



MEMORANDUM

TO: Ann Arbor City Council
FROM: Howard S. Lazarus, City Administrator
SUBJECT: Response to Council Resolution R-19-569 – Resolution to Support Center of the City Interim Use and Long Term Planning for the Center of the City/Library Lot Property
DATE: February 11, 2020

This memorandum is provided in response to Council Resolution [R-19-569](#), which establishes the requirement for the City Administrator to report monthly and to include a presentation of the proposed plan as part of the budget development. Kindly be advised as follows:

Center of the City Report

The Center of the City Task Force is required by Council Resolution [R-19-135](#) to present its conceptual plans for the development of the Library Lot/Center of the City on February 28th. Upon receipt of this report, I propose the following actions:

- I will forward the report as a communications item to Council, with the recommendation that we schedule 20 minutes for a summary presentation as an introduction item at a Council meeting in March.
- Staff will begin discussions with the adjacent property owners to obtain easements to create pedestrian pathways within the Library Block to provide the connections depicted in the Task Force plan.
- Staff will review the Center of the City Task Force report and will propose a budget item to be entered into the Capital Improvements Program.

Short Term Programming/Improvements

I am pleased to report the following items:

- The City has reserved the use of the Library Lot for its 50th Earth Day Celebration. Private partners are being sought to help defray the costs.

- The City is collaborating with the Library Green Conservancy to relocate the Bloomsday event to the Library Lot.
- Some members of Council have proposed relocating the Mayor’s Green Fair to the Library Lot in coming years. The event will have to be reimagined to fit in the space available. The Ann Arbor Area Transit Authority (AAATA) has expressed its concern about potential impacts to its operations on 5th Avenue. These issues can be addressed in the planning for the 2021 event.
- The Center of the City Task Force report may address short term/semi-permanent improvements. I did, however, meet with Ms. Josie Parker of the Ann Arbor District Library (AADL) and Ms. Susan Pollay of the Downtown Development Authority (DDA) to highlight the following:
 - The AADL Downtown Branch can be the source of some amenities until an interim improvements plan is finalized. Specifically, the library has public bathrooms that are available to the public during normal demand hours and the wireless service available in the building may be accessible from the Library Lot.
 - All utilities necessary to support interim events (water/electricity) are already available on site.
 - There is shared concern about the placement of temporary outdoor furniture that cannot or is not affixed to anchors. Any design concept proposed should follow a clearly defined program description.

Governance/Financial Model

- The Center of the City Task Force will propose a governance model for the Library Lot in its proposal, which will include public and private funding considerations.
- Funding not used in FY20 for support of the Library Lot may be “rolled over” into the FY21 budget to support staffing and technical requirements.
- The DDA tax increment funding (TIF) is capped, and any funds in excess of that cap accrue to the City. Council may want to consider allocating TIF revenue growth to the City above that which is budgeted in FY20 to develop a funding source for the Library Lot as a means to meet the funding levels described in R-19-569.

As always, please do not hesitate to contact me if you have any questions or if I can be of further assistance.

cc: T Crawford, Financial & Administrative Services
D Delacourt, Community Services
H Seyfarth, Systems Planning
S Higgins, City Administrator's Office
S Petersen, City Administrator's Office
S Pollay, DDA
J Parker, AADL