

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING AGENDA

June 3, 2009 12:00 noon

DDA Offices, 150 S. Fifth Avenue, Ann Arbor, MI 48104

1. Roll Call

Gary Boren, Russ Collins, Rene Greff, Leah Gunn, Jennifer Hall, Roger Hewitt, John Hieftje, Joan Lowenstein, John Mouat, Keith Orr, Sandi Smith, John Splitt

2. Audience Participation (4 people maximum, 4 minutes each)

3. Reports from City Boards and Commissions

- Ray Detter, Downtown Area Citizens Advisory Council

4. Presentations

- Amber Miller, transportation hubs

5. Status of Taskforce Efforts with DDA Membership

- A2D2 Steering Committee
- 415 W. Washington Selection Committee
- Committee to Discuss a Mutually Beneficial Financial Agreement with City Council

6. Approval of Minutes

- May 6, 2009

7. Subcommittee Reports

a. Transportation Committee – John Mouat, Chair

- Resolution to Increase DDA Funding for the Connector Study from \$50,000 to \$80,000
- Resolution to Approve a \$12,000 Grant for a getDowntown Evaluation
- Discussions about the LINK
- Next Committee meeting: Wednesday, June 24 at 9am

b. Operations Committee – Roger Hewitt, Chair

- Resolution to amend the DDA 2008/09 budget
- Transition to demand management – status
- Parking income comparisons
- Next Committee meeting: Wednesday, June 24 at 11am

c. Capital Improvements Committee – John Splitt, Chair

- S. Fifth Avenue parking structure - status
- Fifth & Division – status
- Wayfinding - status
- Next Committee meeting: Wednesday, June 10 at 11am

d. Partnerships Committee – Sandi Smith and Russ Collins, Co-Chairs

- Energy saving grant program - status
- DDA website updates and data policy
- Developing a plan to encourage future downtown redevelopment
- Next Committee meeting: Wednesday, June 10 at 9am

8. Other DDA business matters

- Resolution to Recommend Final A2D2 Changes In Response to Building Height Limits

9. Other Audience Participation (4 minutes each)

10. Adjournment

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
May 6, 2009

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair Jennifer Hall called the meeting to order at 12:05 p.m.

1.	ROLL CALL
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Present: Gary Boren, Russ Collins, Rene Greff, Leah Gunn, Jennifer Hall, Roger Hewitt, John Hieftje, Joan Lowenstein, John Mouat, Keith Orr, Sandi Smith, John Splitt

Absent: None

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Joan Lyke, Management Assistant

Audience: Peter Allen, Peter Allen & Associates
Dave Askins, Ann Arbor Chronicle
Mike Bergren, City of Ann Arbor
Martha Bayer, City of Ann Arbor
Pat Cawley, City of Ann Arbor
Bob Dascola, Downtown Business Owner
Ray Detter, Downtown Area Citizens Advisory Council
Kevin Eyer, City of Ann Arbor
Tyler Erickson, Citizen
Ray Fullerton, Downtown Area Citizens Advisory Council
Trek Glowachi, Nerds
Adrian Iraola, Park Avenue Consultants
J. Aaron Jacobson, Self
John Kang, Ross Business School
Mike Kessler, Workantile Exchange, LLC
Mark Lyons, Republic Parking System
Kyle Mazurek, Ann Arbor Chamber of Commerce
Tom McMurtrie, City of Ann Arbor
Stephanie Murray, Ann Arbor News
Ethel Potts, Self
Connie Pulcifer, City of Ann Arbor
Ellie Serras, MSA Biz
Nancy Shore, getDowntown
Eli Slack, Self
Mary Thiefels, Tree Town Murals
Maura Thomson, MSA
William Toziek, Vague Innovation, LLC
Brahm Wondeler, Self

2.	AUDIENCE PARTICIPATION
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Ms. Serras, Ms. Thiefels, Ms. Thomson and Mr. Dascola presented a proposal for an art project, and asked the DDA to extend its 2007 resolution that set aside funds from the 4th & William project for public art in the structure to allow them more time to continue their discussion with the Ann Arbor Public Arts Commission, as the Commission had shown an interest in their project but was unable to come to resolution. Hall referred this issue to the Partnerships Committee as the 2007 resolution had been sponsored by the former DDA ROC committee.

Mr. Cooper said that the cost of the Connector is more expensive than anticipated. AATA would be providing \$320,000 for the study using federal Stimulus funding; the UM will provide \$160,000, and the City & DDA will each

be asked to provide \$80,000 for a total \$640,000. The study will examine the feasibility of installing a transportation connection between the UM East Medical Campus, Pfizer campus, North campus, Medical campus, Central Campus, downtown, and Briarwood/Athletic campus areas.

Ms. Shore reported that the 2009 getDowntown Commuter Challenge is off to a great start, with more people and companies participating than ever before. This month-long event provides her with valuable new employee connections and inspires many people to try alternative transportation choices which can translate to long-term commuting changes. The Zipcar program is going very well and the DDA may soon be asked to increase the number of cars it sponsors.

Mr. Glowachi said that he was a soft-ware developer, doesn't own a car and doesn't park downtown but he felt that the DDA blocking parking data access creates bad feelings with local technology groups and is an affront on the societal level. Ms. Greff reported that access was readily made available months ago; Ms. Pollay asked to meet with Mr. Glowachi to learn more about why he felt access was still being blocked.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council: Mr. Detter extended an invitation to the Old Fourth Ward & Downtown Neighbors Spring Potluck Party, 120 & 126 N. Division, on June 4th. He said that CAC is concerned about negative conditions at Courthouse Square Apartments as reported by residents, and will attempt to help as possible. The CAC does not believe the City should use the DDA parking funds to balance its budget; these funds should be used to sustain and improve the quality of life downtown. CAC opposes extending meters into the residential areas. The CAC will continue to follow the A2D2 project.

4. PRESENTATIONS

Ms. Pulcifer presented a handout of the new Citizen Participation Ordinance Guide for PUDs, Planned Projects, Rezoning and Major Site Plans. The guide was created by the Planning Unit to help developers meet the ordinance requirements for citizen participation. Mr. Eyre provided a demonstration of a new web program developed in partnership with the Planning Unit and IT Staff which allows citizens to track development projects through the city system. Citizens may sign up to receive an e-mail alert whenever a new development is proposed; they can click on a live map to see where the project is and how it relates to the surrounding area and they can attend meetings related to the project(s). The new technology does not replace public hearing notices via regular mail but it is more convenient and up to date. Ms. Pulcifer said in the future the Planning unit may use other technologies for notifying citizens about projects such as Facebook and/or Tweeter.

Mr. McMurtrie stated the City is going to replace 75 trash cans with receptacles that work with the automated solid waste trucks, with 50 placed in city parks and 25 placed downtown. He understood the concerns about the automated cans being lighter and thus more likely to be tipped over. Mr. Collins asked why the DDA was being informed about this; Mr. McMurtrie said that he welcomed DDA comments. Mr. Collins thanked him for allowing this involvement, saying that "this was really nice."

Mr. Bergren presented an overview of two revenue-generating ideas that were included in the FY 2009/10 and FY 2010/11 City budgets. One was a new permit for commercial vehicles that use the loading zones. The cost of the permits would depend on the delivery area(s) requested. The second idea was to install new parking meters in the close-in residential areas just outside the DDA District, near the hospital, and in areas such as on Depot and Wall Streets where there is commuter parking taking place. Mr. Bergren said that it was estimated that \$380,000 would be generated for the city from these meters.

5. STATUS OF CITY TASKFORCE EFFORTS WITH DDA MEMBERSHIP

A2D2 Steering Committee: Mr. Hewitt reported that City Council will soon consider amendments to the Downtown Plan which were proposed by the Planning Commission to incorporate the vision and recommendations of the A2D2 initiative into the master plan. Following that, City Council is scheduled to consider the A2D2 zoning

amendments. The A2D2 Steering Committee and the Planning Commission will continue working on the urban design guidelines and a design review process for new downtown development, with public review of these guidelines tentatively scheduled for fall.

415 W. Washington: Mr. Mouat said this item has been placed on hold while City Staff has focused on the Budget process. He expects staff to resume working on this item after the City budget is approved.

Mutually Beneficial Agreement Committee: Ms. Greff stated that the committee did not meet this month.

6. MINUTES

Ms. Gunn moved and Mr. Orr seconded approval of the April 1, 2009 DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Collins, Greff, Gunn, Hall, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Splitt

NAYS: None

Absent: None

The motion carried.

7. PARTNERSHIPS COMMITTEE

Energy Audits: Ms. Smith shared the most recent energy audit summary prepared by Mr. Konkle. The first audit of a large building (First National Bank Building) was received.

Mid-year Retreat: The retreat will take place May 20th on the Michigan Theater stage. The first half will focus on the DDA mission and parking agreement. The second half will showcase project ideas that could be undertaken in downtown Ann Arbor.

DDA Percent for the Arts: Ms. Smith said the Committee explored the idea of redirecting DDA Percent for the Arts funds to downtown performing arts buildings to help address maintenance concerns as a way to help them withstand the current economic situation. There appeared to be no interest in this concept; rather the committee may explore other ideas such as paying for energy saving improvements.

DDA website: Ms. Smith reported that the Committee is reviewing website content and structure.

Sidewalk recycle containers: Ms. Smith said that the DDA provided funding last year for a pilot program. At the time containers weren't readily available through catalogues so a local dumpster firm designed the 9 units that were installed. There is an interest in increasing the number of containers, and the committee will discuss the possibility of a design competition to create more attractive and unique containers as well as the possibility of purchasing through a catalogue, before bringing a funding request to the DDA.

8. TRANSPORTATION COMMITTEE

Mr. Mouat said that the Committee held a moveable meeting which began with a LINK ride followed by a walk back to the office and finished with a discussion about the DDA's role with "shared transportations" and "personal transportations." Committee observations included the lack of information at LINK stops, the number of women using the LINK, and the significant demographic change on the LINK in the "town" and "gown" parts of downtown. Other observations included: the more people and activity, the less one notices if downtown looks dirty, the LINK use connecting Oxford Housing to central campus was very clear – less clear is the benefit to making the full large circuit and perhaps the route should be broken into two. Mr. Mouat invited all DDA members to a special meeting to discuss the LINK, May 7, 11 am.

9. OPERATIONS COMMITTEE

Transition to Demand Management: Mr. Hewitt reported that the pilot Maynard valet program is still being monitored, the pilot AVI program is now in its third month, the multi-space pay stations are delayed again due to the backlog demand for solar panels meanwhile the parking space marker design is being tweaked, and the new customer service telephone service is now in its second month.

Financial statements: Mr. Hewitt reported that TIF expenses are over budget due to the unbudgeted grant to the City for the court/police building, direct parking expenses is over budget due to additional staff time for TDM efforts, parking revenues are nearly equal to budget.

Meter bag fee waivers: Mr. Hewitt said that staff had been asked to provide a report which showed that the DDA provided \$152,115 in meter bag fee waivers in the past year. Approximately 1/3 of this was provided to support Art Fair, another large amount went toward bagging meters on football Saturdays to accommodate game traffic, as well as waivers for nonprofits.

Official parking placards: Mr. Hewitt said that effective September 1st the Committee has decided to terminate use of a little known "official parking placard" program inherited many years ago from the city. Current users will be provided with the option to receive prepaid stored value parking meter cards with a token value of \$5 which can be reloaded with additional value at the Republic Parking office.

Grant approvals: Mr. Hewitt said that the committee was considering asking that all grants recommended by other DDA committees should first be reviewed by the Operations Committee before the full DDA would consider them, or alternately that the budget should be organized to assign funds to each committee and any additional dollars recommended by a committee would have to be reviewed first by the Operations committee. Ms. Greff said that she thought this concept gave more power to one committee over the others and that every DDA member should consider the impacts to the Ten Year Plan before approving large grants. Ms. Gunn said she agreed with Mr. Hewitt that Operations Committee should review grant recommendations from the other committees. Ms. Greff said that this would be an abrupt change in DDA procedures and culture to empower one committee over the others. Mr. Collins said that he understood the issue under debate was that grants were approved that had not been budgeted so maybe it would be a good idea to give each committee a budgeted amount for grants. Ms. Hall said she thought that large projects had as much if not more impact than grants. Ms. Smith indicated she did not see the problem that would prompt such a change in the grant approval process.

7. CAPITAL IMPROVEMENTS COMMITTEE
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Wayfinding: Mr. Splitt reported that the project is out to bid and responses are due shortly. The committee will bring a resolution to the May 20th retreat for contractor approval. Interest is strong and we hope for good prices.

5th & Division: Mr. Splitt said that a city staff member recently provided an additional set of comments on the construction drawings which Beckett & Raeder will incorporate. A meeting will be held this evening at the Michigan Union to provide interested residents/businesses on Division Street information about construction this summer. This meeting is being held at the Michigan Union because the UM will also be providing information on its new parking structure construction on Division Street that has already begun and the City will provide information on their street resurfacing project on Packard in August including an area adjacent to Division Street. It is anticipated that the 5th & Division project will be out to bid by the end of May.

S. Fifth Avenue Parking Structure Project: Design detailing continues and the committee will be updated at its next meeting. The environmental soils report came back clean; Mr. Iraola will apply for administrative approvals from the City to transport soils to the airport. Discussions regarding infrastructure relocation continue with DTE, AT & T and Comcast. Utility easement descriptions have been developed. In coordination with the City's resurfacing work on E. Liberty Street, installation of the conduit work by DTE at 5th and Liberty is scheduled to begin tomorrow.

10. OTHER DDA BUSINESS MATTERS

City Parking Meters: Ms. Hall brought back for discussion the matter of the City including in its budget an assumption of new parking meter revenues. She thanked Mr. Bergren and Mr. Cawley for their assistance during this discussion. Mr. Bergren said that the plan for the City to install new parking meters is a proposal and there is still time for discussion before the City Council votes on this in two weeks.

Ms. Smith expressed concern that this plan shows meters installed in residential areas and that the revenue projections may be too high given what she had seen when meters were installed on N. Ashley and N. First Street where commuters simply parked elsewhere rather than pay to park at these meters.

Mr. Bergren was asked if the city would use parking meters or kiosks; he said they planned to use parking meters, possibly buying them from the DDA when they are being removed for pay-by-space kiosks. Mr. Boren asked if the City would be asking the DDA to manage these additional meters; Mr. Bergren said that this hadn't been determined yet. Mr. Boren said that he thought that the City and DDA should discuss this question along with other parking-related issues. Ms. Hall asked how parking enforcement would work since the proposed budget would eliminate most of the city's parking enforcement positions and these meters would greatly expand the area enforcement would be needed; Mr. Bergren indicated that he wasn't able to address this question.

Ms. Smith stated that adding meters in residential areas where there is free parking now will likely just push parking out further into the neighborhoods. Ms. Greff said the issue of dual management of parking meters was complicated. She said that she was grateful that the City would not be adding meters within the DDA District, but that Nelson/Nygaard set forward a recommendation that all public parking should be managed by the DDA. Mr. Mouat asked if there was a way for the DDA to discuss this with the City. Ms. Greff said that the City had not appointed its ad hoc "mutually beneficial" committee yet. Mr. Hieftje said that City Council is not planning on appointing its committee before the budget is approved.

Ms. Lowenstein said that the Executive Committee discussed the matter and drafted a resolution to help the DDA frame its thoughts on the idea. Ms. Lowenstein moved and Mr. Splitt seconded the following resolution:

RESOLUTION REQUESTING THAT CITY COUNCIL RECONSIDER THE ACTION OF ADDING PUBLIC PARKING METERS AS PART OF ITS 2009/10 AND 2010/11 BUDGETS

Whereas, The A2DDA has managed the off-street public parking system since 1992 and the on-street metered parking system since 2002 for a combined public parking system of approximately 7,100 parking spaces;

Whereas, The DDA and City work together to ensure the public benefit from this parking system under the 2002 Parking Agreement;

Whereas, It has been proposed that the City's 2009/10 and 2010/11 budgets include a \$380,000 figure for new revenues to be received by the City from new parking meters that will be installed in locations adjacent to DDA-managed meters, as well as in distant locations such as on Washtenaw;

Whereas, As managers of the public parking system the DDA is skeptical that the City will in fact generate \$380,000 (net of expenses) from the new meters;

Whereas, Dual management of two different on-street meter systems will be confusing and a duplication of services for the public and counter to Nelson/Nygaard's recommendation that all public parking be provided by the DDA to meet the goals of demand management;

RESOLVED, The DDA asks that the City reconsider the plan to install many dozens of new parking meters as part of its 2009/10 and 2010/11 budget approvals;

RESOLVED, The DDA suggests that this would be an excellent topic of discussion for the "Mutually Beneficial"

subcommittees of DDA and City to discuss when they meet to discuss the January 2009 City Council resolution requesting that the DDA engage in a dialogue with the City to determine mutually beneficial opportunities to direct new funds to the City.

Ms. Smith said that she supported this resolution. She said that she was skeptical of the revenue projections included in the proposed city budget and felt that this topic should be part of a larger discussion between the City and the DDA about parking. She said that she felt that the parking system needs to be managed as an organic system rather than in bits and parts. She said she also would favor residential permits rather than the installation of parking meters in the residential areas.

Ms. Lowenstein said that she also thought the parking system should be operated as whole system. The DDA is piloting a project to move away from meters toward kiosks and pay-by-space system. The City's plan seems contrary to the DDA plan. This issue deserves discussion before the City moves forward with the plan as proposed in the budget.

Mr. Boren said he had some concerns with regard to the legality of the proposal to add meters given the current parking contract between the City and DDA. Ms. Lowenstein proposed an amendment that was considered as friendly to add the words, "by contract" to the first Whereas. She also proposed a Resolved clause that the "DDA would add this item to its midyear retreat agenda for discussion," which was also considered as friendly.

Ms. Greff asked what the Board hoped to achieve by the amendments to the resolution. Mr. Collins stated he would support the resolution but he didn't feel it would make a difference. Mr. Hieftje requested the item be assigned to Partnerships for further discussion. Mr. Orr suggested the item should be discussed by the City and DDA Mutually Beneficial committees; Ms. Greff agreed, saying that this item should be considered as part of the larger parking discussions between the City and the DDA. Ms. Gunn expressed concern with the benign nature of the resolution.

Mr. Hieftje asked that the final resolved clause direct this topic to the DDA Partnerships Committee rather than the Mutually Beneficial Committee, as Partnerships also has City Council members participating. This was considered to be a friendly amendment.

Ms. Hall said she was disappointed the Mutually Beneficial Committee was excluded; Ms. Greff expressed disappointment that City Council directed the DDA to begin a dialogue about parking revenues in January and many months later still had not appointed its committee to begin this discussion.

The amended resolution is as follows:

Resolution Requesting that City Council Reconsider the Action of Adding Public Parking Meters as Part of its 2009/10 and 2010/11 Budgets

Whereas, The A2DDA has managed the off-street public parking system by contract since 1992 and the on-street metered parking system since 2002 for a combined public parking system of approximately 7,100 parking spaces;

Whereas, The DDA and City work together to ensure the public benefit from this parking system under the 2002 Parking Agreement;

Whereas, It has been proposed that the City's 2009/10 and 2010/11 budgets include a \$380,000 figure for new revenues to be received by the City from new parking meters that will be installed in locations adjacent to DDA-managed meters, as well as in distant locations such as Washtenaw;

Whereas, As managers of the public parking system the DDA is skeptical that the City will in fact generate \$380,000 (net of expenses) from the new meters;

Whereas, Dual management of two different on-street meter systems will be confusing and a duplication of services for the public and counter to Nelson/Nygaard's recommendation that all public parking be provided by the DDA to meet the goals of demand management;

RESOLVED, The DDA asks that the City reconsider the plan to install many dozens of new parking meters as part of its 2009/10 and 2010/11 budget approvals;

RESOLVED, The DDA suggests that this would be an excellent topic of discussion for the Partnerships Committee.

RESOLVED, The DDA will add this matter to its midyear retreat agenda for discussion, and will make a recommendation about this at an upcoming DDA meeting.

A vote to approve the resolution as amended showed:

AYES: Boren, Collins, Greff, Gunn, Hall, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Splitt

NAYS: None

Absent: None

The motion carried.

Mr. Hieftje reported that the Police Chief will be presenting information about how parking enforcement will be handled in light of the elimination of many community standards positions in the upcoming budgets. He will also present information to the next Mayor's Downtown Marketing Task Force meeting on how the downtown may be impacted by the elimination of the downtown beat officers.

Mr. Hieftje announced that SEMCOG anticipates opening the East-West Commuter Rail service October 23, 2010. The North-South rail discussions continue.

Ms. Smith stated that the recently approved Transportation Plan related to WALLY listed the LINK as a possible shuttle connector. More details to follow.

11. OTHER AUDIENCE PARTICIPATION

None.

12. ADJOURNMENT

Mr. Hewitt moved and Mr. Splitt seconded adjournment of the meeting at 2:20 PM.

Respectfully submitted,
Susan Pollay, Executive Director

**RESOLUTION TO INCREASE THE DDA'S CONTRIBUTION TO THE ANN ARBOR CONNECTOR
ALTERNATIVES STUDY FROM \$50,000 TO \$80,000**

Whereas, In July 2008 the DDA approved a resolution providing \$50,000 to support the Ann Arbor Connector Study which will look at the feasibility of implementing a Connector as proposed in the City of Ann Arbor's Model for Mobility, which would connect to the future east/west and north/south commuter rail stations as well as the various UM campuses, downtown and Briarwood area;

Whereas, This project has been proposed as a partnership between AATA, UM, City and DDA;

Whereas, An RFP was distributed for this study and the lowest responsible response was provided by URS at a total cost of \$640,000;

Whereas, AATA has received federal grant dollars and has agreed to increase their financial commitment to this study, as has the University as follows:

	<u>Previous Commitment</u>	<u>Requested Commitment</u>
AATA	\$100,000	\$320,000 (confirmed)
UM	\$50,000	\$160,000 (confirmed)
City of Ann Arbor	\$50,000	\$80,000
DDA	\$50,000	\$80,000

Whereas The Transportation Committee recommends DDA approval of an additional \$30,000 for this study, for a total of \$80,000;

RESOLVED, The DDA will provide an additional \$30,000 for a total grant of \$80,000 to support the Ann Arbor Connector Alternatives Study in partnership with the AATA, UM, and City of Ann Arbor;

RESOLVED, That these grant funds will be taken from 063 Parking Fund Grants, with \$50,000 to be spent in FY 09/10 and \$30,000 in FY 10/11.

From Eli Cooper:

Ann Arbor Connector Feasibility Study Key Elements: What will the feasibility study to provide us?

It is a technical transit and transportation analysis of two corridors reaching from the downtown. One corridor will extend from Downtown to the US23 and Plymouth Road interchange area, along the Fuller/Plymouth Road. Analysis will also be conducted to the south from the Downtown along State Street to the interchange with I-94.

The analysis will include the development and analysis of several initial transit alternatives representing a broad universe of potential mode and alignments. Alternatives studied will include modal options, alignment options, operational options, alternative termini and station/stop options. The options to be explored include a transportation system management option and up to five fixed guideway options. The key deliverables are outlined below.

Key Deliverables:

1. Purpose and Need Statement

- Identification of existing and future system deficiencies, service gaps and desired levels of service at both the corridor and regional level. A statement of Purpose and Need provides the basis for proceeding with an investment.

2. Fatal Flaw Analysis

Analysis of each alternative to assure they can respond to each critical issue outlined below:

- Is each alternative consistent with the adjacent environment?
- Is there sufficient right-of-way available or will significant property acquisition/displacement be required?
- Does the alternative serve the transit market?
- Is the mode consistent with anticipated demand?
- Is the route/alignment appropriate for the proposed mode?

3. Ridership and Travel Demand forecasting

Detailed modeling and travel forecasting providing a basis to evaluate the study alternatives will be undertaken. Specific travel markets will be evaluated and considered as part of the study. They include:

- City of Ann Arbor
 - Residents
 - Commuters
 - Employment
- University of Michigan
 - Inter-campus
 - Intra-campus
 - Medical
- Activity Center to Activity Center person trips by mode.
- Summary model run tabulations
 - Regional VMT
 - District to district trips
 - Directional transit passenger volumes
 - v/c ratios on roadways
 - mode of access to transit stations

4. Capital and operating cost estimates

The feasibility study will provide generalized capital and operating cost estimates based on concept design characteristics for each alternative. The estimates will provide a basis to compare the alternatives fairly and provide the community an order of magnitude for each alternative.

5. ECONOMIC IMPACTS

The Study will provide a market analysis, considering land use, zoning and transit investment. The following areas will be included in the economic impact analysis.

- Potential new development
- Retail purchasing
- Downtown employee retention
- Attraction of new business
- Improved convention/tourist business
- Housing impacts
- Increased hospitality investment
- University related activities

RESOLUTION TO PROVIDE \$12,000 FOR AN EVALUATION OF THE GETDOWNTOWN PROGRAM

Whereas, The getDowntown program was established in 1999 as a partnership between the DDA, Chamber, AATA, and City, and in the past decade the program has worked to encourage the use of transit, bicycling, walking, carpools and other transportation alternatives to single-passenger automobile commuting;

Whereas, There is an interest in evaluating current downtown employee commuting behavior as compared against the findings from previous studies to determine how visible the getDowntown program has become, and the impact of various getDowntown programs and special events to help affect commuting choices;

Whereas, This study will also reveal important information about transportation needs that can be used by the DDA as it assesses investment in various transportation programs;

Whereas, The cost for this study will be \$24,000 and the DDA has been asked to pay for 50% of this cost or \$12,000;

Whereas, The DDA Transportation Committee reviewed this request and determined that it would be a valuable use of DDA dollars and recommends approval of this grant by the DDA;

RESOLVED, The DDA approves a grant in the amount of \$12,000 to the getDowntown Program to help fund a comprehensive evaluation of the getDowntown program.

RESOLUTION TO APPROVE THE REVISED DDA BUDGET FOR FISCAL YEAR 2008/2009

Whereas, The DDA Board passed a FY 2008/09 budget for the DDA on February 6, 2008;

Whereas, The DDA Board has approved items not anticipated in its FY 2008/09 budget, thus necessitating a budget revision so that expenditures will not have exceeded the budget;

Whereas, The Operations Committee recommends approval of this budget revision by the DDA;

RESOLVED, The DDA approves this amendment to its FY 2008/09 budget.

ResbudgetrevisionFY09
June 3, 2009

FY 2008/09
Budget Revision

Agency: 003 Downtown Development Authority
Fund: Combined All Funds

	Combined 003 & 030 2008/09 TIF	001 2008/09 Housing	063 2008/09 Parking	065 2008/09 Parking Maint.	Adjustments	2008/09 All Funds Combined
Income						
DDA Taxes	\$3,870,539					\$3,870,539
Parking Revenues						
Structures			\$8,427,204			\$8,427,204
Surface Lots			\$1,937,416			\$1,937,416
Meters			\$2,378,884			\$2,378,884
Meter Bags			\$532,992			\$532,992
Total Parking			\$13,276,496			\$13,276,496
Transfers from Other Funds		\$200,000		\$2,093,605	(\$2,293,605)	\$0
Interest Income	\$146,000	\$30,721	\$163,288	\$37,604		\$377,613
Miscellaneous Income	\$81,340		\$0			\$81,340
Total Income	\$4,097,879	\$230,721	\$13,439,784	\$2,131,209	(\$2,293,605)	\$17,605,988
Expenses						
Salaries	\$99,877		\$140,000			\$239,877
Fringe Benefits	\$51,203		\$56,095			\$107,297
Administrative Expenses	\$155,317	\$3,000	\$200,588	\$2,500		\$361,404
Total Administration	\$306,396	\$3,000	\$396,682	\$2,500		\$708,579
Professional Services	\$465,000	\$2,500	\$130,000	\$800,000		\$1,397,500
Insurance	\$34,147		\$70,000			\$104,147
Parking Expenses						
Direct Parking Expenses						\$0
Republic Expenses			\$5,048,565			\$5,048,565
Parking Facility Rent			\$545,000			\$545,000
City Payments			\$2,765,000			\$2,765,000
Utilities			\$385,000			\$385,000
Parking Maintenance				\$300,000		\$300,000
Total Parking Expenses			\$8,743,565	\$300,000		\$9,043,565
TIF Maintenance	\$200,000					\$200,000
Transfers and Grants						
Interfund Transfers	\$200,000		\$2,093,605		(\$2,293,605)	\$0
Alternative Transportation Grants			\$650,000			\$650,000
YMCA Purchase	\$50,000					\$50,000
Liberty Lofts	\$300,000					\$300,000
Court Police Facility & LEED Cert.	\$706,000					\$706,000
Other Grants	\$244,000	\$90,000				\$334,000
Total Transfers and Grants	\$1,500,000	\$90,000	\$2,743,605		(\$2,293,605)	\$2,040,000
Capital Costs	\$865,000			\$2,400,000		\$3,265,000
Bond Payments	\$1,374,727		\$3,320,077			\$4,694,804
Total Expenses	\$4,745,270	\$95,500	\$15,403,930	\$3,502,500	(\$2,293,605)	\$21,453,595
Excess of Revenues Over Expenses	(\$647,391)	\$135,221	(\$1,964,146)	(\$1,371,291)	\$0	(\$3,847,607)
Estimated Beginning Fund Balance	\$6,032,814	\$1,467,172	\$8,168,015	\$1,609,821		\$17,277,822
Estimated Budgeted Ending Fund Bal.	\$5,385,423	\$1,602,393	\$6,203,869	\$238,530		\$13,430,215

**FY 2008/09
Budget Revision**

**Agency: 003 Downtown Development Authority
Fund: 003 TIF**

	2007/08 Actuals	1st Nine Months of FY 2008/09	Approved 2008/09 DDA Budget	Recommended 2008/09 Budget Revision	2008/09 Revision Comments
Income					
TIF Tax Levies					
DDA Taxes	\$3,680,612	\$4,263,523	\$3,545,000	\$3,870,539	Final amount based on Final Property Values
Miscellaneous Revenue					
Interest on Investments	\$343,600	\$109,351	\$210,000	\$146,000	Lower Interest Rates Earned
Miscellaneous	\$14,350	\$58,784	\$0	\$81,340	Façade Loan Payments
Total Miscellaneous Revenue	\$357,950	\$168,135	\$210,000	\$227,340	
Total Income	\$4,038,562	\$4,431,658	\$3,755,000	\$4,097,879	
Expenses					
Salaries					
51100 Permanent Salaries	\$94,300	\$65,978	\$92,877	\$92,877	1/2 Exec Dir & Management Assistant
51200 Temporary Pay	\$25,189	\$5,193	\$28,000	\$7,000	1/2 Intern + Accounting Clerk
Total Salaries	\$119,489	\$71,171	\$120,877	\$99,877	
Fringe Benefits					
52100 Medical Insurance	\$8,768	\$6,528	\$8,650	\$8,650	
52110 Dental Insurance	\$1,023	\$740	\$950	\$950	
52120 Optical Insurance	\$235	\$114	\$325	\$152	
52130 Life Insurance Cost	\$367	\$311	\$250	\$415	
52200 Social Security	\$8,959	\$5,096	\$8,600	\$8,600	
52210 Retirement	\$12,202	\$9,025	\$15,000	\$15,000	
52230 Unemployment Compensation	\$379	\$247	\$450	\$450	
52240 Deferred Compensation	\$683	\$553	\$780	\$780	
52250 Workers Comp	\$328	\$200	\$1,350	\$1,350	
52260 Short-Term Disability	\$268	\$92	\$1,125	\$1,125	
52270 Auto Allowance	\$1,894	\$1,420	\$2,000	\$2,000	
52280 VEBA Trust	\$5,190	\$4,096	\$7,635	\$4,096	
52290 Retiree Health Care	\$9,477	\$5,162	\$7,635	\$7,635	
Total Fringe Benefits	\$49,773	\$33,584	\$47,115	\$51,203	
Administrative Expenses					
53110 Telephones	\$6,197	\$3,939	\$6,500	\$5,500	
53140 Printing	\$15,633	\$11,467	\$13,500	\$13,500	
53150 Advertising	\$35,598	\$2,900	\$7,000	\$3,867	
53160 Conf & Training	\$42,586	\$36,944	\$30,000	\$42,000	
53165 Office Supplies	\$6,933	\$2,770	\$8,500	\$4,500	
53170 Software Maintenance Agreements	\$1,107	\$1,151	\$2,200	\$1,200	
53180 Miscellaneous	\$13,151	\$7,175	\$10,000	\$10,000	
53190 Government Functions	\$6,551	\$3,712	\$5,000	\$6,500	
53200 Postage	\$1,210	\$122	\$600	\$250	
53210 Bank Charges	\$28,930	\$11,806	\$25,000	\$20,000	
53220 Prop/Plant/Equip<2500	\$20,779	\$4,743	\$12,000	\$10,000	
53230 Office Rent & Expenses	\$36,583	\$27,167	\$36,000	\$38,000	
Total Administration	\$215,257	\$113,896	\$156,300	\$155,317	
Professional Services					
54200 Attorney Fees & Legal	\$23,693	\$7,955	\$15,000	\$15,000	Bodman, Longley & Darling
54300 Architect and Engineering	\$287,773	\$191,194	\$125,000	\$350,000	Misc.
Consulting Fees	\$424,692	\$52,156	\$200,000	\$100,000	Misc.
Total Professional Services	\$736,158	\$251,305	\$340,000	\$465,000	
Self Insurance Transfer					
55200 MMRMA Insurance (Liability)	\$0	\$0	\$50,000	\$34,147	Received unanticipated credit from past years
Total Insurance	\$42,008	\$34,147	\$50,000	\$34,147	
General Maintenance					
57100 General Repairs	\$39,444	\$30,359	\$120,000	\$120,000	
Equipment Repairs	\$90,000	\$71,324	\$80,000	\$80,000	
Total General Maintenance	\$129,444	\$101,683	\$200,000	\$200,000	
Transfers					
58100 To Other Funds	\$851,706	\$200,000	\$200,000	\$200,000	
Other Grants	\$908,285	\$1,095,207	\$550,000	\$1,300,000	Court/Police Facility & LEED grant \$706K
Total Transfers	\$1,759,991	\$1,295,207	\$750,000	\$1,500,000	
Capital Costs					
59100 Capital Equipment	\$10,171	\$11,554	\$15,000	\$15,000	
Capital Construction	\$2,228,801	\$648,230	\$700,000	\$850,000	
Total Capital Costs	\$2,238,972	\$659,784	\$715,000	\$865,000	
Bond Payments					
59300 Transfer to Bond Fund	\$1,313,518	\$1,374,727	\$1,335,510	\$1,374,727	
Total Bond Payments	\$1,313,518	\$1,374,727	\$1,335,510	\$1,374,727	
Total Expenses	\$6,604,610	\$3,935,504	\$3,714,802	\$4,745,270	
Excess of Revenues Over Expenses	(\$2,566,048)	\$496,154	\$40,198	(\$647,391)	
Fund Balance June 30, 2006	\$6,978,579				
Fund Balance June 30, 2007 (Reserved and Unreserved)	\$4,412,532				

**FY 2008/09
Budget Revision**

**Agency : 003 Downtown Development Authority
Fund: 001 Housing**

	2007/08 Actuals	1st Nine Months of FY 2008/09	Approved 2008/09 DDA Budget	Recommended 2008/09 Budget Revision	2008/09 Revision Comments
Income					
Contribution from TIF Fund	\$431,706	\$200,000	\$200,000	\$200,000	
Interest on Investments	\$61,911	\$23,041	\$40,431	\$30,721	Lower Interest Rates Earned
Total Income	\$493,617	\$223,041	\$240,431	\$230,721	
Expenses					
Bank Fees	\$2,027	\$2,242	\$3,000	\$3,000	
Legal Fees	\$0	\$0	\$2,500	\$2,500	
Other Grants	\$249,213	\$90,000	\$20,826	\$90,000	Avalon Grant Unbudgeted
Total Expenses	\$251,240	\$92,242	\$26,326	\$95,500	
Excess of Revenues over Expenses	\$242,377	\$130,799	\$214,105	\$135,221	
Fund Balance - July 1, 2007	\$1,184,782				
Fund Balance - June 30, 2008 (Reserved and Unreserved)	\$1,427,159				

- * 1999 - Avalon \$136,500, LISC \$50,000
- 2000 - LISC \$50,000, Courthouse Square \$150,000
- 2001 - LISC \$200,000 Dawn Farms \$135,000, AA Chamber of Commerce \$5,000
- 2002- Courthouse Square \$100,000, AA Chamber of Commerce \$5,000, Washtenaw Housing Alliance \$22,725
- 2003- Ashley Mews \$75,000, Housing Coordinator \$10,000
- 2004-Baker Commons, Chiller & Entry Door Repairs \$83,445, City YMCA Debt Pmts \$1.7M
- 2005-YMCA Debt Pmts \$68K
- 2006-YMCA Debt Pmts \$68K Community Needs Study \$15K
- 2007-YMCA Debt Pmts \$68K, Avalon \$153K
- 2008 - \$150K Avalon
- 2009 - \$90K Avalaon

**FY 2008/09
Budget Revision**

**Agency: 003 Downtown Development Authority
Fund: 063 Parking**

	2007/08 Actuals	1st Nine Months of FY 2008/09	Approved 2008/09 DDA Budget	Recommended 2008/09 Budget Revision	2008/09 Revision Comments
Income					
Parking Revenues					
42100 Washington/First	\$168,656	\$88,509	\$139,532	\$118,012	
42110 Maynard	\$1,836,754	\$1,445,534	\$1,745,632	\$1,686,456	
42120 Washington/Fourth	\$565,280	\$479,314	\$635,575	\$639,085	
42130 Forest Ave	\$1,392,058	\$940,088	\$995,090	\$1,096,769	
42140 William/Fourth	\$2,379,985	\$1,527,757	\$2,005,626	\$2,037,009	
42150 Liberty Square	\$1,292,908	\$1,006,823	\$1,255,877	\$1,342,431	
42160 Ann/Ashley	\$1,558,258	\$1,130,581	\$1,550,871	\$1,507,441	
42170 Fifth Avenue	\$403,152	\$330,794	\$448,995	\$441,059	
42180 S. Ashley Street	\$448,975	\$324,104	\$418,073	\$432,139	
42190 Huron/Ashley/First	\$640,863	\$445,102	\$620,803	\$593,469	
42200 Huron/Fifth	\$113,840	\$85,730	\$138,600	\$114,307	
42210 1st & William	\$151,013	\$105,221	\$144,900	\$140,295	
42211 Fingerle Lot	\$44,915	\$36,500	\$75,000	\$48,667	
42212 415 W. Washington	\$65,227	\$79,736	\$90,000	\$106,315	
42216 Fifth & William		\$42,800	\$0	\$57,067	
42217 Valet Service		\$2,047	\$0	\$4,100	
42220 Parking Meters	\$2,441,455	\$1,784,163	\$2,462,943	\$2,378,884	
42230 Meter Bags	\$540,346	\$456,850	\$379,560	\$532,992	
Total Parking Revenues	\$14,043,683	\$10,311,653	\$13,107,077	\$13,276,496	
Miscellaneous Income					
43000 Interest on Investments	\$380,696	\$122,466	\$132,698	\$163,288	
Miscellaneous	\$2,383	\$0	\$1,000	\$0	
Total Miscellaneous Income	\$383,079	\$122,466	\$133,698	\$163,288	
Total Income	\$14,426,763	\$10,434,119	\$13,240,775	\$13,439,784	
Expenses					
Salaries					
51100 Permanent Salaries	\$133,826	\$97,641	\$135,000	\$135,000	
51200 Temporary Salaries	\$6,644	\$3,112	\$8,500	\$5,000	
Total Salaries	\$140,470	\$100,753	\$143,500	\$140,000	
Fringe Benefits					
52100 Medical Insurance	\$8,771	\$6,526	\$8,650	\$8,701	
52110 Dental Insurance	\$1,024	\$740	\$950	\$987	
52120 Optical Insurance	\$276	\$143	\$325	\$191	
52130 Life Insurance Cost	\$332	\$284	\$250	\$379	
52200 Social Security	\$10,883	\$7,621	\$10,978	\$10,161	
52210 Pension Costs	\$17,304	\$13,063	\$12,000	\$17,417	
52230 Unemployment Compensation	\$221	\$247	\$450	\$329	
52240 Deffered Compensation	\$783	\$553	\$780	\$737	
52250 Workers Comp	\$393	\$288	\$3,500	\$384	
52260 Short-Term Disability	\$384	\$136	\$1,125	\$181	
52270 Auto Allowance	\$1,894	\$1,420	\$2,000	\$1,893	
52280 VEBA Trust	\$7,360	\$5,888		\$7,851	
52290 Retiree Health Care	\$9,477	\$5,162	\$7,635	\$6,883	
Total Fringe Benefits	\$59,100	\$42,071	\$48,643	\$56,095	
Administrative Expenses					
53100 Telephones	\$6,766	\$4,614	\$10,000	\$7,000	
53130 Printing	\$5,461	\$192	\$5,000	\$2,500	
53140 Advertising	\$538	\$943	\$5,750	\$2,500	
53150 Conferences & Training	\$6,245	\$9,511	\$6,500	\$15,000	Pay-by-Space Selection Committee
53160 Office Supplies	\$6,781	\$3,803	\$5,250	\$5,250	
53165 Software Maintenance Agreements	\$1,107	\$1,151	\$2,400	\$1,151	
53170 Miscellaneous	\$665	\$3,242	\$6,250	\$4,500	
53180 Government Functions	\$2,983	\$1,537	\$5,500	\$3,000	
53190 Postage	\$245	\$140	\$600	\$187	
53200 Bank Service Charges	\$69,722	\$61,227	\$45,000	\$85,000	Credit Card Fees were not budgeted
53210 Property Plant & Equipment < \$2,500	\$18,565	\$7,385	\$17,000	\$37,500	Meeting Room AV Equip. \$27K
53220 Office Rent & Utilities	\$36,583	\$26,986	\$37,000	\$37,000	
Total Administrative Expenses	\$155,662	\$120,731	\$146,250	\$200,588	
Professional Services					
54100 Legal	\$851	\$0	\$5,000	\$5,000	
54200 Engineering Consulting	\$3,200	\$16,825	\$25,000	\$25,000	
54300 Professional Services	\$50,420	\$34,990	\$1,150,000	\$100,000	Train studies not undertaken
Total Professional Services	\$54,470	\$51,815	\$1,180,000	\$130,000	
Insurance					
4200 City Insurance Charges (Property)	\$56,902	\$42,838	\$85,000	\$70,000	Insurance Cost Reduction
Total Insurance	\$56,902	\$42,838	\$85,000	\$70,000	
Direct Parking Expenses					
56100 Wages and Benefits	\$2,478,277	\$1,936,136	\$2,600,000	\$2,600,000	
56200 Fringe Benefits	\$862,476	\$703,924	\$850,000	\$938,565	
56300 Management Fees	\$190,000	\$114,300	\$195,700	\$195,000	
56400 Administrative Expense	\$222,406	\$197,715	\$229,078	\$265,000	
56500 Maintenance Expense	\$765,531	\$515,371	\$450,000	\$690,000	
56600 Maintenance Contracts	\$301,060	\$220,331	\$325,000	\$300,000	
56700 Equipment	\$5,713	\$40,350	\$75,000	\$60,000	
56810 Parking Facility Rent	\$429,712	\$337,568	\$465,000	\$465,000	
56820 Parking Facility -Property Taxes	\$76,159	\$77,924	\$80,000	\$80,000	
56831 Parking Facility -Street Transfers	\$760,036	\$570,189	\$782,838	\$765,000	
56832 Meter Rent	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
Total Direct Parking Expenses	\$8,091,370	\$6,713,808	\$8,052,615	\$8,358,565	
Utilities					
56910 Natural Gas	\$6,949	\$5,766	\$15,000	\$10,000	
56920 Water	\$17,793	\$15,587	\$25,000	\$25,000	
56930 Electricity	\$338,739	\$244,871	\$385,000	\$350,000	
Total Utilities	\$363,482	\$266,224	\$425,000	\$385,000	
Grants & Transfers					
58200 Grants	\$182,334	\$365,005	\$500,000	\$650,000	
58100 Transfers	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	Parking Maint Fund Transfer
Total Grants & Transfers	\$2,275,939	\$2,458,610	\$2,593,605	\$2,743,605	
Bond Payments					
59300 Bond Payments	\$3,327,198	\$3,320,077	\$3,001,933	\$3,320,077	Current Bonds
Total Expenses	\$14,539,558	\$13,116,927	\$15,676,546	\$15,403,930	
Excess of Revenues over Expenses	(\$112,795)	(\$2,682,808)	(\$2,435,771)	(\$1,964,146)	
Fund Balance - July 1, 2007	\$5,607,640				
Fund Balance - June 30, 2008 (Reserved and Unreserved)	\$5,494,845				

**FY 2008/09
Budget Revision**

**Agency: 003 Downtown Development Authority
Fund: 065 Parking Maintenance Reserve**

	2007/08 Actuals	1st Nine Months of FY 2008/09	Approved 2008/09 DDA Budget	Recommended 2008/09 Budget Revision	2008/09 Revision Comments
<u>Income</u>					
<u>Operating Transfers</u>					
45000 Transfer from Parking Fund	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	CWI 2008 Report
43000 Interest	\$86,028	\$28,203	\$64,450	\$37,604	Lower interest rate earned
Total Income	\$2,179,633	\$2,121,808	\$2,158,055	\$2,131,209	
<u>Expenses</u>					
<u>Facility Repairs</u>					
53170 Miscellaneous	\$0	\$0	\$5,000	\$2,000	
53200 Bank Charges	\$0	\$208	\$0	\$500	
54200 Architect and Engineering Fees	\$111,607	\$509,659	\$200,000	\$750,000	If the bond fund is set up prior to Y/E this will be reduced
54300 Consultant Fees	\$782,190	\$26,327		\$50,000	
57100 Parking Facility Repairs	\$237,301	\$120,492	\$250,000	\$250,000	
57200 Equipment Repairs	\$145,579	\$9,735	\$175,000	\$50,000	
Total Facility Repairs	\$1,276,677	\$666,213	\$630,000	\$1,102,500	
<u>Capital Costs</u>					
59100 Capital Equipment	\$541,349	\$431,311	\$100,000	\$900,000	Pay-by-Space Machines \$400K, TDM Equip
59200 Capital Construction	\$1,101,510	\$873,906	\$1,201,527	\$1,500,000	Library Parking Structure Exp. To be Bonded
Total Capital Costs	\$1,642,859	\$1,305,217	\$1,301,527	\$2,400,000	
Total Expenses	\$2,919,536	\$1,971,430	\$1,931,527	\$3,502,500	
Excess of Revenues over Expenses	(\$739,903)	\$150,378	\$226,528	(\$1,371,291)	
Fund Balance - July 1, 2007	\$2,349,723				
Fund Balance - June 30, 2008 (Reserved and Unreserved)	\$1,609,820				

MEMO

DATE: May 27, 2009

TO: DDA Operations Committee

FROM: Joe Morehouse

RE: Progress towards the DDA TDM Goals

At the February 2008 Operations Committee, DDA staff presented an 18 month action plan to help us eventually transition to a transportation demand system. Since we last met in April, Republic Parking and I have taken the following actions as outlined in the February 27, 2008 memo to the Operations Committee:

- The usage and revenue/cost reports for the Maynard valet service are attached.
- The fourth month of tracking customer parking through an AVI card went well. However we are having a problem with the credit cards we have on file becoming invalid. We have has four cards become invalid out of the 13 test accounts. The reason for the invalidations is that the cardholders are being issued new cards because of expiration dates or security issues. We are attempting to implement a procedure to follow up on with the cardholders when the card becomes invalid.
- The use of magnetic encoded validation tickets should begin soon.
- We are scheduled to launch the e-park system on June 15th. We will be installing four machines per day for five days straight. Republic has arranged to have personnel on street to help any customers use the stations. Temporary signage will be deployed during the first few weeks of deployment and the media will be contacted along with the creation of a chat room on the web.
- The Customer Service Line had 16 calls since the last report.

**DDA Valet Expenses
December to April**

	December	January	February	March	April	Total
INCOME:						
Valet Charges	\$90	\$595	\$517	\$845	\$780	\$2,827
EXPENSES:						
Personnel Expenses						
Payroll						
-Salary	\$0	\$1,458	\$0	\$0	\$0	\$1,458
-Hourly	\$2,192	\$5,867	\$5,932	\$6,450	\$6,127	\$26,569
Payroll Taxes	\$264	\$891	\$723	\$788	\$734	\$3,400
Workers Comp	\$121	\$403	\$326	\$355	\$337	\$1,542
Employee Health Care/Benefits/401k	(\$13)	(\$38)	\$38	\$443	(\$25)	\$405
Total Personnel Expenses	\$2,564	\$8,582	\$7,019	\$8,036	\$7,173	\$33,375
Operating Expenses						
General Administrative	\$0	\$0	\$0	\$0	\$61	\$61
Office Supplies	\$1,335	\$397	\$0	\$0		\$1,732
Tickets Printing	\$242	\$0	\$409	\$0		\$651
Postage	\$0	\$0	\$0	\$0		\$0
Gas, Oil, Maintenance	\$0	\$0	\$0	\$0	\$428	\$428
Communications	\$0	\$0	\$0	\$0		\$0
Material	\$3,145	\$159	\$0	\$0		\$3,305
Data Processing	\$0	\$0	\$0	\$0		\$0
Uniforms	\$0	\$0	\$0	\$0		\$0
Insurance	\$9	\$23	\$250	\$18	\$441	\$741
Card Refunds	\$0	\$0	\$0	\$0		\$0
Snow Removal	\$0	\$0	\$0	\$0		\$0
Maintenance Contract	\$0	\$0	\$0	\$0		\$0
Contract Work	\$0	\$2,064	\$0	\$0		\$2,064
Total Operating Exp.	\$4,731	\$2,643	\$659	\$18	\$930	\$8,982
Management Fee	\$0	\$600	\$600	\$600	\$600	\$2,400
Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total Expenses	\$7,296	\$11,825	\$8,278	\$8,654	\$8,704	\$44,757
Net Revenues (Loss)	(\$7,206)	(\$11,230)	(\$7,761)	(\$7,809)	(\$7,924)	(\$41,930)

Parking Customer Service Information Line

Date	Time	Caller's Origin	Caller's Destination	Caller's Ideal Parking Area	Ideal Facility Available Spaces	Recommended Parking Area	Recommended Facility Available Spaces	Caller's Response	Notes
18-Mar	11:21 AM	unknown	Fourth and Washington	80	19	n/a	n/a	n/a	customer called to ask number of spaces only
18-Mar	1:39 PM	unknown	Fourth and Washington	80	27	n/a	n/a	n/a	customer called to ask number of spaces only
26-Mar	11:39 AM	unknown	wrong number	n/a					
27-Mar	10:23 AM	unknown	"campus"	82	83	83	178	n/a	customer will try Maynard first, then Forest
30-Mar	11:03 AM	unknown	Fourth and Washington	80	91	n/a	n/a	n/a	customer called to ask number of spaces only
31-Mar	9:32 AM	Maynard	U-M SNRE	82	220			n/a	customer needed direction to Dana Bldg; moved vehicle FROM Maynard parking structure and parked on street
24-Apr		Forest	unknown	83	166	n/a	n/a	customer was pleased	customer called to report a foul smell in the elevator. Claimed the smell was "Urine". Inspected by Maintenance, not Urine - Natural Gas.
5/1/2009	16:30	Maynard		82	18		757	n/a	Called to ask how many spaces
5/1/2009	18:21	unknown	Open Lot	n/a	n/a	n/a	n/a	n/a	Customer called and said he was in an open lot off Main St. He was very irate and threatened to drive through a gate. I thought he was at 96, Randy went and checked to help the customer out, he ended up getting out somehow, P. Akers saw a car speed through the 1st St. Exit.
5/5/2009	17:51	unknown		84	84	n/a	n/a	n/a	Wanted to know if 4th and williams garage was public
5/11/2009	13:36	unknown	All	n/a	n/a	n/a	n/a	Friendly and said thank you.	Interested in rates and monthly parking info.
5/11/2009	15:36	unknown	Hung Up	n/a	n/a	n/a	n/a	n/a	n/a
5/12/2009	13:32	unknown	Caller Did Not Speak	n/a	n/a	n/a	n/a	n/a	n/a
5/12/2009	15:38	unknown	Called about lease cards	n/a	n/a	n/a	n/a	n/a	Wanted to know how much they cost.
5/13/2009	12:04	unknown	Caller Did Not Speak	n/a	n/a	n/a	n/a	n/a	n/a
5/14/2009	10:13	unknown	82Office/Vendor Issue	82	n/a	n/a	n/a	n/a	Had a question about an account.
5/14/2009	14:17	unknown	Hung Up	n/a	n/a	n/a	n/a	n/a	n/a
5/15/2009	10:18	unknown	Ann Arbor Train Station	A2 Train Station	n/a	n/a	n/a	Contacted Amtrak	Wondered if we had a garage near the depot, I informed him of the parking available provided by amtrak.
5/15/2009	11:03	unknown	Caller Did Not Speak	n/a	n/a	n/a	n/a	n/a	n/a
5/15/2009	14:27	unknown	wrong number	n/a	n/a	n/a	n/a	n/a	n/a
5/15/2009	14:28	unknown	wrong number	n/a	n/a	n/a	n/a	n/a	n/a
5/15/2009	10:59	unknown	Parking Capacity/All Lots	82,80	n/a	n/a	n/a	Thank You	Wanted to know if this was the proper number for car counts, I informed him it was and gave him garage capacities and car counts for 82 and 80.
5/19/2009	11:02	unknown	Maynard/Application	n/a	n/a	n/a	n/a	Filling out an application.	

LEGEND

Date = 00/00

Time = 24 hr clock

Origin =

Destination = destination name

Ideal parking location = name of lot, garage, or on street

Recommendation = location recommended to park

Current availability = available space count for recommended lot according to system and manual counts

Caller's Response = accept or deny or alternative plan

Notes = brief description of customers response, added questions, etc

**RESOLUTION TO SUPPORT APPROVAL OF A2D2 ZONING ORDINANCE AMENDMENTS WITH
RECOMMENDED EDITS FOLLOWING THE DECISION TO IMPOSE DOWNTOWN BUILDING HEIGHT LIMITS**

Whereas, The City established the Downtown Residential Taskforce in October 2003 to uncover barriers to downtown residential development, and in May 2005 hired Calthorpe Associates to work with the community to develop a vision for the downtown, as well as recommendations to realize this vision;

Whereas, in March 2006, City Council approved the Downtown Development Strategies Final Report Implementation Plan and in September 2006 City Council approved the A2D2: Ann Arbor Discovering Downtown name to refer to the next steps in the Downtown Development Strategies Project;

Whereas, A2D2 zoning ordinance amendments have undergone a first reading by City Council at which time some changes were made including the decision to institute a building height limit;

Whereas, The DDA approved a resolution at its April 1, 2009 meeting congratulating the City and the community for developing excellent recommendations to improve downtown zoning, and as part of this resolution respectfully provided some recommended changes which were accepted as part of the public input for this project;

Whereas, City Council is anticipated to approve the A2D2 zoning changes at second reading in early July and members of the DDA seek to provide some remaining recommendations which include:

- Given that City Council has resolved to impose building height limits in D1 and D2, the DDA respectfully recommends that if 33% or more of a floor of structured parking required by the zoning ordinance is being constructed within a development, the remaining parking needed to complete a floor of parking should not be calculated as part of the building's FAR.
- We recommend that the ratio for residential premiums be restored to a 1 to 1 proportion as is current zoning.
- Now that a height limit has been established in the D1, we recommend that the by right zoning in the D1 be increased to 500%.
- Further, to increase the community benefits of new buildings, we recommend that the FAR with premiums be increased to 900%, and with affordable housing to 1,100%.

RESOLVED, Once again the DDA warmly congratulates the City of Ann Arbor, its staff, Planning Commission members, A2D2 committee members and other members of the public for developing excellent recommendations to change downtown zoning to encourage community goals such as increased numbers of downtown residents;

RESOLVED, The DDA formally requests that City Council adopt the recommendations for changes to the A2D2 downtown zoning ordinance amendments as set forward above.