

## Ann Arbor Downtown Development Authority Meeting Minutes

Wednesday, January 3, 2018

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

Time: Mr. Weiss called the meeting to order at 12:00 p.m.

### 1. ROLL CALL

Present: Bob Guenzel, Marie Klopf, Howard Lazarus, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Phil Weiss

Absent: Sava Lelcay-Farah, Al McWilliams, Keith Orr, John Splitt

Staff: Susan Pollay, Executive Director  
Amber Miller, Capital & Private Projects Manager  
Jada Hahlbrock, Manager of Parking Services  
Lauren Grove, DDA Intern

Audience: Ray Detter, Downtown Citizens Advisory Council  
Maura Thomson, MSAA  
Chris Simmons, Get!Downtown  
Frances Todoro, State Street District  
Dave Orfield, RPS  
Melissa Baker, South University Area Association  
L'Meese Greaney  
Ali Ramlawi, Business Community  
Ryan Stanton, Ann Arbor News  
Jess Letaw  
Jack Simms

### 2. PUBLIC HEARING ON PROPOSED PARKING RATE CHANGES

Ms. Pollay presented information about the rate change proposal, noting that revenues pay for nearly every cost associated with the public parking system in addition to providing 20% of gross revenues to the City to help fund city services. System costs continue to increase despite efforts to contain expenses. And system enhancements are regularly made, including the new stair and elevators at 4<sup>th</sup> & William and upgrading the mobile payment app. She said there are strategies behind the rate change proposal. The first is to recommend a multi-year plan so changes would be more predictable. The garage hourly rate is proposed to remain unchanged, but permit rates would be increased so overtime the difference between paying by permit and by the hour would lessen. And over time the hourly cost to park in the garages would become more attractive.

Ms. Greaney asked if a study had been done to determine the potential impact to businesses if rates were increased. She noted that parking in Plymouth was free and asked if Ann Arbor parking costs should be matched to its sister city Boulder. She noted that the cost for a \$4 latte would increase to \$6 if the proposed rate went through.

There being no other comments, the DDA Chair declared the public hearing closed.

<b>3. APPROVAL OF BOARD MEETING AGENDA</b>
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**Ms. Klopf moved to approve the meeting agenda, which was supported by Ms. Lowenstein**

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

**Ayes: Guenzel, Klopf, Lazarus, Lowenstein, McKinnon, Mouat, Narayan, Weiss**

**Nays: None**

**Absent: Farah, McWilliams, Orr, Splitt**

**The motion was approved.**

<b>4. AUDIENCE PARTICIPATION</b>
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Mr. Ramwali said he was the owner of Jerusalem Garden and he wanted to offer constructive comments to the DDA regarding the proposed rate changes. He said that he didn't think the proposed rates were too high. But he asked that some of the new revenues generated by these increases be targeted to assist small businesses with budgets under \$1M, for instance to pay for a tax abatement. This would be particularly helpful to retailers gutted by Amazon. He recommended that the meter bag fee be significantly increased and perhaps escalated over time to encourage parking meters being released back to the public. He also suggested that when on-street rates reached \$2.00 that these rates be frozen to determine the state of the economy. He also stated that keeping the hourly rate the same in the garages worked against the goal of encouraging people to use bicycles and transit.

<b>5. REPORTS FROM CITY BOARDS AND COMMISSIONS</b>
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Downtown Area Citizens Advisory Council. Mr. Detter said that the CAC members and guests discussed its position on parking policies. Some conclusions: current rates are not excessive and should continue to be adjusted upward to meet the required needs of a well-run system. Parking fines should be coordinated with rising parking rates so that getting a ticket is not an easy means of avoiding paying to park. If there is a good way of identifying patrons, we should forgive first ticket violations and raise fines on repeated offenders. Also, those present last night seemed almost unanimous in supporting extending street-metered hours from 6:00 to 8:00 pm., and this should be combined with continued efforts to provide downtown evening workers with free (or free-er) parking spaces in less used portions of parking structures.

Mr. Detter said the remainder of the CAC meeting was devoted to consideration of the relationship of parking, traffic, residential and commercial development and transportation issues in near- downtown neighborhoods. Although we discussed City Council passage of 1144 Broadway it included consideration of the need for a better Lower Town neighborhood residential parking system. Consideration of UM's plan to construct a 1,000 parking structure on Maiden Lane was directly related to the possibility of a Fuller Road railroad depot. That possibility was clearly related to UM's recent revival of interest in paying for a downtown transit connector. Of course, it is no

coincidence that the City Council unanimously approved the Glen Street Hotel PUD on December 18 at the same time that it agreed to possible significant changes in the transit and residential parking patterns in the Old Fourth Ward—and also the possibility of the future widening of Glen Street. And then—three days later—a very private meeting among owners and architects of The Graduate Hotel and four representatives of the Old Fourth Ward to discuss the possibility of adding a restaurant to the roof of what was once the former Campus Inn. Parking needs, of course, were a part of the discussion. Welcome to the New Year! Let’s see what it brings!

**6. DDA MEMBERS COMMUNICATIONS**

None.

**7. EXECUTIVE DIRECTOR COMMUNICATIONS**

Ms. Pollay reported the City’s Public Arts Commission had recently asked that the DDA consider including public art in the Huron and First/Ashley/William improvements projects, and the Ann Ashley addition. She also reported that the annual Swisher Commercial Vacancy Report had been compiled, and it noted the impact of parking availability on leasing in the downtown.

**8. APPROVAL OF MINUTES**

**Ms. Klopf moved to approve December meeting minutes, which was supported by Ms. Lowenstein**

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

**Ayes: Guenzel, Klopf, Lazarus, Lowenstein, McKinnon, Mouat, Narayan, Weiss**

**Nays: None**

**Absent: Farah, McWilliams, Orr, Splitt**

**The motion was approved.**

**9. A. SUBCOMMITTEE REPORTS- CAPITAL IMPROVEMENTS COMMITTEE**

Huron Street. Mr. Mouat said the Committee had considered ideas to modify traffic to improve pedestrian conditions, but after much study, the committee resolved to leave traffic lanes as they are. Transformative change will be achieved using streetscape improvements. The design process will begin shortly including meeting with the public to elicit feedback.

First/Ashley/William. Mr. Mouat stated the January committee meeting will serve as a kick-off for the projects, and he welcomed all to attend.

5<sup>th</sup> & Detroit. Mr. Mouat stated bids are due January 11. The city will oversee construction, and the DDA will be asked to approve a cost-sharing agreement for its portions of the project.

**The next Capital Improvements Committee meeting will be Wednesday, January 24 at 11:00 am.**

**9. B. SUBCOMMITTEE REPORTS – OPERATIONS COMMITTEE**

In the absence of both Committee Co-Chairs, Ms. Pollay reported and said the Committee didn't meet in December. She highlighted a few project updates.

Rooftop Fencing. Now that rooftop fencing is in place, Pollay said that bids will soon be received to install fencing on the next highest levels of the garages.

Solar Carport Ms. Pollay said that DDA staff had met with representatives of NOVA to discuss project details. The carport is being fabricated, with the aim to have the project installed in April.

Ann Ashley Expansion. Ms. Pollay said preliminary meetings have been held with City staff.

**The next Operations Committee meeting will be held Wednesday, January 31 at 11:00 am.**

**9. C. SUBCOMMITTEE REPORTS - FINANCE COMMITTEE**

Ms. Klopff said the Committee didn't meet in December. And due to the oddness of the January calendar, the January Finance Committee meeting will be on Thursday February 1<sup>st</sup>.

**The next Finance Committee meeting is scheduled for Thursday, February 1 at 1:00 pm**

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

Ms. Lowenstein said most of the meeting was dedicated to hearing from city staff and consultants about a City Sign Ordinance update. All were welcomed to go to the city website to provide input. She said a recent Ann Arbor News story about the increased number of UM students was shared, noting this as positive, as well as a contributor to housing affordability concerns. She said the Committee also continued its discussion about the DDA's role given the increased security demands being placed on events. The consensus was that the DDA might be helpful facilitating a discussion between stakeholders including the Police, event organizers.

**The next Partnerships Committee meeting will take place January 10 at 9:00 am**

**9. E. SUBCOMMITTEE REPORTS – EXECUTIVE COMMITTEE**

Mr. Weiss said that the Committee reviewed the board meeting agenda, the public comments about parking rate changes, and the request from the Public Art Commission.

**The next Executive Committee meeting will be February 7 at 11:00 am**

**8. NEW BUSINESS**

None.

**9. OTHER AUDIENCE PARTICIPATION**

Mr. Ramlawi said he'd like to comment on statements made earlier in the meeting. He disagreed that the increasing number of UM students was a contributor to affordable housing problems, noting that affordability is a complicated issue, and he didn't think it was helpful to assign blame. He said regarding downtown events, too often streets are closed for runs or other events. He thought it would be preferable to have a large area in downtown set aside to hold events such as Festifools or the Green Fair, as it would be more welcoming and friendly and also more pragmatic

**10.**

**ADJOURNMENT**

There being no other business, Mr. Guenzel supported and Mr. McKinnon supported a motion to adjourn. Mr. Weiss declared the meeting adjourned at 12:35pm.

Respectfully submitted,  
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY**  
**Executive Committee Meeting**  
**Wednesday, January 3, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: 11:05 a.m.  
Present: Phil Weiss, Marie Klopf, Darren McKinnon, Joan Lowenstein, Susan Pollay (ex officio)  
Absent: Rishi Narayan (ex officio)  
Others: none

Committee actions and discussions

Agenda Review. The group reviewed the January DDA monthly meeting agenda. Ms. Pollay noted that the meeting would begin with a public hearing on proposed parking rate changes. She also noted that the packet included written comments from the public about the rate changes. She suggested that at the beginning of the public hearing she be allowed a few minutes to outline information about the proposed parking rate change, including what parking revenues are used for, why parking rates might increase and what strategies were being used to determine the rate changes. Ms. Pollay said that in her Director's Communications she would report on a request from the Public Art Commission that the DDA consider setting aside funds in its project budgets for art, and that the latest Swisher Commercial Vacancy Report had been issued.

There being no other business, the meeting adjourned at 11:45 a.m.  
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES  
WEDNESDAY, JANUARY 10, 2018**

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

Time: 9:00 a.m.

Present: Joan Lowenstein, John Mouat, Phil Weiss

Absent: Bob Guenzel, Marie Klopf, Sava Lelcay-Farah, Howard Lazarus, Al McWilliams, Darren McKinnon, Rishi Narayan, Keith Orr, John Splitt

Others: Graydon Krapohl/City Council; Mary Stasiak/AAATA, Josie Parker/AADL

Staff: Amber Miller, Susan Pollay

Public: Ray Detter/CAC

### **Partner Updates**

Ann Arbor District Library. Ms. Parker said that the last time the Library assessed its downtown building was years ago, when it determined it would be less costly in the long run to replace it than continue with necessary repairs; this question is now being considered afresh. A strategic plan will guide the process and the community will be asked to weigh in. She was asked about other libraries to look to for insights she mentioned Montreal and Salt Lake City, among others. She reported that the transition to the new AADL website went well.

Ann Arbor Area Transit Authority. Ms. Stasiak said a new Ypsilanti Township Express bus will begin; this is the last new service promised as part of the 2014 millage; discussions have begun about putting this millage forward for renewal. She said there will be new Park & Ride service on US-23 and the Reimagine Washtenaw project is an opportunity to explore ideas such as transit signal prioritization.

City Council. Mr. Krapohl said City council work sessions have been set forward for the year, which will be an opportunity to delve strategically into each topic area. The budget season starts soon.

DDA. Ms. Pollay outlined the parking rate change proposal the DDA will consider in February, and the status of the project to expand the Ann Ashley parking structure. Ms. Miller outlined details of the DDA's Huron St Improvement project and First/Ashley/William Improvement project.

### **Public Comment.**

Mr. Detter stated that he appreciated the conversation and updates. He asked Ms. Stasiak about the proposed new Amtrak Station; she stated that AAATA has no location preference.

### **Next Meeting**

The next Partnerships Committee meeting will take place Feb 14<sup>th</sup> at 9:00 am (DDA only).

The meeting adjourned at 11 am.

Respectfully submitted,

Susan Pollay, DDA Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES  
Wednesday, January 24, 2018**

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

Time: 11:00 a.m.

Present: Bob Guenzel, Howard Lazarus, Joan Lowenstein, John Mouat, Keith Orr, John Splitt, Phil Weiss

Absent: Marie Klopf, Darren McKinnon, Rishi Narayan, Jessica A.S. Letaw

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

Other: Oliver Kylie/SGJJR, Neal Billetdeaux/SGJJR, Chris Wall/Wade Trim, Ian Lockwood/Toole Design, Erica Guidoboni/Toole Design, Addie Weber/Toole Design, Nancy Shore/Q&M

Public: Ray Detter/CAC, Francis Todoro/SSDA, Jaime Magiera/WWBC, Kirk Westphal, City Council

1<sup>st</sup>/Ashley/William. Ms. Shore introduced the concept of “people-friendly streets”, as a way of setting forward the goal behind this and other DDA street projects. This sets forward values such as safe, green, strengthening business, fun and interesting, connected, and responsible. Mr. Kiley outlined the scope for the projects, and timing, saying that the William Street bikeway and First and Ashley are two separate projects with overlapping boundaries and focus being designed together. At times they may involve different stakeholder groups.

Mr. Lockwood presented a series of slides showing how redesigning streets in other cities to deemphasize the focus on cars helped revive these areas. He noted that changing language can change culture. At minimum projects should be more specific about what they are accomplishing; e.g. saying a “road widening” versus a “road improvement”. Using newly emerging language, such as “context-sensitive design”, “vision zero” and “path as place” can help accomplish road projects that meet community values. The best cities can be measured by a larger number of potential unplanned exchanges, as this increase the economic viability and livability of cities. For decades enormous amounts of downtown public and private space was given over to cars. And a principle measurement of traffic planning success was to maximize Level of Service (LOS), which describes how swiftly a car can move through an area. A newer measurement of success is to reduce Vehicle Miles Traveled (VMT), which looks at the total, per capita and per resident miles traveled. As core areas create more places to live, work and play, trip lengths are shrinking, and transit and walking are becoming more viable.

Mr. Lockwood described “Path as Place”, noting that it deemphasizes vehicular throughputs and emphasizes pedestrian and bicyclist comfort. A successful street rewards short trips and transit trips. Restoring two-way traffic can reduce 15% of traffic on downtown streets, as there is less



circling the block with direct access to where you want to go. He noted there are also economic benefits to protected bikeways. For instance protected bikeways have been shown to increase retail by 49%, help reduce commercial vacancy, and increase rents. DDA member questions were asked and answered by Mr. Lockwood, including a question whether William was the right location for a protected bike lane, and the information needed for the project.

Mr. Lockwood noted that the City's bicycle infrastructure will likely be inadequate/need continued investment even after these projects, but that we must begin somewhere and that making progress and showing success is better than waiting for a perfect alternative that we may not be able to implement or that the community isn't ready for. It was noted that the community would be asked for input throughout the project, including being asked to participate in design charrettes.

5<sup>th</sup> & Detroit. Ms. Rolla said two construction bids were submitted, and Fonson was the low bidder. The City will oversee this contract, and the DDA must sign a cost-sharing agreement for its portion of the project and this has already been reviewed by the DDA Attorney. The committee discussed the agreement and agreed to bring this to the DDA at its February meeting for approval. It was noted that the approved project budget includes costs beyond the amount to be paid to Fonson. It was also noted that given lower than expected costs, the project could include two on-street Electric Vehicle (EV) units on 5<sup>th</sup> near Ann Street.

Public Comment. Mr. Magiera said that he serves on the board of the Washtenaw Walking Biking Coalition, and they looked forward to playing a part in the First/Ashley/William project. Mr. Detter said that the Citizens Advisory Council also looked forward to playing a role, and also noted that a great deal of changes including 1,000 new parking spaces and 600 new residential units will be constructed just outside downtown and will certainly impact the downtown.

Next Meeting: The Committee will meet on Wednesday, February 21, 2018 at 11:00 am.

The meeting adjourned at 1:00 p.m.  
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
OPERATIONS COMMITTEE MEETING MINUTES  
Wednesday, January 31, 2018**

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

Time: 11:00 a.m.

Present: Jessica Letaw, Joan Lowenstein, Darren McKinnon, John Mouat, Keith Orr, John Splitt

Absent: Bob Guenzel, Marie Klopff, Howard Lazarus, Rishi Narayan, Phil Weiss

Staff: Susan Pollay, Joe Morehouse, Jada Hahlbrock, Maura Thomson

Others: Chris Simmons/getDowntown

Public: Jonah Copi, Ray Detter

### **Old Business**

Proposed Parking Rate Changes. Mr. Morehouse noted the public input process to date, and said that there were some recommended changes to the plan: 1) escalating rates for meter bag rentals, 2) increasing the rate to install meter bags on Sundays to match actual cost, 3) creating a new rate for electric vehicle parking at metered spaces, and 4) increasing the cost if off-peak permit holders overstay the time limits. After much discussion, the Committee opted not to recommend the first item, but did recommend moving forward with the latter three items as part of their committee recommendation to the full board on parking rate changes.

### **New Business**

RPS Contract. Ms. Hahlbrock noted that the contract with RPS would automatically renew unless the DDA opted not to; Ms. Hahlbrock noted that DDA staff were very happy with RPS and strongly recommended that this renewal take place. The Committee indicated its support for this.

Car Share Contracts. Ms. Hahlbrock noted that the contracts with Zipcar & Maven had expired, and she recommended that the cost per space be adjusted so they were equivalent to the cost for a Premium Parking Permit; the Committee indicated its support for this.

DDA/City Parking Agreement Changes. Ms. Pollay reviewed the proposed contract changes distilled at the DDA's most recent retreat, and said that recommended language changes had been provided to the City.

Ann Ashley Pilot. Ms. Hahlbrock said that a plan had been developed to promote the use of Ann Ashley on Saturdays during Market hours during the 5<sup>th</sup>/Detroit improvement project. The goal is to encourage greater use on Saturdays in the future after construction is completed.

### **Parking**

Monthly Parking Report. Ms. Hahlbrock reviewed the details of the report, highlighting details such as EV charger use, the status of the solar pilot project, and the new equipment installation at 4<sup>th</sup> & William. Questions were asked and answered. Mr. Simmons said Go!Pass renewals are

generally consistent with last year and ridership continues to climb despite national trends. Ms. Pollay said that the Ann Ashley expansion design team are looking to schedule a time to meet with Committee members the week of February 12<sup>th</sup> to review their preliminary designs.

General Operations. Michael McKiness was introduced as RPS's new General Manager for Ann Arbor. Mr. McKiness provided information about his background; all welcomed him.

Parking Space History. Ms. Hahlbrock shared a draft report examining the total number of public parking spaces over time, asking for the Committee to provide feedback.

**Public Comment**

None.

Next Committee Meeting: The next meeting will take place Wednesday, February 28 at 11 am.

The meeting adjourned at 12:50 p.m.  
Susan Pollay, Executive Director

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY  
FINANCE COMMITTEE MEETING MINUTES  
Thursday, February 1, 2018**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: 1:00 p.m.  
Present: Bob Guenzel, Marie Klopf, Jessica Letaw, John Splitt  
Absent: Howard Lazarus, Joan Lowenstein, Darren McKinnon, John Mouat, Rishi Narayan, Keith Orr, Phil Weiss  
Staff: Susan Pollay, Joseph Morehouse, Jada Hahlbrock  
Other: None  
Public: None

Financial Statements. The Committee reviewed the December expense register, second quarter financial statements, second quarter funds committed report, and the second quarter parking income comparison to prior year. Questions were asked and answered.

Disaster Recovery Plan. The Committee reviewed updated strategies to recover from a DDA server failure, including recovering email, computer file, software, computer equipment, phone system, and internet connections. The Committee indicated support.

Proposed DDA Credit Card Policy. Mr. Morehouse shared proposed policies and procedures to manage DDA credit cards used by DDA staff. The Committee indicated support.

5<sup>th</sup> & Detroit Cost Sharing. The City will oversee this contract, and the DDA must sign a cost-sharing agreement for its portion of the project.

Draft FY2019 Budget. Mr. Morehouse presented a preliminary FY19 budget. Questions were asked and answered. The Committee will continue its work at its next meeting.

Future Parking Rate Changes. Mr. Morehouse presented the updated rate increase plan including rates for EV meter parking, Sunday meter bag installations, and overstaying the limit with an off-peak permit. Questions were asked and answered. The Committee indicated support to co-present a resolution at the February board meeting to change rates.

Public Comment. None.

Next Meeting. The next Committee meeting will take place Thursday, March 1, 2018 at 1:00 pm.

The meeting adjourned at 2:25 pm  
Susan Pollay, Executive Director

Ann Arbor Downtown Development Authority  
Gross Revenues/ Hourly Patrons  
2nd Quarter, FY 2018 & 2nd Quarter, FY 2017

Revenues:	2nd Quarter 2018		2nd Quarter 2017		Increase (Decrease)		% Increase (Decrease)		FY 2017 Ave. Tkt.	FY 2018 Ave. Tkt.	FY 2017 Ave. Tkt.
	Hourly		Hourly		Hourly		Hourly				
	Revenues	Patrons	Revenues	Patrons	Revenues	Patrons	Revenues	Patrons			
Washington/First	\$179,334	9,140	\$179,313	9,759	\$21	(619)	0.01%	(6.34%)	243	\$5.00	\$5.00
Maynard	\$733,998	137,964	\$668,629	130,504	\$65,369	7,460	9.78%	5.72%	807	\$4.47	\$4.47
Washington/Fourth	\$252,760	55,696	\$235,705	56,003	\$17,056	(307)	7.24%	(0.35%)	281	\$4.03	\$3.96
Forest	\$445,115	55,225	\$440,117	55,321	\$4,998	(96)	1.14%	(0.17%)	576	\$6.34	\$6.31
Fourth/William	\$657,001	53,985	\$643,098	59,873	\$13,902	(5,888)	2.16%	(9.83%)	994	\$3.86	\$3.95
Liberty Square	\$497,729	24,739	\$499,796	31,798	(\$2,067)	(7,059)	(0.41%)	(22.20%)	575	\$6.45	\$5.05
Ann/Ashley	\$522,644	31,920	\$526,050	34,756	(\$3,406)	(2,836)	(0.65%)	(8.16%)	829	\$4.57	\$4.30
Library Lane	\$451,588	36,091	\$425,900	34,402	\$25,688	1,689	6.03%	4.91%	744	\$5.07	\$4.59
Kline Lot	\$160,105	35,734	\$173,576	38,322	(\$13,471)	(2,588)	(7.76%)	(6.75%)	143	\$4.44	\$4.43
Huron/Ashley/First	\$145,804	33,785	\$225,369	53,902	(\$79,565)	(20,117)	(35.30%)	(37.32%)	0	\$4.29	\$4.19
Fifth & Huron	\$21,047		\$33,825		(\$12,778)		(37.78%)		0		
First & Williams	\$41,355	120	\$44,315		(\$2,960)		(6.68%)		111		
415 W. Washington	\$47,380	5,335	\$46,279	5,733	\$1,101	(398)	2.38%	(6.94%)	151	\$4.00	\$4.00
Pallo Lot	\$13,174		\$4,259		\$8,915		209.30%		22		
Broadway Bridge	\$697		\$650		\$47		7.19%		16		
Main & Ann	\$29,754		\$21,652		\$8,102		37.42%		45		
Farmers Market	\$5,437		\$6,937		(\$1,500)		(21.62%)		75		
City Hall	\$1,543		\$1,041		\$502		48.17%		16		
Fourth & Catherine	\$35,259		\$24,022		\$11,236		46.77%		47		
Meters	\$1,090,566		\$862,143		\$228,422		26.49%		1,890		
Meter Bags	\$104,847		\$104,847		\$0		0.00%				
<b>Total Revenues</b>	<b>\$5,437,137</b>	<b>479,734</b>	<b>\$5,167,526</b>	<b>510,373</b>	<b>\$269,611</b>	<b>(30,759)</b>	<b>5.22%</b>	<b>(6.03%)</b>	<b>7,569</b>	<b>\$5.00</b>	<b>\$4.00</b>

Number of Business Days	FY 2018	FY 2017	Av. High Temp.		Av. Low Temp.		Act. Mon Precip.	
			Qtrly. Av. 2018	Qtrly. Av. 2017	31	35	11.60	8.60
			49	51				
<b>Variance Average</b>			<b>(3)</b>	<b>(5)</b>			<b>3.00</b>	
<b>U of M Football</b>			<b>No. of Gam</b>					
2nd Quarter FY 2018			4					
2nd Quarter FY 2017			4					
<b>Variance</b>			<b>0</b>					

1st & Huron & 5th & Huron Closed 12/1/17

Ann Arbor Downtown Development Authority  
Gross Revenues/ Hourly Patrons  
1st Six Months of FY 2018 & 1st Six Months FY 2017

	1st Six Month FY 2018		1st Six Month 2017		Increase (Decrease)		% Increase (Decrease)		FY 2018	FY 2017
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Spaces	Spaces
Revenues:										
Washington/First	\$372,854	19,314	\$369,367	19,555	\$3,487	(241)	0.94%	(1.23%)	243	243
Maynard	\$1,437,820	265,233	\$1,374,435	265,417	\$63,385	(184)	4.61%	(0.07%)	807	807
Washington/Fourth	\$507,935	112,005	\$487,027	112,636	\$20,909	(631)	4.29%	(0.56%)	281	281
Forest	\$912,890	112,814	\$939,704	112,202	(\$26,814)	612	(2.85%)	0.55%	576	576
Fourth/William	\$1,354,931	113,761	\$1,304,676	123,889	\$50,254	(10,128)	3.85%	(8.18%)	994	994
Liberty Square	\$1,039,010	51,233	\$1,051,677	64,084	(\$12,667)	(12,851)	(1.20%)	(20.05%)	575	575
Ann/Ashley	\$1,092,244	68,837	\$1,107,932	73,952	(\$15,688)	(5,115)	(1.42%)	(6.92%)	829	829
Library Lane	\$926,225	75,026	\$878,011	73,911	\$48,214	1,115	5.49%	1.51%	744	744
Kline Lot	\$321,440	71,565	\$346,744	75,957	(\$25,304)	(4,392)	(7.30%)	(5.78%)	143	143
Huron/Ashley/First	\$370,182	85,597	\$466,268	107,231	(\$96,086)	(21,634)	(20.61%)	(20.18%)	0	167
Fifth & Huron	\$54,872		\$67,650		(\$12,778)		(18.89%)		0	56
First & Williams	\$87,164	120	\$91,679	231	(\$4,515)	(111)	(4.92%)	100.00%	111	111
415 W. Washington	\$95,176	10,685	\$100,170	12,296	(\$4,994)	(1,611)	(4.99%)	(13.10%)	151	151
Palio Lot	\$25,970		\$10,937		\$15,032		137.44%		22	22
Broadway Bridge	\$1,382		\$1,339		\$43		3.19%		16	16
Main & Ann	\$64,223		\$47,428		\$16,795		35.41%		45	45
Farmers Market	\$10,877		\$13,986		(\$3,109)		(22.23%)		75	75
City Hall	\$3,502		\$2,182		\$1,320		60.51%		16	16
Fourth & Catherine	\$74,442		\$51,036		\$23,406		45.86%		47	47
Meters	\$2,141,688		\$1,750,956		\$390,732		22.32%		1,894	1,890
Meter Bags	\$257,642		\$207,966		\$49,676		23.89%			
<b>Total Revenues</b>	<b>\$11,152,467</b>	<b>986,190</b>	<b>\$10,671,170</b>	<b>1,041,361</b>	<b>\$481,297</b>	<b>(55,171)</b>	<b>4.51%</b>	<b>(5.30%)</b>	<b>7,569</b>	<b>7,788</b>

Number of Business Days  
FY 2018 153  
FY 2017 154

Number of Weekend Days (F & S)  
FY 2018 53  
FY 2017 54

# Parking & Transportation Report January 2018

## Parking Operations

### Special Events in January

January 14-19 Restaurant Week  
January 21 Worst Day of the Year Ride  
January 25-27 Folk Festival  
January 27 A2SO

### Special Event Meter Bag Fee Waivers in January

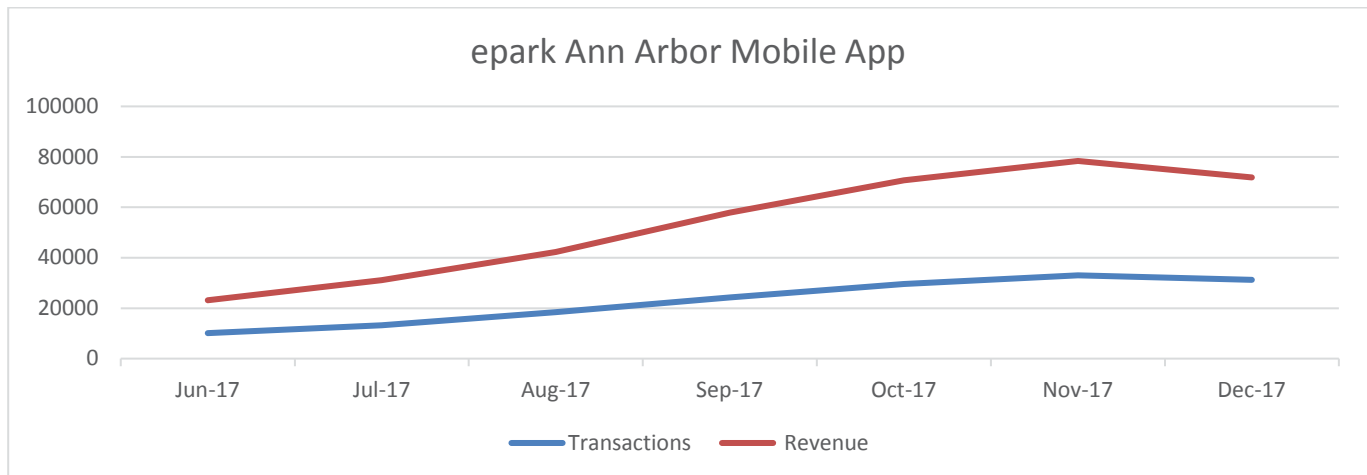
Folk Festival \$1,240

### Personnel

Dave Orfield, Republic's General Manager has moved to Boston, Massachusetts to become a Station Manager for their contract with the MBTA. His replacement will be Michael McKiness who comes into the position with 15 years of high level management experience.

### Meters

Use of the epark Ann Arbor mobile app continues to grow. In December there were 31,242 transactions totaling \$71,809.00 in revenue. This was a slight decrease from November, and may be attributable to the holiday season or bad weather.



The meter department spent much of January dealing with snow and ice. The extremely cold weather meant that more batteries needed to be changed. There were also many days when the meter collectors had to use hand torches to clear ice from locks in order to collect coin from the Duncan meters. Time was also spent clearing snow from epark solar panels, and clearing snow around eparks.

The past month also saw 3 epark machines knocked loose from their bases as a result of car accidents or snow removal equipment.

### City/DDA Parking Enforcement Committee

The Committee met on January 18<sup>th</sup>. Republic Parking staff shared updates including upcoming events and cold weather operations. Community Standards staff shared an update about open positions within their department.

The next Committee meeting will be Thursday, February 18<sup>th</sup>.

### Tally Hall Condominium Meeting

No meeting scheduled in January. Next meeting is February 6<sup>th</sup>.

### First & Washington Condominium Meeting

No meeting was scheduled in January. The structure opened in late 2013 and a condominium board is not yet in place.

### Parking System Maintenance

Despite the best efforts of the RPS maintenance staff the extremely cold weather caused frozen pipes and fire suppression system issues in 2 garages. Maintenance staff removed snow from the rooftops at Forest, Liberty Square and Ann Ashley.

### **Parking Equipment**

#### 4<sup>th</sup> & William Equipment

The new revenue control equipment is scheduled for installation beginning February 12. Site preparation is underway. Republic Staff will be traveling to Columbus for system training, as well as attending training sessions here in Ann Arbor. DDA and RPS are working to create communications and informational cards and posters to let monthly, hourly, and validation parkers know about the new equipment. The installation will require the removal of bike parking which we will look to replace elsewhere.

### Elevators

There were 5 elevator calls for service in the last month. They were located at:

2 - Ann & Ashley North

1- Ann Ashley South

1 - 4<sup>th</sup> & William Alley

1 - Maynard Alley

### Equipment

The Lane Operational Efficiency number for December was 99.93%. Across all 50 entry/exit lanes there was only 1,094 minutes of downtime for the month. This downtime includes preventative maintenance and emergency repairs.

### EV Charging Units

Use of the charging units remains strong. Including numbers from last quarter, the EV units in the parking system have now displaced more than 1,000,000 miles of gasoline travel. (Historical data is attached to this report.) When use is balanced against number of units in a parking facility Forest, Maynard and Library Lane are the units with the highest use.

Republic Parking will be installing a new office phone system the week of 1/29.

Republic Parking is working to install new timeclocks and payroll system.

### **Parking Construction**

#### Ann Ashley Expansion

DDA staff continues to meet with project engineers and architects to discuss the project scope and schedule. Project staff met with City staff in January to discuss expectations for design development and process for approvals. Project staff will have preliminary architectural concepts to share with the DDA Board sometime in February.

#### 4<sup>th</sup> & Catherine Solar Pilot Project

NOVA consultants continue their work on initial structure and solar panel designs. Project is on schedule for installation in March or April.



## Structure Fencing

Bids for permanent fencing for the next two levels down in each of the six structures were received this month. DDA staff will be reaching back out to bidders with some clarifying questions, with a goal of having a contractor selected by the end of the month.

## Transportation

### Go!pass Summary

#### Go!pass Outreach

Go!pass Coordinator Bulletin sent to 531 recipients on 1/23/18

- 2016-2017 - Renewal orders received to date: 401 companies
- 2016-2017 - New orders received to date: 27 companies
- 2017-2018 - Renewal orders received to date: 388 companies
- 2017-2018 - New orders received to date: 25 companies

#### **New go!pass companies for Jan 2018**

- PolySync Technologies
- Voxel51

2015-2016 – Go!pass sales as of 1/23/2015: 5,951 passes ordered by 436 organizations (8/2015-1/2016)

2016-2017 - Go!pass sales as of 1/23/2016: 5,705 passes ordered by 430 organizations (8/2016-1/2017)

2017-2018 - Go!pass sales as of 1/23/2017: 5,429 passes ordered by 412 organizations (8/2017-1/2018)

Quarterly ridership will be reported in January.

	<i>October 2017</i>	<i>November 2017</i>	<i>December 2017</i>
Go!Pass Usage	55462	45344	46122
Change from Previous Year	6.22%	-0.13%	-8.03%
Difference from Avg Month	6.70%	11.43%	5.07%
NightRide Usage	<b>320</b>	<b>425</b>	<b>447</b>
ExpressRide Flexpass	<b>2,242</b>	<b>1,931</b>	<b>1,498</b>

Overall, pass usage is on pace for 1% growth over FY 17 ridership. This is a result of our typical November/December dip in ridership. However, ridership tends to recover to stronger numbers in the last half of the fiscal year, and we expect that this year will be no different. We believe that ridership will end up around a 4% growth figure from FY 17 numbers, or around 645,000 trips.

#### Bike Parking

Current rentals good till 3/31/18

- Bike Locker Rentals as of 1/23/18: 8 rentals of 12 available lockers (66%)
- Maynard Bike House Rentals as of 1/23/18: 13 rentals of 28 spaces (46%)
- Ann Ashley Bike House Rentals as of 1/23/18: 40 rentals of 27 spaces (148%)

We are now down to 12 bike lockers in the downtown area. This is down from 22 lockers. We are having difficulty finding space for lockers close to the ones that have been removed. Renters find that the bike houses are not close enough to their offices to use. Of the customers that were disrupted by the removal of bike lockers at 5<sup>th</sup> and Huron, 2 are receiving pro-rated refunds and 1 is arranging to move to a different location. As Board members become aware of opportunities to place bike lockers with new development, we would appreciate a heads-up to the getDowntown or DDA staff.

## Other Activities

- Conquer the Cold Commuter Challenge started 1/1/18 and ends 1/31/18. To date, 665 people have registered and 500 have logged commutes. Outside sponsorship for this challenge has been provided by Bivouac, The Local Bike Shop, REI, Tree Fort Bikes, Wheels in Motion, Atomic Object, Blue Tractor BBQ & Brewery, Sweetwaters, Arbor Brewing Company, Great Lakes Cycling, Monahan's, Downtown Home & Garden, Footprints, Le Dog, and Zingerman's. We held a winter educational and mixer event on 1/16/18 at Arbor Brewing Co. which close to 20 people attended. Presentations were given by WBWC, Common Cycle/Bike Alliance and getDowntown. Even if you only plan on walking, biking, carpooling, vanpooling, or taking the bus to work once during the month of January, we would encourage anyone to sign up for the challenge and participate.
- It's never too early to think about Commuter Challenge! If you know of companies that would be interested in promoting themselves during the Commuter Challenge by competing against another company, please let getDowntown staff know. We'd like to build from last year's "Howard v. Greg" challenge and use a few local businesses to highlight how they are working with their employees on their transportation choices.