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TO: Mayor and Council

FROM: Howard S. Lazarus, City Administrator

CC: Tom Crawford, CFO  
Derek Delacourt, Community Services Area Administrator  
Teresa Gillotti, Director, Washtenaw County OCED  
Jennifer Hall, Executive Director, Ann Arbor Housing Commission  
Craig Hupy, Public Services Area Administrator  
Brett Lenart, Planning Manager  
Molly Maciejewski, Public Works Manager  
Susan Pollay, Executive Director, DDA  
Marti Praschan, Chief of Staff, Public Services  
Cresson Sloten, Systems Planning Manager

SUBJECT: October 21 Council Agenda Responses

DATE: October 17, 2019

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**CA-3 – Resolution to Approve the Housing and Human Services Advisory Board Recommendations for Ann Arbor Affordable Housing Funds to Avalon Housing, Inc. and the Ann Arbor Housing Commission for Three Projects**

**Question:** Q1. The funding recommendations in the resolution are from the HHSAB – were these also the staff recommendations and if not, what are the differences? Also, can you please elaborate on why no funding was recommended for UHHB proposal? (Councilmember Lumm)

**Response:** OCED staff recommendations to HHSAB were in support of partial funding all applications received as the sum total of funding requests exceed the available AAHF balance. The Unified application included providing housing rental assistance, eviction prevention, tax foreclosure/prevention services and financial and housing education services. Rental assistance is listed as an eligible expense as part of the AAHF

policy. The AAHC and Avalon applications met the policy standards related to preserving and adding affordable units including units at 30% of the Area Median Income (AMI).

The staff recommendations were as follows:

\$57,000 Rental Housing Assistance for Unified

\$86,201 Capital Improvement projects at AAHC

\$450,000 Avalon Housing to divide between both applications ( Hickory Way Phase 2 and 108/110 Glendale ).

For a total of \$593,201 in AAHF funds

HHSAB reviewed and discussed the proposals and staff recommendations and ultimately decided to prioritize funding for preserving and adding physical units rather than temporary housing assistance. HHSAB did note as part of their conversation that they would like to revisit the Affordable Housing Fund Policy, and have a broader discussion related to preserving and adding physical affordable housing units and/or providing rental assistance or similar.

The HHSAB recommendations were as follows:

\$0 for Rental Housing Assistance for Unified

\$86,201 for Capital Improvement projects at AAHC

\$57,000 – Avalon Housing, Inc. 108/110 Glendale Hickory Way Phase 2

\$450,000 – Avalon Housing, Inc. Hickory Way Phase 2

For a total of \$593,201 in AAHF funds

**Question:** Q2. Regarding the AAHC proposal/need, were these shortfalls anticipated and identified when the RAD project renovations were completed in 2015? If not, what changed? (Councilmember Lumm)

**Response:** Although the resolutions states that the AAHC is doing capital projects at Miller, Baker and Maple Meadows, the \$86,201 recommended by the HHSAB will be used at Maple Meadows, not at Miller or Baker Commons. In 2014, the Maple Tower project (which includes Miller Manor and Maple Meadows), originally included over \$200,000 built into the development budget as up-front capital reserves. The operating budget also included \$350/yr/per unit for annual capital reserve contributions. The original budget included 20 project-based Homeless Veteran Vouchers, which have a higher total rent payment (\$883) than the RAD vouchers (\$554). The project was underwritten and funds were secured using these development and operating budgets.

After working with MSHDA, HUD, Redstone, and Cinnairre for 8 months to get to a closing, HUD determined that the AAHC could only project-base 15 VASH vouchers instead of 20 due to HUD bureaucratic reasons. This decision reduced the amount of debt that the project could support because the rent revenue decreased, which caused about a \$200K reduction in our development funds. Consequently, all parties agreed that the only way to close and meet a mountain of deadlines was to reduce the initial capital reserves amount down to \$20,000 and to reduce the annual capital reserve contribution down to \$300/unit/year. It turned out to be a typical HUD short-sighted decision that

impacted the future maintenance of the property but the alternative was to not close on the project and forfeit \$12million in Low Income Housing Tax Credit Financing for this project and effectively prohibit the AAHC from getting future LIHTC funding for other projects.

Consequently, the AAHC currently has a capital reserve fund for Maple Towers but it is \$233,000 less than what we would normally have under normal underwriting standards. The request for \$149,000 in AAHF funds were for the following items at Maple Tower (Miller and S Maple) to supplement existing capital reserves:

- 1) \$29,373 to replace the common area flooring in the 1<sup>st</sup> and 2<sup>nd</sup> floor of Miller that was installed in 2013, prior to the RAD conversion. These floors have a high traffic volume and are starting to curl, crack and scratch. We could delay installation until it gets really bad or replace it now with more durable materials. This item is in the capital replacement plan but the floors were expected to last 7 years.
- 2) \$27,808 to install elevator oil cooling equipment at Miller Manor. In retrospect, this should have been installed during renovations in 2014/15 and it is unclear why it was not. The AAHC was not made aware that this piece of equipment was needed by any of our contractors, including the elevator installer, until the elevators started over-heating in 2019 and started shutting down periodically to cool off. This is an urgent need and cannot be delayed. It was not in capital replacement plan because we did not know it was needed.
- 3) \$38,000 to install safety rails on the roof at Miller of the 1-story office area (City Safety services inspected all AAHC properties in 2018 and determined that if AAHC staff are on the roof of the 1 story building, then safety rails should be installed). This was not required by code during renovations. The AAHC has added safety paint 10-feet from the edge of the building so that staff do not get close to the edge and risk their safety. The rail installation can be delayed until funding is available. This item was not in capital replacement plan because it was not required by building code.
- 4) \$39,000 for LED lights in hallways and common areas. This was originally in the development budget as a wish list contingency item in 2014 that did not get installed because we did not have enough contingency funds to pay for it. This is an operating cost-saving measure and can be delayed until funding is available. This item was in capital replacement plan.
- 5) \$21,161 to upgrade the tenant badge entry systems for Miller and Baker. The current software is out of date and unsupported. We have to install new badge entry systems for our new construction projects at State and Platt so we are upgrading Miller and Baker to match the system we are installing at State and Platt.
- 6) \$23,000 S Maple Parking lot resurface was in the capital replacement plan
- 7) \$12,000 to resurface the S. Maple basketball court was in the capital replacement plan
- 8) \$8,000 to regrade S. Maple property due to stormwater erosion. This is a temporary fix. The problem is due to Russell street being a dirt road without curb and gutter. Stormwater from Russell flows onto our property and causes significant erosion and dangerous frozen water patches in the winter. We met with city

engineering staff and the estimated cost to pave, curb and gutter Russell is approximately \$400,000. Our property fronts the entire side of the road and therefore the cost would be \$200,000 for our portion of the road. This project is a high priority but we do not have \$200,000 so we are putting in temporary fixes to reduce the problem.

- 9) \$30,000 to install underground cable for S. Maple security cameras and upgrade cameras which are obsolete and not functioning. This item was not in capital replacement plan.

The total cost for Maple Tower is \$228,342. The AAHC will be using existing capital reserves and DDA funds to pay for the elevator, flooring, and entry systems. The \$86,201 in AAHF if approved, will be used for the 4 S. Maple items and a reduced LED lighting scope at Miller. The safety rails will be delayed along with the balance of the LED lighting until funding is available. The AAHC continues to add over \$40,000/year to the capital reserves fund from rent revenue. The AAHC cannot increase rents to increase capital reserves due to regulatory restrictions.

**Question:** Q3. The cover memo states the AAHC projects, “have pre-capitalized replacement reserve budget with annual contributions. AAHC does not have sufficient capital reserves to cover all of these costs.” Those together suggest the original reserve budgets were inadequate and the annual reserve contribution amounts should be increased – can you please speak to that? (Councilmember Lumm)

**Response:** Please see answer above.

**Question:** Q4. Given that the city is considering affordable housing projects for city-owned properties, was any consideration given to not spending/allocating all the affordable housing fund money now and reserving the almost \$600K (or some portion of it) for future projects? (Councilmember Lumm)

**Response:** Staff and HHSAB have been tracking affordable housing projects over the last few years in anticipation of potential Mental Health millage rebate funds being directed toward affordable housing. HHSAB provided a detailed list of projects with estimates to City Council several times over the past year (as did the AAHC). While there has been broader conversation about whether or not the AAHF could be an endowment, if funding was provided at the level of \$660,000 a year for 8 consecutive years for example, the HHSAB ultimately focused on projects they have been tracking with current identifiable needs, rather than saving for potential future projects.

**Question:** Q5. Lastly, a minor point, but the math in the cover memo doesn’t work. The cover memo indicates the FY20 budget allocation was \$660K and that \$100K was set aside for planning leaving \$550K. One of those numbers must be off – can you please clarify? (Councilmember Lumm)

**Response:** This \$550,000 is a typo and has been corrected. As you note, there was \$660,000 allocated, with \$100,000 set aside for planning, leaving \$560,000. There was

additional balance in the Affordable Housing Fund bringing the total available for allocation \$593,201.

**CA-4 – Resolution to Increase Community Services Authorized Staffing Level (FY20 \$55,296.00)**

**Question:** Are all of the Office of Sustainability and Innovation positions that were funded in the fiscal year 2020 budget currently staffed? If not, which positions are vacant? (Councilmember Eaton)

**Response:** The Office of Sustainability and Innovations currently has one vacant position: A Community Energy Manager. This position has been posted, resumes have been collected, and we hope to fill this vacancy before the end of the calendar year. All other positions are filled.

**Question:** The resolution indicates that funding for this position will come, in part, from funding available due to vacancies in the Office of Sustainability and Innovation. Will the vacant position(s) be filled at a later date, or will this new FTE replace the vacant position(s)? (Councilmember Eaton)

**Response:** The current vacancy should be filled by end of this calendar year so this is a new position. No additional General Fund resources are needed in FY20 due to savings from positions that sat vacant longer than anticipated within the Sustainability Office. These savings will provide the funds to cover the Sustainability Office's 50% share of this position in FY20.

**Question: Q1.** The fourth whereas clause references the, "growing interest amongst members of the rental and building community to integrate more sustainability and climate friendly practices into their operations." Can you please provide some detail on that "growing interest" including interest from whom (individual businesses / landlords, area associations, etc.), what type of interest, and how that "growing interest" translates into the need for a dedicated full-time position/city employee? (Councilmember Lumm)

**Response:** Over the last several months, the Office of Sustainability and Innovations and Community Services have worked to engage more deeply with the landlord, business, tenant, building, and real estate community on issues related to sustainability. In the course of those conversations, new ideas have emerged which would help advance the city's sustainability and climate-relates goals. Unfortunately, there currently is not ample staffing capacity to move these ideas forward. To help respect the ideas being generated, to implement actions identified in the OSI's 5-year work plan, and to help deepen and strengthen partnership opportunities with our businesses, landlords, tenants, development and building communities, and real estate officials, this position is being requested.

**Question: Q2.** In the FY20 budget, 3 FTE's were added in the Building and Rental Services Area (10% increase from 30 FTE's to 33) and 1 FTE was added in the

Sustainability Office (25% increase from 4 FTE to 5). Can you please explain why – with staffing already higher by 4 FTE's in these two areas in FY20 than in FY19/prior years and the Sustainability Office already having a budgeted "Engagement Specialist" - it is necessary to hire another engagement specialist? (Councilmember Lumm)

**Response:** In terms of the Office of Sustainability and Innovations, the goals set by Council combined with community interest in significantly and meaningfully scaling climate action and sustainability necessitates more capacity than currently exists. The recent hiring of a Community Engagement Specialist was specifically focused on finding an individual that would work with residents, nonprofits, and our school systems to help advance sustainability and climate action in those areas. Working with the business, development, landlord, and real estate community is very distinct from working with residents. Moreover, having someone that jointly works with Community Services and OSI means that we would have a person that is knowledgeable about both sustainability and our building and rental rules and regulations. This is a unique skillset that is necessary to meaningfully, rapidly, and effectively identify, create, and implement sustainability-related solutions for this portion of our community. The positions added in the budget for the Building and Rental Unit were added to address specific shortfalls in our inspection and permit issuance process. These issues were identified in conversations with BRAG and WA3 regarding where they would like to see us provide better service. The program identified in the OSI work plan was not considered when these positions were requested. If the City is going to pursue the Green Building and Rental Program staff recommends there be a dedicated primary point of contact to work with the building and rental community.

**Question: Q3.** We are just over 3 months into the FY20 budget and are being asked to add an FTE – why wasn't this position requested for the FY20 Budget (or FY21 Plan) and what's changed over the last couple of months that makes this position necessary mid-year (and outside the normal budget process)? (Councilmember Lumm)

**Response:** While every effort was made to fully anticipate the staffing needs of both departments, the engagement we have done to-date with our building, landlord, tenant, development, and real-estate community has demonstrated that a concerted engagement effort, with a dedicated staff person is going to be necessary to move sustainability initiatives in this space forward. A dedicated person will be able to attend meetings, build trust, co-develop new programs in partnership with these important constituencies, and explore new opportunities in tandem with these groups.

**Question: Q4.** The resolution indicates the new position is recommended to, "create and administer the Green Rental and Building Efficiency Program." When this program was discussed during budget deliberations, it was stated the program included requirements to meet minimum efficiency standards to obtain rental housing permits and included elements of rent control ("no net increase in rents 3 years after ordinance effective date"). Efficiency standards to obtain rental permits and elements of rent control are significant policy considerations – shouldn't council discuss and approve the program

before a permanent city employee be hired to “create and administer it”? (Councilmember Lumm)

**Response:** The FTE being requested would be charged with helping to develop the details of a program for Council's consideration. This means that the individual would undertake extensive engagement with the landlord and rental communities to help co-develop a program that meets the needs of the City's residents as well as our sustainability goals. Given the importance of stakeholder engagement to City staff, the community and Council, a decision was made to bring this position forward so that we could ensure any new programs were co-designed with stakeholders before they were implemented. Also, the Green Rental program is only one of the programs that this individual would be tasked with developing. This individual would also be tasked with working with the building, real-estate, development, and tenant/landlord community to find additional initiatives that advance the City's sustainability and equity goals.

**Question: Q5.** Since this new position (and the program it will support) is solely related to sustainability/climate action/energy efficiency, why doesn't the Sustainability Office budget pay the full cost (as it does with the energy-related incremental costs for hybrid vehicles for example)? What is the basis for the 50/50 cost sharing? (Councilmember Lumm)

**Response:** Because this individual would work directly with the development, building, landlord, tenant, and business community, Community Services and Sustainability and Innovations saw this as a strategic opportunity to partner and help embed sustainability work throughout the organization. During the budget talk, we took seriously some comments from Council that spoke to wanting to ensure that Sustainability wasn't a silo within the City and that the Office was able to cross-pollinate to ensure that all Departments were helping advance sustainability and climate goals. Community Services and Sustainability see this as a strategic opportunity to advance shared goals and objectives.

**Question: Q6.** Are there any other budget amendments/new FTE's proposals planned or being considered by the Sustainability Office for the balance of FY20? (Councilmember Lumm)

**Response:** Given our current work plan, we are not anticipating any other budget amendments or adjustments for FY20.

**Question: Q7.** As I recall, there were/are legal restrictions on the uses of Construction Code Funds – assuming that's correct, is this use (to create and administer the Green Rental Housing Program) clearly a permitted use? (Councilmember Lumm)

**Response:** A significant portion of this work is to assist the building and rental community through the process of permitting and inspecting improvements to these properties staff believes it is an acceptable use of these funds. As the program is implemented and actual

percentages of time are evaluated the percentage of funding from each area may be adjusted.

**Question:** Q8. The cover memo states that, “this position will not require any additional resources from the General Fund.” Is that because it’s assumed the Sustainability Office is funded by the Mental Health Millage for the duration of the millage (40/40/20)? What happens in 8 years when the millage expires? (Councilmember Lumm)

**Response:** No additional General Fund resources are needed in FY20 due to savings from vacant positions with the Sustainability Office. These savings will provide the funds to cover the Sustainability Office’s 50% share of this position in FY20. In addition, the Office will have future savings due to the hiring of staff at lower than anticipated salaries. The Sustainability Office does not currently fund any of its positions from the County Mental Health Millage.

**CA-6 - Resolution to Approve the Collective Bargaining Agreement between the City of Ann Arbor and Teamsters Local 214 Assistant Fire Chiefs effective January 1, 2019 - December 31, 2021**

**Question:** The memo and resolution highlights three negotiated changes to the collective bargaining agreement. Were there any other substantive changes to the agreement? If so, please provide a summary of those changes. (Councilmember Eaton)

**Response:** There were more changes made to the contract, but the most substantive were the three previously mentioned. Attached is a spreadsheet with information on additional changes to the contract for your information.

**Question:** Regarding CA-6, my recollection is that the firefighter contract does not include the city’s hybrid pension plan for new hires. Is that correct, and does this proposed settlement also not include the hybrid plan for new hires? (Councilmember Lumm)

**Response:** The Assistant Chiefs collective bargaining agreement does include the City’s hybrid pension plan for employees hired on or after January 1, 2017. The current IAFF (firefighter) contract does not include the hybrid for new hires.

**DC-4 – Resolution to Appoint Micah Bartelme to the Downtown Development Authority and Helen Chandler to the Public Market Advisory Commission (7 Votes Required)**

**Question:** Regarding DC-4, an earlier version of this resolution included an appointment to the Elizabeth Dean Fund, but that’s not in the latest version on Legistar – what happened to that appointment? Also, what is the term for the appointment of Ms. Hunter to the Public Market Advisory Commission? (Councilmember Lumm)

**Response:** There was a clerical error regarding the appointment of Elizabeth Collins to the Elizabeth Dean Fund Committee. She is now listed under appointments and



nominations, as she is a registered elector and does not require a 7-vote resolution. Ms. Chandler (PMAC) is not a registered elector and her appointment requires a 7-vote resolution.

The PAMC appointee would be filling the partial term created by the resignation of, Alexandra Cacciari. Alexandra Cacciari was appointed until May 31, 2021, so the new appointee's term would end on that same date. Ms. Helen Chandler's term end date would be May 31, 2021

### **DC-5 - Resolution to Provide Direction to the City Administrator on the Provision of Solid Waste Services**

**Question:** Q1. The October 7, 2019 solid waste road map memo from the City Administrator announced the intention to seek "a single provider for collection in the downtown area and for multi-family units and commercial establishments." Please identify the solid waste collection work that City employees perform in the downtown area and for multi-family units and commercial establishments. (Councilmember Eaton)

**Response:** Currently the only collection services exclusively provided by City staff are residential trash (curb cart) and residential compost collections

City employees collect:

- All of the downtown trash carts and pedestrian litter cans
- All residential compost
- Most but not all of downtown recycling dumpsters<sup>1,2</sup>
- Most but not all of the downtown recycling carts<sup>2</sup>
- Most but not all of the dumpster recycling in commercial and multifamily units<sup>1,2,3</sup>
- Some trash dumpsters in multifamily and commercial establishments<sup>3,4,5</sup>
- Some Ann Arbor Public School properties<sup>6</sup>
- A very small number (approximately 24) commercial food waste adjacent/within the residential compost routes

#### **NOTES**

<sup>1</sup> The City's Franchise Contract Hauler (currently Waste Management) collects recycling from compactor units both in the downtown and outside of the downtown.

<sup>2</sup> RAA services two-hundred seventy-six 300-gallon recycling "totes" at various multifamily and commercial establishments throughout town, including downtown. The unique small wheeled containers require specialized collection equipment that will not be replaced in 2020. The majority of these locations can be converted to dumpsters, with the remainder converted to carts.

<sup>3</sup> UM collects all of their own trash and recycling from their properties

<sup>4</sup> Most Commercial and multifamily dumpsters serviced by the City's franchise hauler (currently Waste Management)

<sup>5</sup> Some multi-family sites with trash dumpsters serviced by the City are also serviced by the City's Franchise Contract Hauler (currently Waste Management) if they desire/need more than one tip per week

<sup>6</sup> RAA collects recycling at some schools and the City collects recycling at some schools

**Question:** Q2. Please identify what other entities perform solid waste collection services, including collection of compostable materials, recyclable materials and trash, in the downtown area and for multi-family units and commercial establishments. (Councilmember Eaton)

**Response:**

- The City's Franchise Contract Hauler (currently Waste Management) services recycling from compactor units both in the downtown and outside of the downtown.
- RAA services all residential recycling carts outside of the downtown
- RAA services commercial and multifamily recycling carts outside of the downtown
- RAA services two-hundred seventy-six 300-gallon recycling "totes" at various multifamily and commercial establishments throughout town, including downtown. Most of these locations should have dumpsters. The unique small wheeled containers require specialized collection equipment that will not be replaced in 2020. The majority of these locations can be converted to dumpsters, with the remainder converted to carts.
- UM collects all of their own trash and recycling from their properties
- The City's Franchise Contract Hauler (currently Waste Management) services most Commercial and multifamily trash dumpsters, and performs additional servicing of trash dumpsters at some multi-family sites serviced one time per week by the City
- RAA (along with the City) performs recycling at AAPS properties
- Some businesses have food waste hauling through private company (direct contract between private entities, the City has no information)

**Question:** Q3. Approximately how many City employees are employed to collect solid waste in the downtown area and for multi-family units and commercial establishments? (Councilmember Eaton)

**Response:** There are currently 4-5 city employees employed to collect solid waste in the downtown area and for multi-family units and commercial establishments.

**Question:** Q4. Resolution R-18-194, dated May 21, 2018, directed the City Administrator to "the City Administrator to cease all actions that further any plan to privatize for solid waste services currently performed by city staff." Doesn't the October 7, 2019 solid waste road map plan to procure a single contract to provide these services contradict the direction given by Council in the May 21, 2018 resolution? (Councilmember Eaton)

**Response:** No. Resolution R-18-194 stated that "City Council directs the City Administrator to cease all actions that further any plan to privatize for solid waste services currently performed by city staff." In the general sense, City in-house staff that are performing solid waste collection services will still be performing those tasks. Specifically, downtown and commercial and multi-family trash collections and recycling collections

currently include contracted services (Waste Management and Recycle Ann Arbor). As the solicitations are prepared for downtown, commercial, and multi-family services are prepared staff will strive to preclude the routes currently performed by City staff from these contracts. Currently the collection services exclusively provided by solely by City staff without accompanying/related contracted services are residential trash (curb cart) and residential compost collections. In-house staff will continue to exclusively provide these services.

**Question:** Q1. Currently, how many solid waste service employees represented by AFSCME (or other bargaining unit) does the city have and how are those employees currently deployed? (Councilmember Lumm)

**Response:** There are currently 15 AFSCME and 1 Teamster employees. 10 are on residential routes (6 trash, 3-4 compost), 3 on dumpster collection (trash and recycling throughout town), 1 on downtown recycling carts and 1 on rear load (downtown trash carts and other hard to access locations throughout town).

**Question:** Q2. If recycling collection is moved from RAA to the City, how many incremental city employees would be hired (assuming no change vs. present in who/how any of the other solid waste-related services are provided?) (Councilmember Lumm)

**Response:** Approximately 7 incremental city employees would be hired.

**Question:** Q3. The third resolved clause of the resolution indicates that, “City Council proclaims its support for providing solid waste collection in the downtown area and for multi-family units and commercial establishments through the utilization of City employed, solid waste employees.” If those services are in fact consolidated with one provider and the city does the work, how many additional city employees would be hired? (Councilmember Lumm)

**Response:** This has not been evaluated and cannot be determined in order to respond to this question in the time allotted. In addition, the amount of added equipment, including trucks and dumpsters, compactors, etc. and the routing and frequency of service would need to be determined as a component of answering this question.

**Question:** Q4. Also related to downtown and multi-family and commercial, the Administrator’s “roadmap” states that, “ The grouping of these services (downtown, multi-family, commercial) under single private firm(s) can best address the issues facing downtown and near-campus business and property owners. “ Do the DDA and the downtown business and property owners agree with that conclusion/approach? Do they support the next steps recommendation of issuing an RFP yet this month? Have we consulted with the DDA and downtown business and property owners in terms of their specific needs and/or specific aspects/elements of scope? (Councilmember Lumm)

**Response:** Downtown businesses and property owners, particularly the Main Street Area Association and Main Street BIZ, along with the State Street Area Association and

South University Area Association initially conceived of this approach for the downtown prior to the initiation of the Solid Waste Resources Management Plan (SWRMP). In addition, representatives of these groups as well as several individual downtown business and property owners participated in the Advisory Committee meetings for the SWRM. They were all supportive and helped shaped this approach in the plan recommendations. Staff has not yet approached these groups and owners regarding the timing and specific scope details; however, this will be undertaken as the process moves forward.

**Question:** Q5. The Administrator's October 7<sup>th</sup> "roadmap" also covered next steps on the Residential Recycling Collection service, indicating that, "the best path forward is to competitively procure the recycling collection component. The City cost of performance will be reviewed and updated, and then compared to any proposals that are received." The "roadmap" goes on to say that staff anticipates this action will be completed in November. That does not sound like enough time for a proper competitive bidding process. Will (or has) an RFP been issued to solicit proposals? If not, why not, and does that mean that only RAA and the City are eligible to do this business? (Councilmember Lumm)

**Response:** The action to be completed in November is the development of the scope of work for this RFP, not the completion of the RFP/procurement process.

**Question:** Q6. Following the SWRMP work session on September 9, I submitted (on September 18<sup>th</sup>) a number of questions on the SWRMP and sent a follow-up on October 7<sup>th</sup>. When can I expect the responses to those questions? (Councilmember Lumm)

**Response:** Responses to all of the questions submitted by Councilmembers following the SWRMP work session have been developed by the SWRMP team and have been distributed to City councilmembers.

**DB-1 – Resolution to Approve Shell Gas Station PUD Site Plan and Landscape Modification, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)**

**Question:** Regarding DB-1, this proposal is for a two-story addition of 4,712 sq ft which more than doubles the existing building size to almost 8,800 sq ft. The proposal also adds 15 parking spaces for a total of 38. Both the size of the building and number of parking spaces seem like a lot for a gas station convenience store, can you please comment on that, and do we know what the added space is being used for? (Councilmember Lumm)

**Response:** The required parking is calculated by applying ordinance minimums to the various uses on the site – fuel station/restaurant/retail/office uses. The proposed use requires 35 spaces, however the petitioner is proposing 38. The proposed uses for the new space are likely to be office/general merchandise in nature.

**Question:** Also on DB-1, have any objections/concerns been raised to the City since Planning Commission approval in August? (Councilmember Lumm)

**Response:** No. Representatives of the adjacent Cranbrook Shopping center have raised concerns in the past and at the meeting, primarily requesting a barrier or fence be constructed to restrict access between the two sites.

**DB-2 – Resolution to Approve the 1831 Traver Road, Leslie Science and Nature Center, Brownfield Plan (BRC Recommendation: Approval - 3 Years and 0 Days)**

**Question:** Regarding DB-2, the cover memo and resolution reference a \$535K grant from the County's Local Brownfield Revolving Fund (LBRF) which would cover all the eligible activity costs, but the Brownfield Plan attached references a \$250K LBRF grant amount. Can you please clarify? (Councilmember Lumm)

**Response:** Yes, the original grant amount was \$250,000 a second grant award increased the amount to the full \$535,000.

**Question:** Also on DB-2, what is the source of funding of the County's grant (is it a pass through from the state or does the county have a fund balance they can tap or is it something else altogether)? (Councilmember Lumm)

**Response:** The County's LBRF is established from the County's approved brownfield plans. The legislation allows for up to five years of TIF capture after a project is reimbursed to seed the fund. It can then be used as a grant or low interest loan to help with difficult or public projects.

**DS-1 – Resolution Authorizing Publication of Notice of Intent to Issue General Obligation Capital Improvement Bonds to Fund Downtown Development Authority Ann Ashley Parking Structure Expansion Project (Not to Exceed \$ 23,000,000.00) (6 Votes Roll Call)**

**Question:** Q1. At the work session, the wait lists were mentioned. Can you please provide the latest wait list counts (in total and by structure) as well as any analysis the DDA may have done with respect to that demand? (Councilmember Lumm)

**Response:**

	Standard	Premium/Reserved
4 <sup>th</sup> & Washington	329	
First & Washington	569	
Maynard	846	29
Forest	466	
4 <sup>th</sup> & William	808	55
Liberty Square	1012	29
Ann Ashley	982	25



**Question: Q3.** Slide 23 on Monday showed that parking revenues were up pretty significantly in FY19 (5% or \$1.2M) – how much of that year-to-year increase was volume and how much was rate (price increases). Also, how are parking volumes YTD FY20 tracking vs. FY19? (Councilmember Lumm)

**Response:** No part of the revenue increase was attributable to increases in volume as hourly patronage decreased by 9% over the period. Thus the revenue increase was attributable to rate increases, specifically the increase in monthly permit rates. Please see chart below for detail by structure/lot.

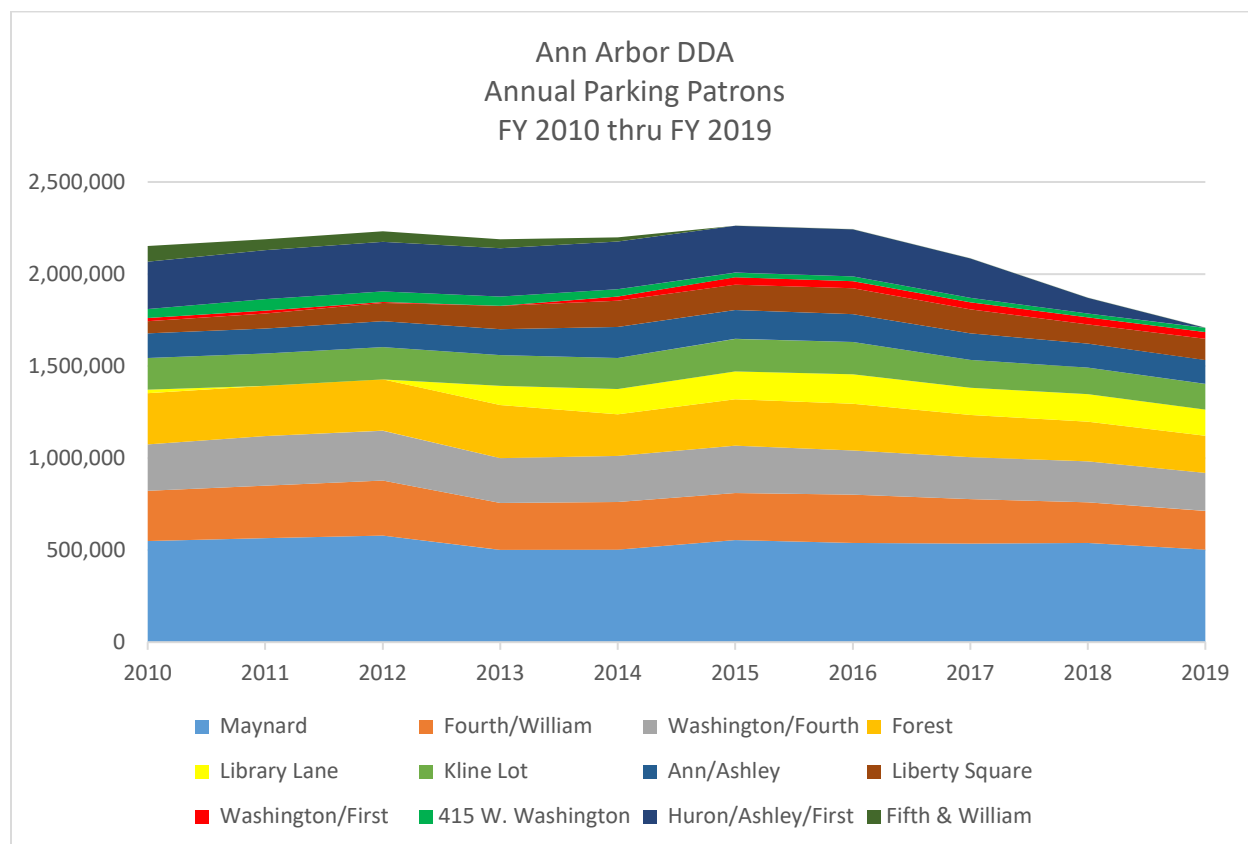
Ann Arbor Downtown Development Authority  
Gross Revenues/ Hourly Patrons  
**Fiscal Years 2018 and 2019**

Structure/Lot	FY 2019		FY 2018		Increase (Decrease)		% Increase (Decrease)	
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons
Ann/Ashley	\$2,264,478	129,205	\$2,158,205	131,047	\$106,274	-1,842	5%	-1%
Forest	\$1,752,061	201,846	\$1,809,054	215,706	(\$56,994)	-13,860	-3%	-6%
Fourth/William	\$2,751,217	211,689	\$2,698,897	219,912	\$52,320	-8,223	2%	-4%
Huron/Ashley/First			\$370,474	85,597	(\$370,474)	-85,597	-100%	-100%
Kline Lot	\$677,359	139,859	\$648,196	144,276	\$29,163	-4,417	4%	-3%
Liberty Square	\$2,103,568	115,547	\$2,027,313	104,484	\$76,255	11,063	4%	11%
Library Lane	\$2,124,559	142,149	\$1,875,497	148,948	\$249,062	-6,799	13%	-5%
Maynard	\$2,956,764	502,038	\$2,863,991	539,497	\$92,774	-37,459	3%	-7%
Washington/First	\$755,245	36,622	\$739,497	37,381	\$15,748	-759	2%	-2%
Washington/Fourth	\$1,063,137	205,747	\$1,042,978	222,710	\$20,159	-16,963	2%	-8%
415 W. Washington	\$210,622	23,189	\$191,640	21,010	\$18,983	2,179	10%	10%
Broadway Bridge	\$4,771		\$3,019		\$1,753	0	58%	
City Hall	\$7,821		\$6,736		\$1,084	0	16%	
Farmers Market	\$153,422		\$26,678		\$126,744	0	475%	
Fifth & Huron			\$54,694		(\$54,694)	0	-100%	
Fifth & William	\$105,875				\$105,875	0		
First & William	\$185,790		\$126,869		\$58,921	0	46%	
Fourth & Catherine	\$165,586		\$152,500		\$13,087	0	9%	
Main & Ann	\$142,164		\$133,263		\$8,901	0	7%	
Palio Lot	\$58,637		\$53,433		\$5,204	0	10%	
Meters	\$4,797,718		\$4,190,422		\$607,296	0	14%	
Meter Bags	\$506,575		\$650,594		(\$144,018)	0	-22%	
Total Revenues	\$22,787,370	1,707,891	\$21,823,950	1,870,568	963,420	(162,677)	4%	-9%

**Question: Q4.** Can you please provide the parking volume figures (in total and by structure) for the last 10 years? (Councilmember Lumm)

**Response:** The following graph shows the trend in patronage per structure/lot over the last 10 years. Please note that this represents the change in the number of annual patrons

only and does not represent average length of stay. A detailed report showing patronage and revenue by structure/lot is also attached.



**Question: Q5.** At the work session, it was mentioned that if parking demand ever did fall significantly that Ann Ashley would not be the structure recommended for re-purposing or development. Can you please elaborate on that and provide any analysis that's been done on that question? (Councilmember Lumm)

**Response:** If parking demand were to significantly fall the public parking system could be reduced in size to match this waning demand beginning by eliminating parking lot spaces. The public system currently includes 9 city-owned surface parking lots which collectively contain 604 parking spaces. City lots could be eliminated both to respond to diminished parking demand and to support the construction of affordable housing. In addition, the City may decide to lessen the number of its parking garage spaces by considering the age of its two oldest garages, Maynard and 4<sup>th</sup>/William, to determine if it feels their demolition or partial demolition may be warranted. These parking structures were constructed in the mid-1950's, which means components such as their columns and footings are already 70 years old. Ann Ashley has a very efficient double-thread design including a great deal of sloped area for parking, which may make reusing the rooftop or other sections of the garage more difficult than may be possible in other garages with more flat area such as Liberty Square or Fourth and Washington.



### Changes to Assistant Chief Contract

Article / Issue	January 1, 2016 - December 31, 2018	January 1, 2019 - December 31, 20xx
Recognition	Required that members pay dues	Updated to reflect JANUS case language - members can opt into the Union
Discipline Article	Didn't reflect current policies and practices on HR investigations.	Clarified to bring in line with current HR investigation policies and practices.
Grievances		Added language to require that reasoning for grievances be made clear in the grievance form.
Seniority	Had committed intent of City to negotiate reversion for Assistant Chiefs back into IAFF.	Offers employees who are removed or decline the promotion before their probationary period is complete to revert back into IAFF if available, OR take the severance package option.
Layoff/Recall	Severance Pay: "Employees who do not finish probationary period or are laid off are subject to the following severance package based on years worked: - Less than 5 years: 6 weeks of pay - 5 to 9 years: 8 weeks of pay - 10 or more years: 10 weeks of pay"	Severance Pay: "Employees who do not finish probationary period or are laid off are subject to the following severance package based on years worked: - Less than 5 years: 12 weeks of pay - 5 to 9 years: 15 weeks of pay - 10 or more years: 21 weeks of pay"
Layoff/Recall	No mention of banked time being paid out.	Added a provision for banked time being paid out.
Sick Leave	No language about new employees getting front-loaded hours.	Employees will be frontloaded 40 hours upon external hire. (See contract language for clarification). Added language about employee death.
Holidays	Easter was listed as a holiday, and union members had a floating holiday to use (8 hour).	Easter was removed from the holiday list, and the floating holiday was eliminated and replaced with a full day off on Christmas Eve and New Years Eve (instead of only 1/2 day off).
Leaves of Absence	Did not provide all necessary information	Updated to provide all necessary information.
Basic Life Insurance - Retiree	Retiree basic life insurance was \$5,000.	Retiree basic life insurance is now \$10,000.
Health and Safety	No language currently existed.	Added Health and Safety article.

### Changes to Assistant Chief Contract

<b>Article / Issue</b>	<b>January 1, 2016 - December 31, 2018</b>	<b>January 1, 2019 - December 31, 20xx</b>
Workers Comp	Worker's comp pay started on the 8th day of the injury.	Worker's comp pay starts on the first day of the injury.
Vacation Leave	No language about new employees getting front-loaded hours.	New Employees will be frontloaded 40 hours upon external hire. (See contract language for clarification). Added language about employee death.
Hours	Section 2: "The Employer has a right to schedule for emergencies in a manner most advantageous to the Department and consistent with the requirements of public safety. The Fire Chief, in his/her sole discretion, determines when an Assistant Fire Chief is required to work for special events within the City. When this is required, the City agrees to pay straight time hourly wages to the Assistant Fire Chiefs when assigned by the Fire Chief to these events that occur on weekends and holidays. Time spent working at the University of Michigan football games will be compensated at time and one half."	Section 2: a) During an emergency, the Fire Chief has a right to schedule employees in a manner most advantageous to the Department, and consistent with requirements of public safety. b) When scheduling for special events within the City, the Fire Chief has the right to determine when an Assistant Fire Chief is required to work. When these scheduled events occur on weekends and holidays, the employee will be paid at a straight time hourly rate. c) Time spent working at University of Michigan football games will be compensated at time and one half.
Hours	No language.	"Unit members are expected to be available on a 24-hour call back basis, except while on periods of approved leave." (this was moved here from the allowances article)
Hours	Section 3 language existed	Section 3 language was moved to Management Rights.
Retirement	No language defining the amount of RHRA.	Added language to define the new negotiated amount of \$3,500.

Ann Arbor Downtown Development Authority  
Gross Revenues/ Hourly Patrons  
Fiscal Years 2010 thru 2019

Structure/Lot	FY 2019		FY 2018		FY 2017		FY 2016		FY 2015		FY 2014		FY 2013		FY 2012		FY 2011		FY 2010		Increase (Decrease)		% Increase (Decrease)	
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons
Ann/Ashley	\$2,264,478	129,205	\$2,158,205	131,047	\$2,167,660	144,557	\$2,191,759	149,912	\$2,088,020	157,139	1,988,202	167,435	1,891,981	140,511	1,815,860	140,045	1,640,301	134,965	\$1,552,792	133,399	\$711,686	(4,194)	46%	-3%
Forest	\$1,752,061	201,846	\$1,809,054	215,706	\$1,808,937	230,646	\$1,904,060	253,295	\$1,603,399	251,107	1,421,201	226,814	1,828,670	288,119	1,451,307	279,718	1,294,446	272,462	\$1,255,055	277,836	\$497,006	(75,990)	40%	-27%
Fourth/William	\$2,751,217	211,689	\$2,698,897	219,912	\$2,620,556	241,500	\$2,748,673	262,530	\$2,716,167	256,496	2,563,257	259,067	2,569,698	254,696	2,661,104	299,028	2,295,938	284,810	\$2,144,632	272,503	\$606,585	(60,814)	28%	-22%
Huron/Ashley/First			\$370,474	85,597	\$900,514	213,346	\$969,207	256,553	\$911,152	254,996	905,333	258,486	879,735	262,803	812,578	269,013	741,274	265,527	\$675,913	256,209	(\$675,913)	(256,209)	-100%	-100%
Kline Lot	\$677,359	139,859	\$648,196	144,276	\$665,759	150,399	\$681,363	176,892	\$660,743	175,979	632,160	169,123	603,826	168,061	581,633	175,605	539,718	176,215	\$503,866	171,239	\$173,493	(31,380)	34%	-18%
Liberty Square	\$2,103,568	115,547	\$2,027,313	104,484	\$2,170,944	129,758	\$1,883,005	142,203	\$1,862,355	137,848	1,799,222	142,126	1,694,010	126,358	1,612,402	98,402	1,416,587	81,263	\$1,304,500	66,161	\$799,068	49,386	61%	75%
Library Lane	\$2,124,559	142,149	\$1,875,497	148,948	\$1,759,554	148,034	\$1,732,484	160,126	\$1,615,625	152,405	1,444,022	137,452	1,086,972	104,482	78,876		83,640		\$41,965	19,708	\$2,082,593	122,441	4963%	621%
Maynard	\$2,956,764	502,038	\$2,863,991	539,497	\$2,771,511	535,477	\$2,726,685	538,404	\$2,911,516	554,130	2,533,344	502,532	2,467,977	501,540	2,540,876	579,186	2,215,594	565,889	\$2,129,487	549,498	\$827,277	(47,460)	39%	-9%
Washington/First	\$755,245	36,622	\$739,497	37,381	\$728,147	38,667	\$731,620	37,649	\$717,661	40,482	401,397	22,787	0	0	35,645	5,226	116,600	15,915	\$122,217	18,072	\$633,028	18,550	518%	103%
Washington/Fourth	\$1,063,137	205,747	\$1,042,978	222,710	\$968,063	227,222	\$990,647	240,293	\$1,006,400	257,147	947,582	249,642	938,918	243,400	938,700	270,213	841,120	269,304	\$739,013	252,765	\$324,125	(47,018)	44%	-19%
415 W. Washington	\$210,622	23,189	\$191,640	21,010	\$191,764	24,494	\$211,802	25,381	\$209,154	24,494	207,758	40,709	225,943	50,471	216,788	58,534	212,977	63,083	\$196,743	49,128	\$13,879	(25,939)	7%	-53%
Broadway Bridge	\$4,771		\$3,019		\$2,606		\$3,401		\$3,012		3,376		2,725		2,217		1,955		\$1,951		\$2,820		145%	
City Hall	\$7,821		\$6,736		\$4,879		\$5,112		\$6,299		6,311		5,541		3,648		543		\$3,019		\$4,802		159%	
Farmers Market	\$153,422		\$26,678		\$28,015		\$29,274		\$27,448		22,669		22,470		14,687		9,325		\$5,658		\$147,764		2612%	
Fifth & Huron			\$54,694		\$135,300		\$135,310		\$127,250		118,122		118,786		116,915		114,900		\$112,105		(\$6,230)		-6%	
Fifth & William	\$105,875										98,300	22,524	204,429	48,642	203,104	57,766	199,839	59,038	\$256,296	85,550	(\$256,296)	(85,550)	-100%	-100%
Fingerle Lot																			\$22,593		(\$22,593)		-100%	
First & William	\$185,790		\$126,869		\$167,681		\$175,697		\$159,935		137,935		158,238		6,070		16,927		\$143,328		\$42,463		30%	
Fourth & Catherine	\$165,586		\$152,500		\$113,380		\$105,692		\$90,501		86,168		81,709		143,852		125,623		\$81,691		\$83,895		103%	
Main & Ann	\$142,164		\$133,263		\$102,313		\$101,600		\$89,292		85,298		97,394		78,298		74,884		\$77,674		\$64,489		83%	
Palio Lot	\$58,637		\$53,433		\$25,540		\$21,119		\$47,654		53,477		52,030		44,936		40,362		\$40,890		\$17,747		43%	
Meters	\$4,797,718		\$4,190,422		\$3,629,609		\$3,583,301		\$3,444,468		3,331,291		3,243,226		3,194,190		2,765,226		\$2,721,969		\$2,075,750		76%	
Meter Bags	\$506,575		\$650,594		\$439,052		\$506,465		\$876,464		906,450		912,561		497,040		470,356		\$421,195		\$85,380		20%	
Total Revenues	\$22,787,370	1,707,891	\$21,823,950	1,870,568	\$21,401,782	2,084,100	\$21,438,275	2,243,238	\$21,174,515	2,262,223	19,692,877	2,198,697	19,086,839	2,189,083	17,050,726	2,232,736	15,218,132	2,188,471	\$14,554,549	2,152,068	\$8,232,821	(444,177)	57%	-21%

Notes: Some facilites were added/removed or closed for construction during this 10 year timeframe. Significantly Library Lane transitioned from a lot to a structure during 2010-2012. Fifth & Huron and Huron/Ashley/First both came off the system in November 2017.

# Occupancy Report September 2019

Conducted by:

- Business Analyst
- Republic Parking Systems – Ann Arbor

Submitted to:

- Ann Arbor Downtown Development Authority

# 4<sup>th</sup> & Washington Garage – 80

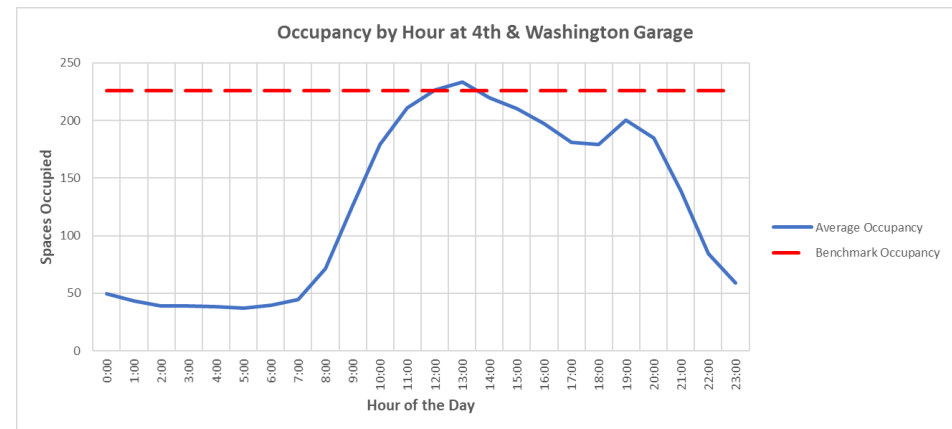
Spaces: 266		Buffer: 10		4th and Washington Garage - 80																						
Lot 80	Hour of the Day																									
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	
	9/1/2019	130	81	70	67	67	67	67	67	65	68	73	105	133	155	154	165	172	176	179	184	183	154	109	86	
	9/2/2019	68	60	57	56	56	54	54	56	58	60	69	81	91	109	120	113	104	102	104	119	112	91	69	55	
	9/3/2019	48	43	43	43	43	44	43	64	120	201	250	270	267	269	236	222	201	164	143	159	132	83	43	26	
	9/4/2019	37	33	33	32	32	32	33	37	59	132	210	246	265	270	262	241	224	193	160	176	159	110	16	-17	
	9/5/2019	-23	-29	-29	42	42	42	44	52	87	155	210	248	269	269	270	253	231	216	179	186	146	119	64	31	
	9/6/2019	48	46	45	43	42	42	43	49	85	150	212	265	269	269	268	260	225	204	209	246	237	206	141	87	
	9/7/2019	80	58	49	44	44	44	45	46	49	66	114	171	205	230	198	199	177	147	166	197	209	194	150	96	
	9/8/2019	57	32	26	20	20	20	20	21	20	25	30	48	80	115	130	109	113	114	116	115	101	70	35	15	
	9/9/2019	14	14	14	0	14	14	14	17	24	113	187	255	271	269	269	270	256	235	213	132	132	106	72	14	5
	9/10/2019	1	0	0	36	36	35	39	44	68	149	224	264	269	271	259	242	221	186	181	212	220	111	58	40	
	9/11/2019	33	31	31	31	31	32	35	42	63	127	216	259	268	269	268	243	227	195	193	216	212	157	73	43	
	9/12/2019	44	38	36	35	35	35	39	42	62	137	205	253	270	263	270	254	245	226	206	224	229	160	86	43	
	9/13/2019	49	40	38	33	33	32	37	43	67	150	224	261	262	268	253	227	195	202	225	256	252	223	167	104	
	9/14/2019	50	34	26	21	21	21	23	26	28	40	56	92	115	146	145	128	160	160	201	268	267	232	179	104	
	9/15/2019	80	64	56	51	51	50	50	50	48	55	63	87	132	167	194	177	154	152	158	165	154	127	82	58	
	9/16/2019	46	46	46	46	46	46	47	52	82	146	241	255	270	266	269	255	237	208	184	185	132	98	34	18	
	9/17/2019	12	29	29	29	29	26	27	32	53	130	191	233	234	268	258	250	239	223	192	217	192	138	83	63	
	9/18/2019	27	24	24	24	42	42	44	48	74	143	220	237	263	270	269	265	233	200	194	227	211	146	88	61	
	9/19/2019	54	51	40	40	40	39	41	43	68	131	208	259	266	270	261	233	227	205	191	213	213	167	77	26	
	9/20/2019	45	39	37	26	26	26	28	30	56	106	185	221	266	267	248	215	181	172	185	233	262	223	188	114	
	9/21/2019	62	41	30	41	39	39	40	43	45	55	65	82	102	115	113	104	112	114	170	225	250	206	166	126	
	9/22/2019	80	58	55	51	51	-100	-100	-101	-100	-97	-93	-76	-34	-13	3	-19	-16	-12	-10	-14	-36	-69	-113	-123	
	9/23/2019	-128	-128	-128	-128	-128	-128	-126	71	121	204	267	269	270	270	269	249	237	206	174	198	179	142	85	73	
	9/24/2019	68	41	39	36	36	36	39	43	68	141	213	271	270	269	267	251	238	204	154	185	164	102	75	57	
	9/25/2019	42	39	38	38	38	36	39	44	74	150	224	265	268	259	266	253	226	191	199	211	174	107	67	41	
	9/26/2019	37	35	34	34	34	34	36	0	81	155	238	259	262	268	257	228	208	172	205	213	163	87	28	10	
	9/27/2019	2	-2	-2	34	34	35	44	59	133	203	230	248	268	264	233	204	193	209	266	266	244	186	80	78	
	9/28/2019	59	46	31	43	42	42	44	26	44	86	153	205	225	231	214	169	174	183	233	270	236	179	121	84	
	9/29/2019	63	51	46	45	45	45	45	43	48	64	81	123	172	169	155	150	154	155	158	147	112	68	57	47	
	9/30/2019	47	47	47	47	47	0	49	58	132	250	270	270	269	234	207	186	177	164	140	157	98	61	8	-6	
Grand Total	1,383	1,121	1,020	1,088	1,116	1,010	1,112	1,255	2,071	3,666	5,197	6,118	6,569	6,759	6,586	6,101	5,720	5,256	5,197	5,802	5,349	4,019	2,443	1,591		

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spaces Available*	184,320
Total Spaces Occupied**	87,549
Average Occupancy	47.50%
Average Occupancy at Peak Hours 12:00 - 14:00	84.40%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.

# 1<sup>st</sup> & Washington Garage – 81

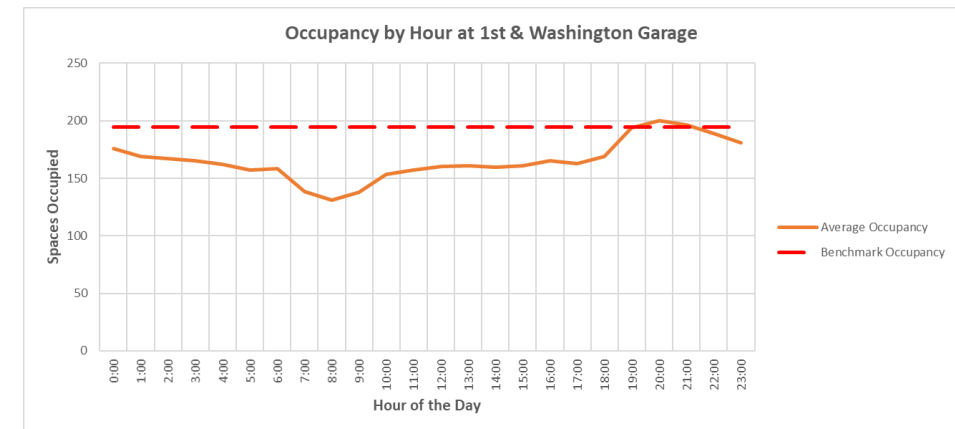
Spaces: 229		Buffer: 0		1st and Washington Garage - 81																							
Lot 81		Hour of the Day																									
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00		
	9/1/2019	168	159	155	148	149	151	151	146	144	142	158	166	172	205	218	240	259	262	281	291	302	314	317	326		
	9/2/2019	326	328	331	331	331	329	328	326	324	332	325	329	333	333	334	347	354	365	374	387	398	412	422	420	422	
	9/3/2019	422	424	426	426	426	426	423	124	117	131	151	155	154	143	146	146	142	173	164	190	191	186	195	190		
	9/4/2019	190	191	192	127	126	125	121	115	109	117	128	128	130	134	136	138	186	173	171	195	205	212	185	158		
	9/5/2019	147	146	146	143	142	137	133	126	118	130	146	146	147	145	144	145	182	168	154	168	196	205	210	216		
	9/6/2019	213	142	137	136	135	133	130	122	115	114	131	130	127	123	124	116	123	122	134	200	232	234	203	171		
	9/7/2019	155	150	136	133	131	131	127	124	123	130	146	166	189	187	188	182	64	47	49	63	71	62	69	59		
	9/8/2019	45	40	30	22	20	18	18	13	4	1	20	29	41	67	101	94	83	119	128	151	177	185	194	193		
	9/9/2019	190	188	186	0	186	185	181	178	179	187	206	211	207	199	211	210	202	174	160	175	187	189	185	189		
	9/10/2019	190	137	137	137	137	136	130	122	112	132	154	158	154	151	153	151	195	180	153	195	212	188	167	161		
	9/11/2019	161	162	161	160	160	158	152	147	136	144	174	177	177	171	164	160	171	154	137	152	154	151	154	149		
	9/12/2019	145	143	142	141	141	141	138	130	124	124	146	154	151	146	143	148	178	158	158	174	142	136	142	137		
	9/13/2019	121	117	139	139	139	139	134	128	107	107	127	131	129	156	156	150	153	153	159	212	99	94	85	60		
	9/14/2019	45	38	28	129	127	149	146	145	145	140	140	149	152	157	147	152	156	129	141	181	256	235	217	202		
	9/15/2019	195	185	173	169	169	169	169	168	166	161	170	177	171	173	176	177	187	204	220	243	245	245	246	249		
	9/16/2019	248	250	253	253	150	150	148	146	134	146	162	169	167	152	166	167	161	141	129	147	175	180	181	163		
	9/17/2019	161	142	141	141	141	139	133	122	110	123	148	152	152	148	149	145	140	129	122	139	160	150	147	138		
	9/18/2019	137	136	140	140	139	138	134	131	119	115	134	138	138	137	142	139	142	124	148	179	191	182	180	178		
	9/19/2019	168	169	171	143	141	139	133	132	121	125	153	156	155	154	154	148	156	141	132	162	153	154	144	131		
	9/20/2019	122	124	138	136	136	133	131	128	114	122	131	134	130	119	117	116	152	148	178	243	241	237	215	140		
	9/21/2019	128	120	134	130	129	128	124	121	118	115	113	112	126	118	120	131	139	142	154	204	214	193	176	161		
	9/22/2019	148	140	134	128	126	-100	-100	-114	-110	-106	-89	-72	-31	-1	41	86	88	116	169	190	192	183	176	175		
	9/23/2019	173	172	178	178	178	177	175	172	162	180	201	198	197	188	188	189	179	168	155	163	175	181	184	186		
	9/24/2019	191	192	137	137	137	137	129	123	105	118	146	144	138	134	135	136	156	152	139	152	166	170	171	166		
	9/25/2019	166	164	164	164	162	162	128	119	109	113	130	133	134	134	131	130	143	131	129	154	157	155	150	152		
	9/26/2019	144	141	141	134	134	131	125	0	106	114	140	138	135	136	133	127	112	126	164	180	159	156	130	126		
	9/27/2019	120	137	136	135	134	129	122	108	115	134	137	128	126	130	128	126	130	141	220	234	242	198	137	138		
	9/28/2019	127	119	115	136	136	136	138	145	157	167	192	208	206	203	196	184	186	194	205	242	238	217	205	195		
	9/29/2019	190	180	167	168	171	171	158	154	153	167	151	150	216	234	243	249	277	293	300	307	307	325	324	337		
	9/30/2019	337	337	338	334	335	0	333	164	157	169	195	194	191	187	187	183	157	145	133	141	150	156	156	159		
	Grand Total		5,273	5,073	5,006	4,798	4,868	4,397	4,592	3,879	3,803	4,000	4,455	4,560	4,645	4,665	4,784	4,819	4,964	4,881	5,073	5,825	6,001	5,895	5,665	5,427	

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spaces Available*	164,880
Total Spaces Occupied**	117,348
Average Occupancy	71.17%
Average Occupancy at Peak Hours 19:00 - 21:00	82.95%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.

# Maynard Garage – 82

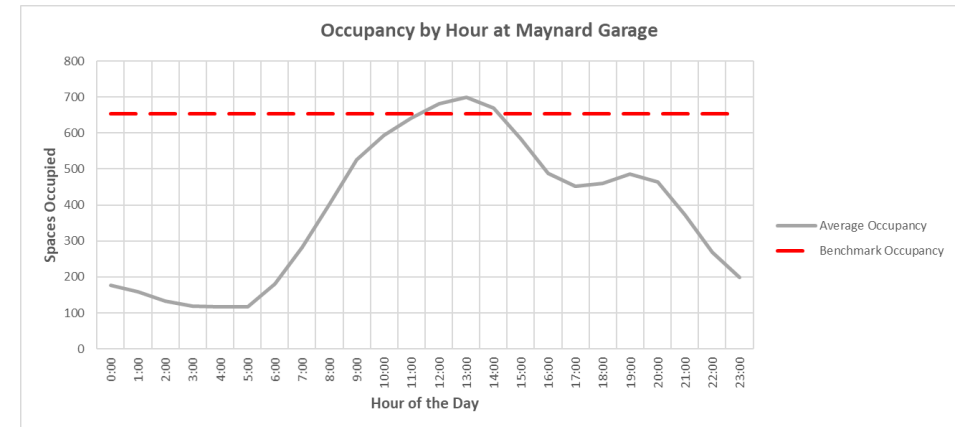
Spaces:	768	Buffer: 20	Maynard Garage - 82																						
Lot 82	Hour of the Day																								
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
	9/1/2019	395	315	256	194	194	176	176	172	178	217	318	412	448	545	535	525	503	481	485	517	495	420	310	208
	9/2/2019	168	147	137	132	132	130	127	130	137	143	179	208	259	321	344	312	314	325	326	324	318	256	192	176
	9/3/2019	177	161	133	117	117	112	211	103	573	698	793	790	794	788	764	672	514	462	449	488	479	375	237	190
	9/4/2019	91	91	84	82	83	87	174	314	388	520	639	717	779	790	773	647	489	402	340	312	303	241	130	94
	9/5/2019	73	83	80	80	80	84	165	308	387	694	791	720	787	788	756	637	519	480	452	441	326	246	225	258
	9/6/2019	238	211	102	40	35	39	124	289	363	522	725	792	791	790	789	706	591	524	527	595	627	539	387	294
	9/7/2019	242	296	254	223	219	126	181	208	233	369	490	644	716	716	692	664	614	502	459	429	401	352	316	305
	9/8/2019	303	264	222	156	145	143	143	143	159	209	345	415	483	574	550	515	429	475	551	603	531	449	290	128
	9/9/2019	114	99	97	0	97	97	155	296	531	646	762	658	682	702	665	579	440	365	327	300	285	195	151	107
	9/10/2019	88	87	83	71	72	87	177	319	537	653	783	744	790	789	735	639	518	459	446	470	448	345	222	170
	9/11/2019	152	143	141	140	165	171	248	395	462	586	702	786	792	786	735	650	535	458	468	496	443	329	255	213
	9/12/2019	188	177	174	174	174	178	309	462	481	612	741	790	791	783	760	668	535	532	588	691	617	532	308	146
	9/13/2019	77	65	60	54	54	56	138	281	546	660	639	712	759	785	734	618	460	399	476	559	648	608	524	381
	9/14/2019	329	287	145	79	72	73	116	151	177	220	295	364	462	536	518	406	371	389	506	631	741	690	601	439
	9/15/2019	278	246	199	163	152	144	150	154	161	212	290	383	458	604	759	743	707	678	508	424	348	275	184	114
	9/16/2019	98	89	87	89	89	94	172	291	358	462	611	754	780	782	734	638	500	444	414	426	401	355	265	208
	9/17/2019	198	190	183	176	175	179	152	305	505	648	724	791	788	790	768	667	582	522	520	557	524	402	232	177
	9/18/2019	199	187	179	178	177	184	264	425	588	735	784	737	767	791	752	649	506	417	419	482	550	417	346	140
	9/19/2019	100	97	91	91	74	76	163	309	378	513	655	757	791	791	777	666	507	469	463	506	505	372	151	85
	9/20/2019	69	56	49	44	44	45	174	327	548	683	790	790	787	784	771	658	520	442	489	612	695	650	521	308
	9/21/2019	191	159	102	68	66	68	112	149	192	308	377	442	516	544	479	392	343	417	501	507	592	529	387	311
	9/22/2019	298	252	195	139	127	-100	-100	-99	-82	-27	58	155	201	300	287	259	222	235	270	261	191	94	-44	-129
	9/23/2019	-149	-160	-160	-160	-160	-159	-77	242	294	703	604	686	719	733	691	572	441	367	324	353	366	285	187	137
	9/24/2019	131	122	119	110	109	112	164	310	550	652	785	719	777	788	720	605	521	469	467	452	406	296	123	82
	9/25/2019	76	66	64	61	61	68	135	285	518	674	632	712	761	771	738	630	503	433	379	453	361	259	148	105
	9/26/2019	97	90	87	87	87	92	169	0	561	690	792	789	786	727	623	519	459	499	602	658	531	279	98	68
	9/27/2019	59	52	45	95	100	171	314	713	746	791	728	793	792	775	661	498	443	513	612	670	602	411	208	181
	9/28/2019	135	100	73	71	61	104	138	165	292	419	590	728	764	745	705	586	514	443	548	555	514	436	414	402
	9/29/2019	364	308	251	251	240	240	243	252	307	401	530	572	655	604	591	606	583	604	554	466	367	291	223	194
	9/30/2019	189	185	185	185	190	0	263	397	523	599	637	693	737	754	649	566	441	339	309	319	298	233	162	130
	Grand Total	5,117	4,625	3,877	3,350	3,391	3,136	5,057	7,895	11,673	15,239	17,789	19,253	20,412	20,976	20,055	17,492	14,624	13,544	13,779	14,557	13,913	11,161	7,797	5,751

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spaces Available*	538,560
Total Spaces Occupied**	274,463
Average Occupancy	50.96%
Average Occupancy at Peak Hours 12:00 - 14:00	90.08%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.



# Forest Garage – 83

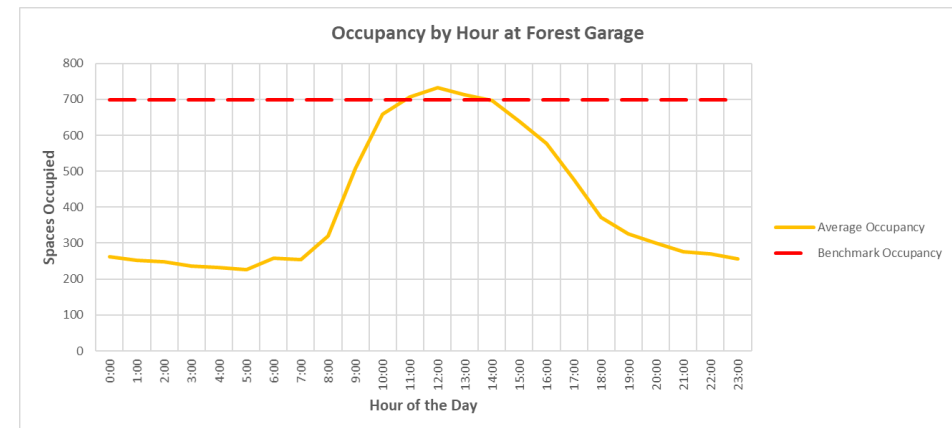
Spaces:	823	Buffer: 20		Forest Garage - 83																					
Lot 83	Hour of the Day																								
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
	9/1/2019	582	571	530	456	456	415	415	408	414	433	455	469	494	559	599	663	680	703	753	777	783	806	860	880
	9/2/2019	903	914	918	912	912	903	906	908	914	932	948	964	990	1,022	1,051	1,079	1,118	1,180	1,186	1,203	1,219	1,242	1,245	1,249
	9/3/2019	1,247	1,240	1,232	1,227	1,227	1,209	1,189	106	179	379	563	649	660	663	664	598	530	420	233	178	134	93	74	58
	9/4/2019	55	51	141	139	132	128	185	238	319	564	839	847	853	849	815	722	631	532	353	293	261	221	190	183
	9/5/2019	169	160	152	135	135	131	183	237	311	579	839	854	850	851	834	758	687	558	360	299	232	206	189	165
	9/6/2019	159	159	151	133	127	118	163	216	299	495	654	730	830	827	835	774	684	219	63	42	56	63	88	74
	9/7/2019	63	44	264	230	217	207	227	251	282	364	485	604	662	653	636	610	575	419	315	202	63	18	-4	-43
	9/8/2019	-61	-86	-148	-255	-271	-275	-275	-295	-297	-277	-244	-216	-229	-213	-220	-191	-179	-161	-147	-147	-149	-173	-188	-189
	9/9/2019	-189	-188	-188	0	-188	-190	-143	244	323	544	743	815	833	853	804	701	623	520	354	309	278	198	151	130
	9/10/2019	123	118	117	116	139	136	180	237	306	585	768	854	851	856	844	815	741	602	416	370	320	260	216	198
	9/11/2019	162	157	148	141	141	130	176	223	290	575	853	844	852	855	815	710	650	545	361	329	280	231	209	185
	9/12/2019	171	165	162	154	153	152	196	241	307	570	779	842	855	846	834	764	696	577	387	349	354	321	285	270
	9/13/2019	274	220	201	166	166	146	191	253	349	568	746	820	852	823	798	704	585	470	328	278	279	276	251	254
	9/14/2019	248	214	190	151	139	130	146	164	180	237	250	275	307	317	327	284	262	261	283	276	295	340	359	349
	9/15/2019	334	319	264	188	176	166	175	175	177	201	241	265	275	300	333	366	391	358	353	344	348	335	318	307
	9/16/2019	292	284	280	278	278	281	324	364	440	653	843	747	785	787	767	724	637	531	398	349	310	248	212	184
	9/17/2019	163	160	157	150	149	141	185	233	309	579	740	793	844	845	848	778	692	575	378	324	279	236	192	153
	9/18/2019	144	140	136	135	126	113	159	206	278	544	712	809	854	841	789	736	654	564	398	333	313	266	212	172
	9/19/2019	131	128	118	110	109	110	157	205	283	565	730	827	852	851	829	743	665	533	397	177	143	87	214	181
	9/20/2019	172	169	161	139	138	128	174	217	303	557	739	830	853	828	812	727	611	490	344	306	287	281	258	250
	9/21/2019	232	222	195	174	159	152	179	191	207	261	286	303	337	362	338	314	311	324	314	294	298	281	283	306
	9/22/2019	294	281	235	189	179	-100	-100	-128	-123	-116	-65	-38	-25	9	13	33	48	76	106	99	93	78	66	47
	9/23/2019	53	47	41	42	42	45	94	223	301	544	704	776	798	803	786	711	624	491	357	271	260	233	171	139
	9/24/2019	133	123	126	123	121	115	160	217	301	563	731	779	816	814	834	737	657	530	393	342	263	227	180	163
	9/25/2019	150	145	139	137	137	128	173	220	303	583	739	804	830	816	763	659	585	499	349	197	172	148	81	51
	9/26/2019	33	35	30	130	127	123	168	0	286	512	751	785	781	765	692	630	523	367	362	343	264	218	188	170
	9/27/2019	158	171	152	146	138	173	169	272	514	691	788	853	850	841	768	657	507	354	330	328	323	324	302	290
	9/28/2019	272	243	219	211	197	202	214	236	290	390	550	626	626	653	621	481	399	324	281	253	265	270	310	327
	9/29/2019	330	273	214	214	177	177	159	165	170	218	255	277	321	343	354	348	321	319	289	297	296	290	303	304
	9/30/2019	298	304	295	295	294	0	335	226	321	529	702	764	794	808	778	702	644	510	353	291	254	225	171	157
	Grand Total	7,345	7,057	6,968	6,621	6,491	5,859	6,982	6,876	8,956	14,215	18,433	19,805	20,505	20,640	20,181	18,528	16,731	13,851	10,794	9,453	8,722	8,022	7,578	7,196

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Spots Available*	578,160
Total Spots Occupied**	277,809
Average Occupancy	48.05%
Average Occupancy at Peak Hours 12:00 - 14:00	84.34%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.



# 4<sup>th</sup> & William Garage – 84

Spaces: 936		Buffer: 0		4th and William Garage - 84																						
Lot 84		Hour of the Day																								
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	
	9/1/2019	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	
	9/2/2019	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	
	9/3/2019	43	27	27	27	27	27	35	65	175	332	431	507	537	587	582	556	489	338	234	220	181	95	62	47	
	9/4/2019	98	42	42	42	42	44	45	46	84	239	401	511	590	602	628	0	638	550	413	311	311	279	202	147	119
	9/5/2019	75	89	86	85	87	86	90	79	245	403	508	573	616	623	622	615	543	402	311	314	266	178	107	85	
	9/6/2019	142	68	64	61	62	61	65	95	238	403	504	549	597	634	629	587	516	396	398	504	551	477	345	216	
	9/7/2019	442	113	101	98	98	95	94	95	111	173	276	438	510	505	505	472	440	403	468	527	566	568	518	472	
	9/8/2019	404	427	414	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404
	9/9/2019	427	404	404	404	404	404	406	432	568	756	845	901	921	932	944	918	865	710	603	570	541	483	442	435	
	9/10/2019	79	422	422	422	423	423	51	78	229	412	514	576	602	625	636	613	528	404	304	296	272	190	127	92	
	9/11/2019	71	79	78	76	77	78	84	77	201	391	503	561	580	602	613	605	535	377	312	352	317	197	115	83	
	9/12/2019	93	69	64	63	64	65	49	74	226	391	492	552	596	627	635	608	536	378	294	341	353	267	174	111	
	9/13/2019	104	83	82	82	84	85	86	73	197	360	445	515	533	555	534	504	453	359	315	360	379	307	225	156	
	9/14/2019	125	85	75	68	66	65	67	72	80	95	116	150	192	192	199	206	198	214	280	415	497	443	328	192	
	9/15/2019	80	108	91	85	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	
	9/16/2019	100	80	80	80	80	81	85	105	241	433	541	608	635	648	642	619	557	404	307	278	262	194	129	107	
	9/17/2019	31	97	96	95	96	96	100	72	224	423	474	548	580	597	611	584	500	371	272	251	209	123	74	36	
	9/18/2019	79	28	27	27	27	28	47	80	237	424	528	595	637	654	669	621	520	361	298	345	329	223	138	89	
	9/19/2019	106	74	71	71	73	72	77	109	244	432	547	594	627	647	660	637	538	404	300	334	320	260	152	118	
	9/20/2019	156	101	98	96	99	100	107	118	259	419	519	588	614	649	630	562	469	365	384	476	527	456	316	223	
	9/21/2019	149	122	112	108	107	107	109	113	119	133	148	176	214	232	235	221	230	244	336	465	484	440	322	240	
	9/22/2019	120	133	131	123	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
	9/23/2019	138	120	120	120	120	120	124	161	317	502	585	642	673	703	719	684	620	440	319	346	300	255	201	147	
	9/24/2019	56	137	136	136	136	137	140	74	212	381	481	539	582	616	615	585	521	375	273	245	215	131	80	63	
	9/25/2019	82	50	49	49	50	51	55	82	224	410	507	579	601	626	643	624	532	381	333	373	340	218	148	91	
	9/26/2019	77	77	75	75	75	75	48	75	229	391	480	553	576	598	606	592	504	375	307	344	315	240	143	99	
	9/27/2019	138	67	62	61	61	61	66	91	212	375	478	528	564	580	593	548	471	374	354	439	515	457	336	193	
	9/28/2019	439	114	100	62	58	59	60	65	78	119	205	367	494	516	500	473	383	440	501	575	645	626	566	495	
	9/29/2019	396	422	407	397	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396
	9/30/2019	414	396	396	396	396	398	403	439	589	757	848	920	949	966	959	939	870	712	601	610	559	494	440	418	
	Grand Total	4,718	4,088	3,964	3,867	3,868	3,873	3,548	3,862	6,748	10,370	12,540	14,203	15,086	15,596	15,035	15,065	13,422	10,694	9,469	10,345	10,276	8,578	6,689	5,381	

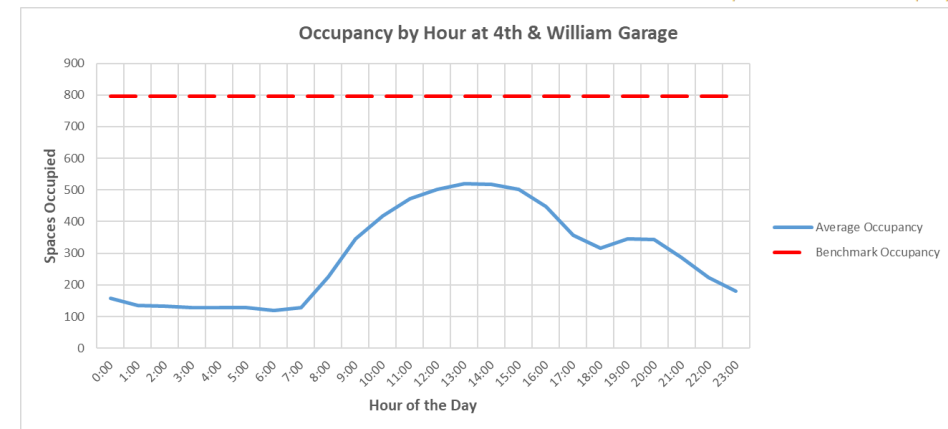
\*a red cell indicates full occupancy

\*a yellow cell indicates 85% occupancy

Total Buffered Spots Available*	673,920
Total Spots Occupied**	211,285
Average Occupancy	31.35%
Average Occupancy at Peak Hours 12:00 - 14:00	53.28%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



# Liberty Square Garage – 85

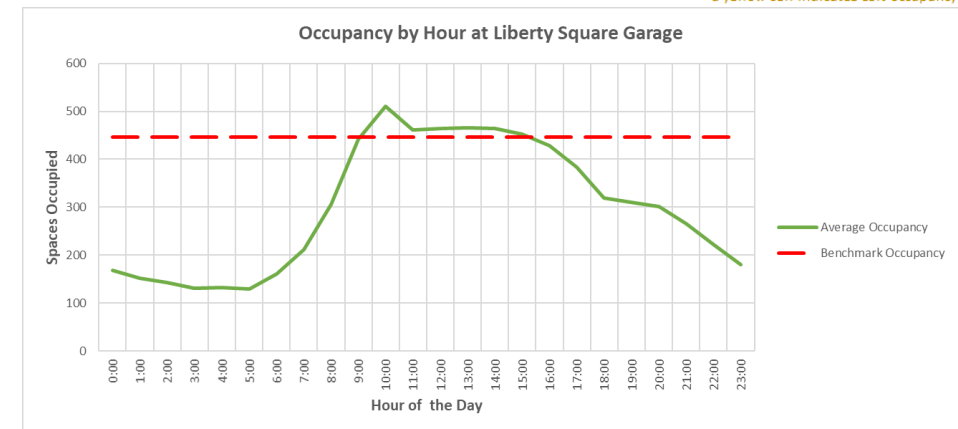
Spaces: 525		Buffer: 200		Liberty Square Garage - 85																							
Lot 85		Hour of the Day																									
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00		
	9/1/2019	325	295	274	241	241	235	235	241	251	301	443	445	403	405	408	416	458	453	459	439	443	425	407	391		
	9/2/2019	387	377	359	341	341	329	331	341	345	361	383	421	439	441	443	435	461	467	473	473	479	449	411	405		
	9/3/2019	395	398	397	387	387	383	400	240	143	309	420	456	469	546	540	525	469	420	271	241	227	206	161	129		
	9/4/2019	110	103	95	90	83	82	98	248	340	510	594	532	536	538	528	522	474	405	274	249	210	182	158	126		
	9/5/2019	122	108	105	83	83	83	100	150	221	394	639	533	540	538	535	523	477	405	275	249	202	185	152	128		
	9/6/2019	112	103	90	76	74	74	89	133	198	359	595	491	527	539	542	531	513	405	325	335	356	342	307	255		
	9/7/2019	275	234	212	228	221	218	225	238	257	336	371	451	478	473	467	471	454	380	355	335	333	316	295	269		
	9/8/2019	250	231	209	194	183	187	187	197	203	243	591	597	413	395	436	444	448	472	516	556	520	480	404	336		
	9/9/2019	312	294	293	0	292	293	314	368	361	519	601	517	531	537	537	521	485	411	304	267	242	212	174	132		
	9/10/2019	129	121	115	112	107	108	124	173	361	548	617	532	540	539	517	508	463	390	283	265	244	215	170	129		
	9/11/2019	117	108	105	104	104	101	120	168	398	555	632	527	540	533	534	505	460	391	299	311	276	213	163	130		
	9/12/2019	98	89	87	85	80	80	298	347	388	567	646	530	540	538	531	521	484	398	316	320	326	259	187	118		
	9/13/2019	90	70	66	68	68	62	78	293	364	526	593	477	508	516	496	475	440	396	325	334	377	238	209	135		
	9/14/2019	186	150	124	115	109	101	109	124	142	184	211	231	260	277	285	301	355	349	364	390	426	418	382	274		
	9/15/2019	228	197	173	155	148	148	151	153	155	177	319	283	258	267	352	346	336	301	203	197	171	117	96	73		
	9/16/2019	72	59	55	55	55	59	78	114	177	534	610	490	510	504	487	472	441	376	249	223	220	205	183	142		
	9/17/2019	129	119	114	108	108	108	124	174	410	568	627	498	530	538	528	507	456	393	289	269	251	211	131	107		
	9/18/2019	93	85	80	77	73	72	86	128	367	527	585	485	504	520	517	509	465	411	317	296	282	256	227	150		
	9/19/2019	95	79	74	72	71	71	85	134	372	502	598	480	520	532	525	507	457	428	336	325	301	246	166	122		
	9/20/2019	100	88	81	77	77	77	86	135	366	517	571	502	538	530	499	443	425	390	355	372	422	386	354	252		
	9/21/2019	218	181	153	133	111	103	111	127	144	180	209	235	256	274	298	305	285	292	296	353	355	305	254	219		
	9/22/2019	183	154	132	125	120	-100	-100	-94	-86	-42	205	174	124	84	98	102	142	140	158	168	138	103	43	23		
	9/23/2019	19	5	5	5	3	8	25	231	377	533	602	516	540	532	521	498	463	391	277	230	234	211	184	155		
	9/24/2019	141	90	85	80	78	76	97	342	407	559	638	522	538	540	538	522	510	470	352	324	299	258	208	163		
	9/25/2019	117	107	103	101	100	96	110	159	399	564	630	514	538	539	527	518	494	439	332	299	292	251	206	163		
9/26/2019	107	98	96	91	91	91	107	0	378	552	495	540	529	511	486	439	375	276	267	275	252	192	114	104			
9/27/2019	88	82	81	77	76	93	342	334	494	548	477	534	539	524	482	435	402	328	328	341	347	299	235	194			
9/28/2019	183	155	187	178	161	164	183	215	267	326	402	398	399	398	400	361	355	342	319	322	315	292	263	231			
9/29/2019	200	172	151	151	136	136	152	162	234	528	432	425	355	367	351	391	377	372	365	317	277	263	215	203			
9/30/2019	188	181	178	178	177	0	206	248	360	508	587	493	504	518	525	498	445	409	287	246	226	212	186	154			
10/1/2019																											
Grand Total	5,069	4,533	4,279	3,787	3,958	3,638	4,651	5,917	8,879	12,835	15,323	13,829	13,906	13,993	13,933	13,551	12,869	11,500	9,569	9,321	9,043	7,947	6,645	5,412			

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spots Available*	234,000
Total Spots Occupied**	214,387
Average Occupancy	91.62%
Average Occupancy at Peak Hours 10:00 - 12:00	146.28%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.

# Ann & Ashley Garage – 86

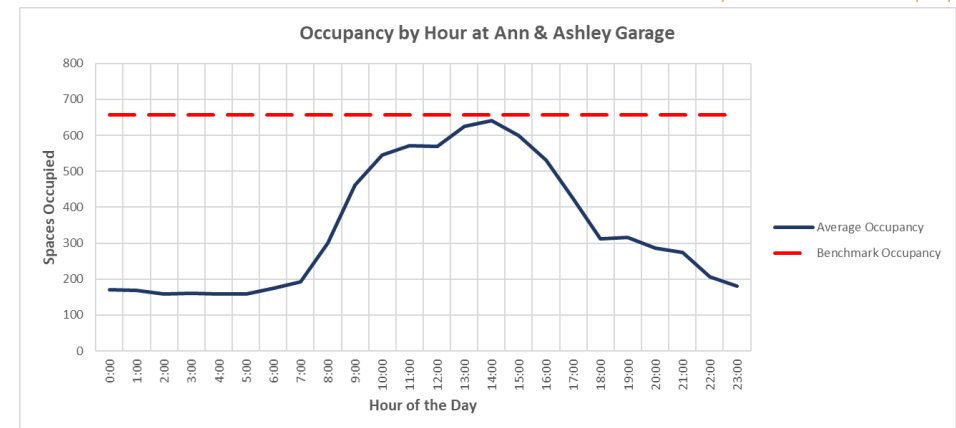
Spaces: 772		Buffer: 50		Ann & Ashley Garage - 86																					
Lot 86		Hour of the Day																							
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
	9/1/2019	571	541	527	523	523	520	520	528	529	532	533	540	550	567	585	594	606	619	627	641	648	657	663	666
	9/2/2019	670	672	673	671	671	670	675	675	679	683	682	684	684	689	694	700	705	710	716	722	728	732	734	735
	9/3/2019	736	735	734	734	734	735	732	102	138	204	206	193	157	650	624	595	550	385	242	219	197	192	183	165
	9/4/2019	85	84	82	82	82	85	111	170	319	560	685	807	806	814	806	784	740	579	419	381	344	83	77	63
	9/5/2019	61	84	82	80	80	81	101	163	331	603	725	780	780	766	802	751	694	524	364	340	74	64	59	48
	9/6/2019	76	72	72	70	72	73	82	137	311	558	655	400	423	745	749	738	663	498	204	223	252	700	173	136
	9/7/2019	105	97	88	88	95	95	97	101	109	142	202	220	281	291	746	139	78	15	-42	-71	-62	-84	-98	-136
	9/8/2019	-151	-163	-166	-168	-167	-167	-167	-161	-160	-154	-151	-152	-145	-139	-130	-126	-118	-114	-113	-104	-102	-97	-93	-88
	9/9/2019	-88	-86	-86	0	-85	-81	-60	237	392	625	738	763	710	710	713	716	662	499	338	309	291	284	269	63
	9/10/2019	63	57	57	56	82	87	113	166	344	580	682	722	783	800	775	763	701	485	330	316	285	269	255	240
	9/11/2019	81	77	77	77	77	78	102	155	335	560	701	736	734	755	792	763	678	487	306	136	120	103	98	92
	9/12/2019	65	59	57	55	54	56	104	152	299	549	683	744	740	751	711	680	622	432	286	266	144	127	109	94
	9/13/2019	76	69	66	64	64	63	73	127	311	467	563	599	609	602	606	570	506	351	224	697	714	699	200	170
	9/14/2019	95	87	81	75	73	71	76	80	87	103	130	166	220	233	234	201	188	666	165	200	224	206	179	159
	9/15/2019	139	132	124	123	120	120	124	125	128	129	131	141	149	155	159	169	181	191	203	208	219	228	234	239
	9/16/2019	245	246	246	245	245	250	268	308	422	659	789	813	801	807	738	713	650	505	341	312	287	284	280	269
	9/17/2019	267	265	127	128	128	129	160	210	264	477	588	642	299	772	790	774	710	518	375	361	342	328	309	79
	9/18/2019	76	73	72	70	71	71	98	159	309	549	667	720	777	802	792	750	650	497	223	202	182	127	118	102
	9/19/2019	95	93	91	92	92	94	95	146	280	525	684	765	754	760	774	766	691	515	371	350	332	300	116	98
	9/20/2019	91	87	82	79	79	92	103	158	308	502	594	638	644	664	659	636	561	405	291	308	353	342	195	169
	9/21/2019	113	100	93	87	81	83	84	85	89	94	131	180	205	211	213	265	252	217	219	225	248	236	230	226
	9/22/2019	211	198	186	176	172	-100	-100	-91	-89	-90	-89	-86	-83	-73	-70	-57	-46	-42	-37	-22	-11	-8	4	5
	9/23/2019	9	11	12	12	13	16	40	85	241	475	563	590	588	606	623	605	536	377	219	189	173	164	155	147
	9/24/2019	147	145	146	145	85	85	114	172	318	563	686	748	769	775	784	767	721	535	361	348	327	159	144	133
	9/25/2019	136	134	133	135	135	139	113	164	323	559	648	675	690	736	771	731	667	479	322	283	169	161	146	138
	9/26/2019	77	72	70	96	96	100	116	0	309	559	701	705	753	796	757	696	508	392	370	344	134	122	109	92
	9/27/2019	82	79	77	106	110	123	164	312	525	618	660	759	767	771	742	696	264	152	218	267	271	231	193	171
	9/28/2019	162	159	155	155	152	159	161	169	190	257	343	423	436	428	405	312	269	180	171	202	185	149	106	88
	9/29/2019	77	74	62	62	59	59	68	70	74	79	90	97	108	114	132	138	138	147	160	166	177	181	187	188
	9/30/2019	189	189	189	189	193	0	213	257	446	698	805	739	746	743	756	749	685	513	356	317	293	280	271	263
Grand Total		4,800	4,691	4,461	4,475	4,438	4,134	4,707	5,213	8,410	12,909	15,265	15,989	15,963	17,513	17,932	16,761	14,876	11,873	8,421	8,532	7,713	7,408	5,796	5,038

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spots Available*	519,840
Total Spots Occupied**	227,318
Average Occupancy	43.73%
Average Occupancy at Peak Hours 13:00 - 15:00	76.12%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.

# Library Lane Garage and Open Lot – 87

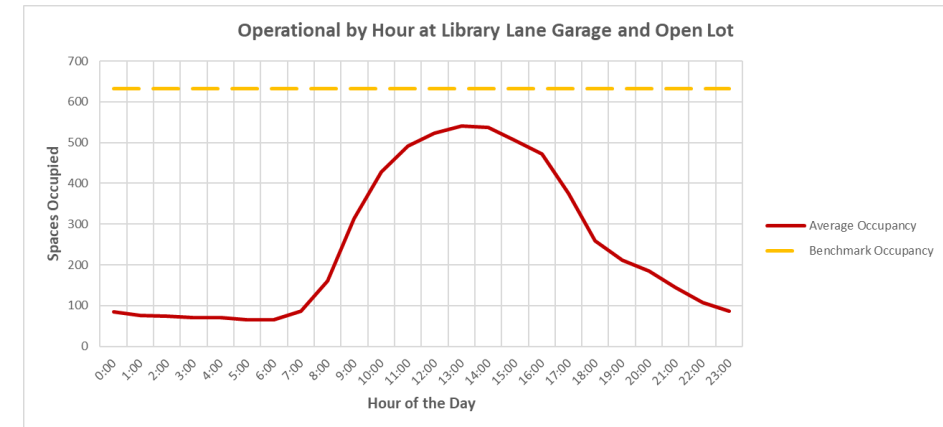
Spaces: 744		Buffer: 20		Library Lane Garage and Open Lot - 87																						
Lot 87		Hour of the Day																								
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	
	9/1/2019	184	163	152	149	149	146	146	142	156	164	162	172	248	334	356	384	376	342	300	320	294	212	152	134	
	9/2/2019	130	120	118	96	96	98	96	104	114	116	118	124	144	160	162	148	132	136	134	120	102	84	74	74	
	9/3/2019	82	82	82	82	82	85	90	53	144	346	502	592	605	642	636	608	563	441	240	160	121	77	45	32	
	9/4/2019	34	28	28	28	28	30	34	66	168	365	539	619	660	661	646	623	574	436	251	162	129	97	63	44	
	9/5/2019	47	45	46	47	47	50	53	79	188	384	558	639	643	737	740	708	657	545	342	269	211	158	58	31	
	9/6/2019	31	26	24	22	22	25	63	77	177	354	528	610	661	745	718	663	594	473	304	264	276	234	126	70	
	9/7/2019	50	38	33	29	29	29	48	57	71	124	174	281	375	389	400	398	357	195	156	132	136	122	93	66	
	9/8/2019	57	52	51	48	47	47	47	49	57	71	79	115	183	277	323	269	235	223	199	163	141	111	99	75	
	9/9/2019	79	77	75	0	75	76	79	99	179	714	692	762	669	679	686	660	618	503	293	195	161	146	123	119	
	9/10/2019	122	48	48	48	48	50	54	65	171	380	552	630	662	699	699	667	609	474	286	195	139	96	67	56	
	9/11/2019	60	56	55	55	55	56	60	76	151	330	489	573	591	613	671	655	610	500	323	225	190	140	122	99	
	9/12/2019	101	100	98	42	40	40	45	65	153	340	497	623	663	747	722	686	611	480	327	270	247	177	134	110	
	9/13/2019	106	104	102	102	102	40	34	67	177	359	531	607	619	688	665	635	564	454	312	283	268	249	197	155	
	9/14/2019	137	124	118	114	114	114	36	42	56	77	92	113	139	189	212	193	159	151	143	160	160	155	108	64	
	9/15/2019	47	38	31	29	30	30	30	30	34	34	50	62	99	154	166	136	117	99	74	66	50	22	5	4	
	9/16/2019	10	10	9	10	10	11	14	32	111	301	459	514	526	525	527	509	489	373	185	113	81	54	33	24	
	9/17/2019	25	20	19	18	18	20	27	70	177	397	575	652	670	685	672	655	609	475	273	204	168	106	66	47	
	9/18/2019	39	35	36	35	34	38	42	70	172	390	575	639	645	668	669	643	575	455	286	213	172	127	100	61	
	9/19/2019	57	52	51	51	50	52	54	69	187	386	536	607	632	704	707	676	614	504	363	295	232	174	135	111	
	9/20/2019	108	105	103	102	102	104	106	67	165	335	499	593	687	757	702	638	565	429	327	312	267	216	148		
	9/21/2019	129	114	112	107	104	104	106	112	122	147	158	203	207	202	203	209	185	116	123	150	144	118	68	41	
	9/22/2019	18	11	8	6	5	-129	-129	-131	-129	-121	-113	-91	-33	11	50	40	-34	-60	-104	-132	-156	-182	-204	-208	
	9/23/2019	-210	-212	-214	-214	-218	-217	-212	210	301	496	643	719	738	733	729	704	654	546	383	287	272	222	211	197	
	9/24/2019	200	196	194	194	194	51	56	78	185	396	564	640	660	695	680	632	590	468	286	212	167	103	78	61	
	9/25/2019	61	54	53	51	51	55	59	70	158	379	564	627	724	740	739	718	662	534	379	290	256	200	157	128	
	9/26/2019	129	121	121	120	120	123	56	0	179	382	611	654	698	674	642	591	483	303	227	213	145	94	56	48	
	9/27/2019	46	44	44	44	44	48	61	159	343	505	605	641	679	711	657	558	431	314	303	293	244	199	145	123	
	9/28/2019	118	115	108	108	108	111	117	137	175	237	324	398	434	437	405	282	248	238	253	252	221	173	157	132	
	9/29/2019	123	119	114	114	115	115	114	116	122	144	148	196	258	282	248	242	198	172	150	140	136	124	128	128	
	9/30/2019	122	122	120	120	122	0	128	146	246	420	576	664	675	662	660	637	598	488	286	186	158	142	126	113	
Grand Total		2,452	2,219	2,153	1,971	2,041	1,748	1,855	2,407	4,639	9,073	12,400	14,269	15,194	16,200	16,092	15,167	13,677	10,867	7,508	6,144	5,348	4,183	3,142	2,495	

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Buffered Spots Available*	521,280
Total Spots Occupied**	173,244
Average Occupancy	33.23%
Average Occupancy at Peak Hours 12:00 - 14:00	74.34%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.

# South Ashley Lot – 88

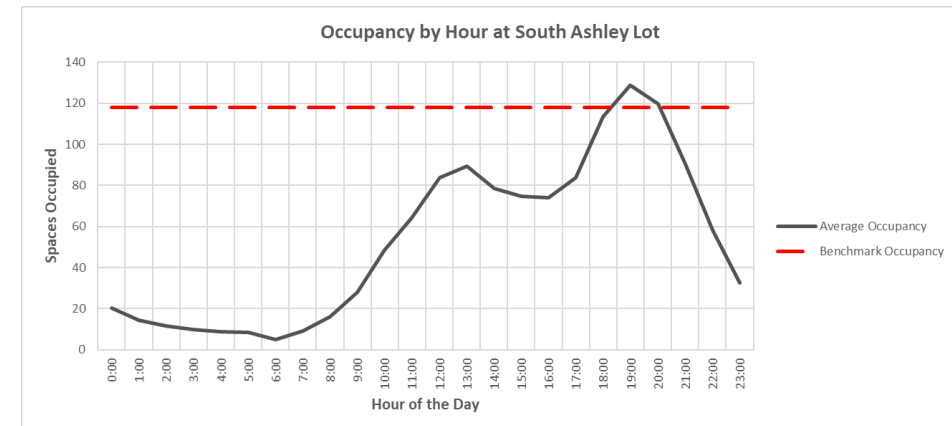
Spaces: 139		South Ashley Lot - 88																								
Lot 88		Hour of the Day																								
Day of the Month		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	
	9/1/2019	50	23	18	13	13	11	11	12	12	17	23	49	84	73	40	4	-16	-37	-54	-92	-123	-146	-192	-228	
	9/2/2019	-254	-265	-269	-269	-269	-270	-270	-271	-270	-272	-272	-263	-264	-254	-256	-282	-313	-328	-343	-363	-391	-415	-432	-453	
	9/3/2019	-457	-469	-470	-470	-470	-469	-470	4	11	20	42	57	69	89	73	65	58	57	76	97	78	42	17	9	
	9/4/2019	5	5	2	2	1	1	2	3	11	28	47	57	77	83	87	79	67	81	85	109	105	66	40	10	
	9/5/2019	5	4	4	4	4	4	2	6	20	30	54	58	75	102	97	83	67	97	115	110	113	79	39	22	
	9/6/2019	10	4	3	4	3	3	4	8	17	26	46	63	83	117	124	108	91	98	130	143	141	136	104	54	
	9/7/2019	29	18	12	8	6	5	4	6	18	40	74	110	139	143	60	141	135	109	121	138	140	113	94	63	
	9/8/2019	45	28	18	11	9	9	9	7	9	18	24	31	52	26	1	-30	-49	-68	-82	-105	-132	-171	-214	-238	
	9/9/2019	-252	-259	-261	0	-261	-261	-261	47	56	69	96	104	120	130	117	111	105	98	118	125	104	80	64	52	
	9/10/2019	50	50	48	48	48	48	1	7	17	24	63	67	86	89	71	61	56	68	92	102	96	56	39	15	
	9/11/2019	3	2	2	3	3	1	2	5	9	17	45	65	78	79	81	64	72	79	84	92	89	56	27	13	
	9/12/2019	5	5	5	2	1	1	3	7	9	17	31	54	84	89	95	83	66	64	101	134	133	108	74	23	
	9/13/2019	12	7	0	1	1	0	0	1	2	15	37	44	69	85	81	67	58	77	111	143	142	114	83	43	
	9/14/2019	22	12	5	3	3	2	2	2	5	15	29	51	59	71	79	78	83	105	138	144	140	142	100	62	
	9/15/2019	38	22	15	11	9	7	6	6	8	13	27	41	74	68	46	0	-13	-26	-41	-73	-96	-132	-169	-193	
	9/16/2019	-204	-207	-208	-208	-208	-208	-208	-207	-202	-189	-156	-152	-137	-132	-140	-138	-142	-146	-136	-105	-86	-113	-161	-193	
	9/17/2019	-200	-200	-200	-200	-200	-202	-203	1	5	16	34	52	69	83	70	67	58	64	106	145	143	92	54	19	
	9/18/2019	5	4	3	4	3	3	2	3	9	28	51	55	72	100	83	80	75	86	131	146	131	98	52	20	
	9/19/2019	8	8	7	6	6	6	3	6	11	24	51	68	93	96	79	64	46	57	89	133	136	96	51	28	
	9/20/2019	12	7	6	6	6	6	2	4	11	26	47	65	83	101	80	76	68	89	142	143	139	136	97	57	
	9/21/2019	34	18	15	12	11	10	10	10	15	22	32	50	59	71	87	80	55	73	143	143	144	129	103	93	
	9/22/2019	48	27	14	12	10	10	10	9	10	19	31	50	73	75	44	6	-8	-35	-44	-53	-81	-111	-149	-186	
	9/23/2019	-197	-198	-198	-198	-198	-198	-198	33	43	60	76	77	96	100	96	89	81	88	119	143	143	98	68	54	18
	9/24/2019	9	6	5	5	4	4	1	4	12	25	44	63	85	75	58	52	50	64	101	106	106	72	39	31	
	9/25/2019	24	20	20	19	19	19	1	1	8	15	37	56	73	89	87	75	66	70	99	142	129	89	58	13	
	9/26/2019	9	8	6	7	7	6	7	0	14	26	48	73	97	94	81	63	71	96	143	128	93	59	30	3	
	9/27/2019	1	-1	0	-1	-1	1	1	12	26	45	60	81	117	112	84	76	97	119	142	143	137	110	59	38	
	9/28/2019	24	17	14	14	12	14	14	19	40	73	111	142	142	144	133	120	120	136	143	145	129	89	50	27	
	9/29/2019	21	19	18	18	15	15	15	16	25	38	45	60	51	21	-22	-39	-56	-73	-86	-116	-146	-177	-203	-214	
	9/30/2019	-217	-218	-218	-218	-217	0	-217	-216	-207	20	51	57	85	96	89	72	61	50	79	106	86	48	13	-1	
Grand Total		469	314	240	213	194	186	112	239	433	786	1,356	1,800	2,344	2,501	2,123	1,864	1,706	1,925	2,608	2,960	2,752	2,078	1,341	713	

\*a red cell indicates full occupancy  
\*a yellow cell indicates 85% occupancy

Total Spots Available*	100,080
Total Spots Occupied**	31,257
Average Occupancy	31.23%
Average Occupancy at Peak Hours 18:00 - 20:00	66.51%

\*Calculated by (lot capacity) x (hours in the day) x (days in the month)

\*\*Calculated by finding the sum of the all the daily lot totals for the month



\*Any negative numbers are most likely a result of a glitch with Amano. All sums read negative numbers as 0.



# Total Garages and Lots

Total Instances of Benchmarked Occupancy by Hour - September 2019

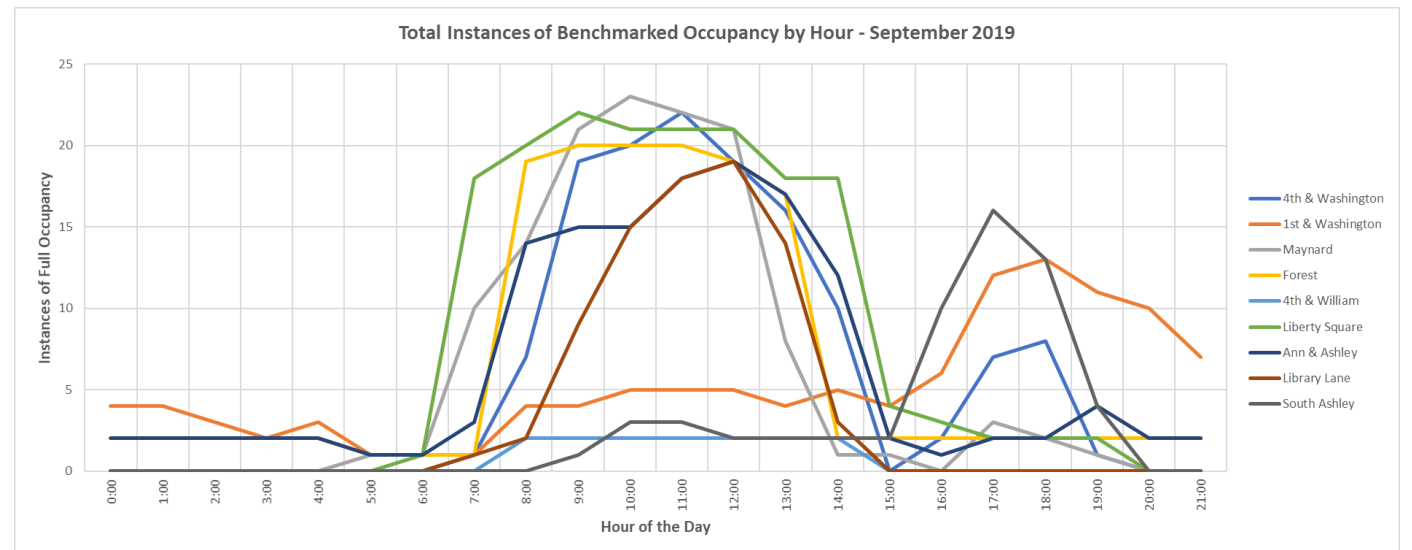
Time / Structure	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Lot Total
4th & Washington	0	0	0	0	0	0	0	0	0	1	7	19	20	22	19	16	10	0	2	7	8	1	0	0	132
1st & Washington	6	4	4	4	3	2	3	1	1	1	4	4	5	5	5	4	5	4	6	12	13	11	10	7	124
Maynard	0	0	0	0	0	0	0	1	1	10	14	21	23	22	21	8	1	1	0	3	2	1	0	0	129
Forest	2	2	2	2	2	2	2	1	1	1	19	20	20	20	19	17	2	2	2	2	2	2	2	2	148
4th & William	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	0	0	0	0	0	0	0	14
Liberty Square	0	0	0	0	0	0	0	0	1	18	20	22	21	21	21	18	18	4	3	2	2	2	0	0	173
Ann & Ashley	2	2	2	2	2	2	2	1	1	3	14	15	15	18	19	17	12	2	1	2	2	4	2	2	144
Library Lane	0	0	0	0	0	0	0	0	0	1	2	9	15	18	19	14	3	0	0	0	0	0	0	0	81
South Ashley	0	0	0	0	0	0	0	0	0	0	0	1	3	3	2	2	2	2	10	16	13	4	0	0	58
Total Times Full	10	8	8	8	7	6	7	4	5	35	82	113	124	131	127	98	55	15	24	44	42	25	14	11	1,003

Total Spaces Available <sup>1</sup>	3,515,040
Total Spaces Occupied <sup>2</sup>	1,614,660
Average Occupancy	45.94%
Average Occupancy at Peak Hours <sup>3</sup>	84.26%

<sup>1</sup>Calculated by (lot capacity) x (hours in the day) x (days in the month)

<sup>2</sup>Calculated by finding the sum of the all the daily lot totals for the month

<sup>3</sup>Peak hours vary per garage



\*benchmark occupancy refers to 85% of the structure's maximum capacity