bike House and Bike Locker Renewal agreements and invoices for the 2019-2020 renewal period were sent out 3/1/19.

Current rentals as of 4/1/19:

- Bike Locker Rentals: 6 rentals of 10 available lockers (60%)
- Maynard Bike House Rentals: 12 of 28 spaces (43%)
- Ann Ashley Bike House Rentals: 35 of 27 spaces (130%)\*

\*Reduced number of Ann Ashley bike house rentals due to individuals moving outside of commuting distance or leaving the company.

The annual bike locker cleaning will take place over the next few weeks. Customers will be notified ahead of

time.

### Other Activities

- TheRide is seeking public comment on route and timing changes to be implemented this fall. The deadline for contact is March 31<sup>st</sup>. Comments can be made through following the notice on TheRide's homepage ([www.theride.org](http://www.theride.org)). Of note for changes to routes for downtown are:
  - Route 6: Ellsworth
    - Option #1: Change 6A/6B/6C routing to use Packard St. and Thompson St. instead of State St.
    - Option #2: Continue to use current routing, but adjust bus stop locations on State St.
  - Route 21: Amtrak - Depot
    - Change Blake Transit Center departure times to :03 and :33 past the hour on weekday mornings and afternoons.
    - Change Blake Transit Center departure times to :33 past the hour on weekday evenings, Saturdays, and Sundays.
  
- The getDowntown Advisory Board is working with staff to re-vision the program goals and their metrics. There will be invitations for others to provide feedback, as we look to provide a more holistic view of the program's impact beyond the go!pass ridership statistics and the periodic survey. Some of these concepts are in today's presentation. As appropriate, we will be asking for feedback from the Committee.
  
- Commuter Challenge registrations open April 1<sup>st</sup>. Thanks go to the Sustainability Superstar, Google, Bike to Work Day Sponsor, Atomic Object, and all of the other sponsors for this year's challenge, including Ann Arbor State Bank and First Martin. We are emphasizing more events around this year's campaign, especially including organizing a Bike to Work Week kick-off event to highlight the William Street cycle track project. We are also looking at using the results from this year's challenge to do outreach to downtown organizations with carpool or vanpool users to do some specific focus group research on how we can encourage more shared-rides into downtown.
  
- getDowntown is looking for additional business testimonials on how the program or go!pass contributes to their success. Board members are encouraged to contact the office and provide their success stories.



Ann Arbor Downtown Development Authority  
Gross Revenues/ Hourly Patrons  
3rd Quarter Fiscal Year, 2019 & 3rd Quarter, Fiscal Year 2018

	3rd Quarter 2019		3rd Quarter 2018		Increase (Decrease)		% Increase (Decrease)		FY 2019 Spaces	FY 2018 Spaces	FY 2019 Ave. Tkt.	FY 2018 Ave. Tkt.
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons				
Revenues:												
First & Washington	\$189,025	9,183	\$173,069	8,550	\$15,956	633	9.22%	7.40%	243	243	\$5.00	\$5.01
Maynard	\$723,134	118,012	\$705,153	135,715	\$17,981	(17,703)	2.55%	(13.04%)	807	807	\$4.73	\$4.40
Fourth & Washington	\$254,513	49,223	\$256,960	54,218	(\$2,446)	(4,995)	(0.95%)	(9.21%)	281	281	\$4.32	\$4.03
Forest	\$376,062	47,638	\$426,407	53,131	(\$50,345)	(5,493)	(11.81%)	(10.34%)	576	576	\$5.18	\$5.18
Fourth & William	\$633,298	46,702	\$632,328	47,111	\$969	(409)	0.15%	(0.87%)	994	994	\$4.12	\$4.15
Liberty Square	\$515,356	28,618	\$482,939	26,141	\$32,417	2,477	6.71%	9.48%	575	575	\$4.43	\$4.32
Ann & Ashley	\$555,713	28,902	\$514,536	29,820	\$41,177	(918)	8.00%	(3.08%)	829	829	\$4.67	\$4.16
Library Lane	\$527,169	30,764	\$445,759	34,972	\$81,410	(4,208)	18.26%	(12.03%)	744	744	\$4.66	\$4.37
Kline Lot	\$162,585	33,748	\$151,767	34,385	\$10,818	(637)	7.13%	(1.85%)	143	143	\$4.62	\$4.29
First & Huron	\$0	0	\$45	0	(\$45)	0	(100.00%)	(100.00%)	0	0		
Fifth & Huron	\$0		(\$178)		\$178		(100.00%)		0	0		
First & William	\$46,290		\$39,705		\$6,585		16.58%		111	111		
Fifth & William	\$30,600		\$0		\$30,600		100.00%		88	0		
415 W Washington	\$54,384	6,003	\$46,689	5,208	\$7,695	795	16.48%	15.26%	151	151		
Palio Lot	\$13,503		\$12,348		\$1,156		9.36%		22	22		
Broadway Bridge	\$1,102		\$805		\$297		36.87%		16	16		
Main & Ann	\$33,301		\$31,202		\$2,099		6.73%		45	45		
Farmers Market	\$10,634		\$5,679		\$4,955		87.25%		75	75		
City Hall	\$1,488		\$1,513		(\$25)		(1.67%)		16	16		
Fourth & Catherine	\$34,141		\$31,024		\$3,117		10.05%		47	47		
Meters	\$1,235,487		\$1,017,980		\$217,508		21.37%		1,916	1,894		
Meter Bags	\$110,525		\$135,585		(\$25,060)		(18.48%)					
Total Revenues	\$5,508,309	398,793	\$5,111,315	429,251	\$396,995	(30,458)	7.77%	(7.10%)	7,679	7,569		

1. Weather -					
		Av. High Temp.	Av. Low Temp.	Act. Mon Precip.	
Number of Business Days	2019	76			
	2018	77			
		Qtrly. Av. 2019	37	18	8.00
		Qtrly. Av. 2018	38	20	19.67
Number of Weekend Days (F & S)	2019	26			
	2018	26			
		<b>Variance Average</b>	<b>(1)</b>	<b>(1)</b>	<b>(11.67)</b>
<b>All Facilities - Polar Vortex in January</b>					
- Meters and Permits had 2 Rate Increases 4-1-18 & 1-1-19					
<b>1st &amp; Huron/5th &amp; Huron</b> - Closed 11/30/17					
<b>4th &amp; Wash</b> - Transient impact due to Polar Vortex with few Permits to Compensate					
<b>Forest</b> - Polar Vortex in January, U of M Closed 2 days, Few permits to Compensate					
<b>Fifth &amp; Williams</b> - Opened in Fall of 2018					
<b>Meters</b> - 105 E-Park Machines installed 4/17 and \$.20/hour Rate Overall rate Increase					

ParkComp

Ann Arbor Downtown Development Authority  
 Gross Revenues/ Hourly Patrons  
**9 Months Ending 3/31/19 & 9 Months Ending 3/31/18**

	1st 3 Quarters <u>2019</u>		1st 3 Quarters <u>2018</u>		Increase <u>(Decrease)</u>		% Increase <u>(Decrease)</u>	
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons
Revenues:								
First & Washington	\$567,870	27,238	\$545,923	27,864	\$21,947	(626)	4.02%	(2.25%)
Maynard	\$2,170,497	376,667	\$2,142,973	400,948	\$27,524	(24,281)	1.28%	(6.06%)
Fourth & Washington	\$787,350	153,039	\$764,895	166,223	\$22,454	(13,184)	2.94%	(7.93%)
Forest	\$1,301,538	149,873	\$1,339,297	165,945	(\$37,759)	(16,072)	(2.82%)	(9.69%)
Fourth & William	\$2,065,812	153,580	\$1,987,259	160,872	\$78,553	(7,292)	3.95%	(4.53%)
Liberty Square	\$1,544,468	83,736	\$1,521,949	77,374	\$22,519	6,362	1.48%	8.22%
Ann & Ashley	\$1,674,940	92,990	\$1,606,780	98,657	\$68,160	(5,667)	4.24%	(5.74%)
Library Lane	\$1,565,711	103,346	\$1,371,985	109,998	\$193,726	(6,652)	14.12%	(6.05%)
Kline Lot	\$514,374	104,402	\$473,207	105,950	\$41,167	(1,548)	8.70%	(1.46%)
First & Huron	\$0	0	\$370,227	85,597	(\$370,227)	(85,597)	(100.00%)	(100.00%)
Fifth & Huron	\$0	0	\$54,694		(\$54,694)		(100.00%)	
First & William	\$139,370	0	\$126,869		\$12,501		9.85%	
Fifth & William	\$76,843	0	\$0		\$76,843		100.00%	
415 W Washington	\$157,674	16,794	\$141,865	15,893	\$15,809	901	11.14%	5.67%
Palio Lot	\$42,750	0	\$38,317		\$4,432		11.57%	
Broadway Bridge	\$3,365	0	\$2,186		\$1,178		53.89%	
Main & Ann	\$104,963	0	\$95,425		\$9,539		10.00%	
Farmers Market	\$35,148	0	\$16,556		\$18,592		112.30%	
City Hall	\$5,962	0	\$5,015		\$947		18.89%	
Fourth & Catherine	\$120,108	0	\$105,466		\$14,642		13.88%	
Meters	\$3,557,483	0	\$3,109,028		\$448,455		14.42%	
Meter Bags	\$405,376	0	\$443,866		(\$38,490)		(8.67%)	
<b>Total Revenues</b>	<b>\$16,841,603</b>	<b>1,261,665</b>	<b>\$16,263,782</b>	<b>1,415,321</b>	<b>\$577,821</b>	<b>(153,656)</b>	<b>3.55%</b>	<b>(10.86%)</b>

Number of Business Days            2019      229  
    2018      230

Number of Weekend Days (F & S)    2019      78  
    2018      79