

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING AGENDA

Wednesday, March 3, 2010 12:00 noon

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

1. Roll Call

Gary Boren, Newcombe Clark, Russ Collins, 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. Status of Taskforce Efforts with DDA Membership

- Committee to Discuss a Mutually Beneficial Financial Agreement with City Council
- Library Lot RFP Advisory Committee

5. Approval of Minutes

- February 3, 2010

6. Subcommittee Reports

a. Operations Committee – Roger Hewitt, Chair

- January 2010 parking revenues statement
- State grant received to install LED lights in the 4th/Washington parking structure
- Survey of epark users
- Resolution to Amend the DDA Fiscal Year 2009/10 Budget
- Resolution to Approve the DDA Fiscal Year 2010/11 Budget
- TDM partnership with Transportation Committee - public parking plan
- Next Committee meeting: Wednesday, March 31 at 10:30am

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

- Status of Energy Saving Grant Program
- Wireless Washtenaw report
- DDA retreat – March 16
- Next Committee meeting: Wednesday, March 10 at 9am

c. Transportation Committee – John Mouat, Chair

- Bike map and strategies to manage new bike parking
- Encouraging walkability: trees & downtown plantings
- Next Committee meeting: Wednesday, March 31 at 9am

d. Capital Improvements Committee – John Splitt, Chair

- Status of S. Fifth Avenue project
- Status of Fifth & Division improvement project
- Next Committee meeting: Wednesday, March 10 at 11am

7. Other DDA business matters

8. Other Audience Participation (4 minutes each)

9. Adjournment

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
February 3, 2010

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair John Splitt called the meeting to order at 12:05 PM

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

Absent: Keith Orr

Staff Susan Pollay, Executive Director

Present: Joe Morehouse, Deputy Director
Joan Lyke, Management Assistant
Amber Miller, Planning & Research Specialist

Audience: Peter Allen, Peter Allen & Associates
Dave Askins, *Ann Arbor Chronicle*
Ray Detter, Downtown Area Citizens Advisory Council
Judy Foy, Foy Communications
Adrian Iraola, Park Avenue Consultants, Inc.
Brian Kern, Republic Parking System
Steve Knoespel, Republic Parking System
Mark Lyons, Republic Parking System
Brad Mikus, Citizen
Oscar Notz, Turner Construction
Nancy Shore, getDowntown

2.	AUDIENCE PARTICIPATION
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Ms. Relyea thanked the DDA for its grants to the downtown associations in support of activities and projects. She said Kerrytown is the smallest of the merchant associations and the grants helped a great deal to promote important events such as Nash Bash and the Kindelfest, as well as to improve their website. When they needed help, the DDA was there.

Mr. Mikus thanked the DDA for broadcasting its meetings on CTN. He noted a variance in the DDA financial statements in parking revenues against budget, and asked for an explanation. He also asked that the DDA note a return on investment on its balance sheets for the parking structures and lots, as they are capital investments.

3.	REPORTS FROM CITY BOARDS AND COMMISSIONS
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Downtown Area Citizens Advisory Council: Mr. Detter said CAC continues to be concerned about Courthouse Square, and they encourage the City to do everything they can for the senior residents. CAC supports a mixed use development on the Library site and would like to see extensive area planning including the Library, Blake, former Y lot, Liberty Plaza and perhaps the Palio parking lot. CAC supports the possibility of the 415 W. Washington site becoming an art center and greenway link. CAC looks forward to the completion of the A2D2 Design Guidelines and hopes the guidelines will include a mandatory design review process, a design review board and a voluntary system of compliance.

4.	STATUS OF TASKFORCE EFFORTS WITH DDA MEMBERSHIP
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A2D2 Steering Committee: Mr. Hewitt said the committee completed its work; City Council recently appointed a Design Guideline Steering Committee to complete the next phase of the A2D2 plan.

Mutually Beneficial Committee: Ms. Smith said staff will be getting information to the committee. She said that City Council passed a resolution asking the DDA for a public parking plan by April 19th.

Library Lot Advisory Committee: Mr. Splitt reported that one developer dropped out and the committee interviewed the remaining five developers. The committee has resolved to seek additional information from two of the project teams: Valiant and Acquest.

5. MINUTES

Mr. Collins moved and Ms. Gunn seconded approval of the January 6, 2010 DDA minutes. Ms. Smith asked for a text change to her report from the Mutually Beneficial Committee noting that staff have been asked for information and when this is compiled the committee would meet to discuss; staff said that they would make this change.

A vote on the motion to approve the minutes showed:

AYES: Boren, Collins, Gunn, Hieftje, Lowenstein, Mouat, Smith, Splitt

NAYS: None

Absent: Orr

Abstain: Clark, Hall, Hewitt

The motion carried.

6. TRANSPORTATION COMMITTEE

Pedestrian counts/satisfaction: Mr. Mouat said the Committee met with Kerry Gray, City Forest Planner, to understand more about how trees could be used to make downtown more walkable. The committee learned that there are 1,400 trees downtown, of which 46% are small/recently planted; the City aims for age diversity, as well as species diversity, so the planting of additional trees should be timed. Most downtown trees are healthy; like trees all over the city they need to be pruned as the City diverted resources for a few years to remove dead ash trees.

Mr. Collins said he believes some people have a hard time understanding the difference between a downtown and neighborhoods. He encouraged the committee not to forget that downtowns are about lots of activity, people, extended hours, and traffic, and as we work to improve the pedestrian experience downtown, he urged the committee not to attempt making the downtown into a suburban neighborhood.

Reducing sidewalk obstacles: Mr. Mouat reported that City Council is considering an ordinance regulating sidewalk sandwich signs in the downtown and committee members will be drafting a statement stating that elements like these signs add to downtown vitality/interest.

Urban gardening: The committee will explore integrating decorative vegetables/herbs in high pedestrian areas to create visual surprise, as a way of encouraging more walkability.

Plan for S. 4th Avenue: The committee is exploring ideas where it might be able to partner with AATA to improve the block, including building out the first floor of the 4th & William structure, signage on the deck for Blake users, and encouraging greater density on the Blake Transit Center site. As ideas are developed this information will be shared with the board.

Transportation/Parking Demand Management: The Transportation Committee and the Operations Committee will continue to meet each month while focusing on specific goals toward the creation and use of more sustainable transportation options.

7. OPERATIONS COMMITTEE

Financial Statements: Mr. Hewitt said in response to the comments during Audience Participation, that the budget was set in advance of decisions about parking rate increases needed to cover construction costs, and anticipated higher parking rates and a rate increase taking effect six months sooner than was actually implemented. The Ten Year Plan, of which Year One is the current budget year, was utilized to model parking rate scenarios, and the approved parking rates are resulting in revenues nearly identical to what was anticipated. It was recommended that at the next meeting the DDA vote to approve a budget adjustment to reflect this. Ms. Hall said the gross parking revenue reports do not reflect the number of monthly permits issued for a specific structure which is why revenue increases did not match the number of hourly patron increases. Mr. Hewitt agreed, saying that these are two different reports.

As to other financial matters, Mr. Hewitt noted that direct parking expenses are 5% over budget due to project timing, and Parking and TIF expenses are over budget because the project bond for 5th/Division and the parking structure hasn't yet begun reimbursing the DDA for construction costs. This will change in coming months.

Mr. Clark stated he was concerned that declining property values for the largest buildings within the DDA district could have a negative impact on the DDA TIF capture. Ms. Smith explained the DDA's TIF capture is based on building assessments when they come on line and doesn't include increasing property values over time. In order for the DDA TIF to be effected the buildings would have to be valued below their original assessment. Mr. Hewitt asked if Mr. Clark could provide a list of the buildings that he is most concerned about so staff can speak with the City Assessor for more information. Mr. Clark said he felt the DDA should know the value of downtown properties and should also report the value of its assets including the parking structures and lots. Mr. Hewitt explained the DDA does not show structures and lots as assets because it doesn't own them, the City does. Ms. Lowenstein said the City Insurance Board may have had city properties assessed, and staff were asked to contact the city to see if that information is readily available and will report back to Operations Committee. Mr. Hieftje expressed concern for staff time to address this question.

Mr. Hewitt moved and Ms. Gunn seconded the following resolution:

RESOLUTION TO AUTHORIZE A 2009 YEAR-END MANAGEMENT INCENTIVE FOR REPUBLIC PARKING FOR MANAGEMENT OF DDA PARKING FACILITIES

Whereas, The DDA entered into a contract with Republic Parking Systems beginning February 1, 2007 for management of the DDA's parking system;

Whereas, According to this contract, Republic's \$200,000 management fees are to be paid in two parts, the first \$150,000 was paid on a monthly basis with the remaining amount to be paid at the year-end as a management incentive based on quantifiable criteria;

Whereas, In calendar year 2009 Republic Parking improved its scores in patron satisfaction, operating surplus, facility cleanliness and greatly improved its dead ticket management;

Whereas, After reviewing Republic's performance, the Operations Committee recommended that the DDA provide Republic with a \$45,000 year-end management incentive out of a possible \$50,000 which is identical to what was approved by the DDA Board in 2008;

RESOLVED, The DDA authorizes a 2009 year-end management incentive of \$45,000 for Republic Parking Systems.

Mr. Hewitt explained the management contract specified a fixed management fee of \$150,000 and up to \$50,000 payable if certain, quantifiable criteria are met. Ms. Hall asked about the delinquent accounts; Mr. Morehouse said that those accounts had been paid and were no longer delinquent. Ms. Hall asked who held the delinquent accounts and Mr. Hewitt said one was a private entity and one was a public entity. In discussion it was revealed that the public entity was the City.

6. PARTNERSHIPS COMMITTEE

Energy Saving Grant Program update: Ms. Smith said that 38 energy audits were completed for the 2008/9 program and 8 had already completed Phase II; total DDA costs for FY 2008/09 is \$106,836 for energy audits and \$32,800 for Phase II improvements. Ms. Smith said that 52 applications were approved for FY 2009/10 and nearly all are underway with their energy audits.

Library Lot RFP: Ms. Smith said that Ms. Teall provided a status report to the committee.

DDA retreat: Mr. Collins announced the DDA retreat would take place on March 16th and the timing, location and other details will be provided as they are determined. Ms. Alexander will lead the group discussion and will attend the next committee meeting to plan the retreat.

DDA Housing Fund: Ms. Smith said that a report showed that in the past 10 years the DDA has approved 23 grants, of which 11 were given to a single nonprofit. The average grant amount was \$80,000 and Near North is the single largest grant. Current obligations are approximately \$1.1 million which is about equal to the fund balance. Mr. Mouat asked about grants to the Ann Arbor Housing Commission; Ms. Smith said that Baker Commons had received a grant of \$93,445 for a heating/cooling unit and front door a few years ago.

Parking plan: Mr. Collins said the committee recommended adding DDA parking goals and principles, support for new technology vehicles and encouraging transportation hubs that include public parking as well as transit, taxi stands and more.

9. CAPITAL IMPROVEMENTS COMMITTEE

S. Fifth Avenue Underground Structure: Mr. Splitt reported drilling for earth retention systems (ERS) began at the end of January. After a few days of drilling the contractor brought in a larger auger and crane to expedite the progress. All overhead utility lines at the site have been relocated, and utilities along the south property line were relocated and switched on January 17th. Site work by DTE and AT & T continues along Liberty. Christman has bid packages out for the concrete portion of the project which are due back in early March.

10. EXECUTIVE COMMITTEE

Updating DDA Bylaws. Mr. Splitt said that the proposed changes to the Bylaws were discussed at the January meeting. Ms. Hall moved and Mr. Collins seconded the following resolution:

RESOLUTION APPROVING AMENDMENTS TO THE DDA BYLAWS

Whereas, The DDA operates by a set of bylaws that were first approved in 1984 and last amended in 2003;

Whereas, These bylaws name the DDA's officers and their duties, provides details on the DDA annual and regular meetings, rules for quorum, voting, funding requests, committees and conflict of interest;

Whereas, These bylaws may be amended at any regular meeting of the Board by a majority vote, provided that the amendment has been submitted in writing at a previous regular meeting;

Whereas, The DDA Executive Committee has reviewed the document, and recommends changes to clarify the roles of DDA board members, board officers, and staff;

Whereas, These recommended amendments were provided to the board for their review and comment at the January 2010 meeting;

RESOLVED, The DDA approves DDA bylaw amendments as recommended, and shall forward them onto City Council for approval.

Mr. Boren proposed an amendment to Article V Executive Committee section that was accepted as friendly. The third sentence of the section now reads: "*The executive committee shall fix the hours and place of meetings, make recommendations to the Board, and shall perform such other duties as specified in these By-Laws or as may be specified by the Board.*"

A vote on the motion to approve the resolution showed:

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

NAYS: None

Absent: Orr

The motion carried.

11. OTHER DDA BUSINESS MATTERS

415 W. Washington Site: Ms. Hall suggested the DDA begin discussion of setting aside revenue from the temporary parking lot to be used toward an art center and a segment of a future greenway. Mr. Hieftje said the Greenway Conservancy and the Arts Alliance are working together to frame a plan to make something happen at that site.

12. OTHER AUDIENCE PARTICIPATION

None.

13. ADJOURNMENT

Mr. Hewitt moved and Mr. Collins seconded adjournment of the meeting at 1:36 PM.

Respectfully submitted,
Susan Pollay, Executive Director

ParkComp

Ann Arbor Downtown Development Authority
Gross Revenues/ Hourly Patrons
January 2010 & January 2009

	January 2010		January 2009		Increase (Decrease)		% Increase (Decrease)			
	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	Revenues	Hourly Patrons	2009 Spaces	2008 Spaces
Revenues:										
Washington/First	\$8,905	1,603	\$9,502	1,329	(\$597)	274	(6.28%)	20.62%	64	64
Maynard	\$180,105	46,219	\$163,535	40,411	\$16,570	5,808	10.13%	14.37%	805	805
Washington/Fourth	\$60,596	21,214	\$55,633	19,166	\$4,963	2,048	8.92%	10.69%	281	281
Forest	\$94,775	23,300	\$103,050	23,936	(\$8,275)	(636)	(8.03%)	(2.66%)	856	856
Fourth/William	\$174,725	22,108	\$164,030	16,308	\$10,696	5,800	6.52%	35.57%	994	994
Liberty Square	\$98,933	5,100	\$107,912	3,662	(\$8,979)	1,438	(8.32%)	39.27%	592	592
Ann/Ashley	\$124,806	10,283	\$119,110	8,508	\$5,696	1,775	4.78%	20.86%	839	839
Fifth Avenue (Library)	\$0	0	\$35,840	16,118	(\$35,840)	(16,118)	(100.00%)	(100.00%)	0	192
Kline Lot	\$41,180	13,498	\$33,865	10,336	\$7,315	3,162	21.60%	30.59%	134	134
Huron/Ashley/First	\$53,565	21,360	\$47,652	17,326	\$5,912	4,034	12.41%	23.28%	168	168
Fifth & Huron	\$9,450		\$9,625		(\$175)		(1.82%)		56	56
First & Williams	\$15,855		\$16,400		(\$545)		(3.32%)		112	112
Fingerle Lot	\$1,890		\$4,200		(\$2,310)		(55.00%)		20	45
415 W Washington	\$14,615	2,306	\$10,073	1,666	\$4,542		45.09%		112	112
Fifth & Williams	\$24,292	10,120	\$3,089	1,415	\$21,203	8,705	686.32%	615.19%	134	134
Palio Lot	\$3,116		\$2,404		\$712		29.62%		24	24
Broadway Bridge	\$59		\$190		(\$131)		(68.91%)		17	17
Main & Ann	\$5,557		\$3,599		\$1,958		54.39%		45	45
Farmers Market	\$298		\$409		(\$111)		(27.17%)		76	76
City Hall	\$276		\$843		(\$567)		(67.31%)		12	12
Fourth & Catherine	\$4,810		\$4,477		\$332		7.43%		49	49
Meters	\$203,664		\$161,345		\$42,319		26.23%		1,716	1,685
Meter Bags	\$45,075		\$68,205		(\$23,130)		(33.91%)			
Total Revenues	\$1,166,545	177,111	\$1,124,987	160,181	\$41,558	16,290	3.69%	10.17%	7,106	7,292

Number of Business Days	2010	26
	2009	27
Number of Weekend Days (F & S)	2010	10
	2009	8

MEMORANDUM

DATE: February 24, 2010
TO: DDA Operations Committee
FROM: Joe Morehouse, Deputy Director
RE: City/DDA Grant Received from the State of Michigan

Last Fall the City and the DDA jointly submitted a grant proposal to the State of Michigan for a LED lighting upgrade program. This program entails deploying LED lighting fixtures and related educational signage at the Fourth and Washington Parking Structure. The project includes installing 38 LED luminaries in the three lower levels of the garage to replace existing metal halide fixtures. We will also be installing motion detectors to allow the dimming of the new lighting fixtures during the hours of little activity.

The DDA's portion of the grant is \$29,241 which is 90% of the estimated equipment cost. The DDA will be responsible for the remaining \$3,249 of the equipment and an estimated \$2,000 for installation expenses. The estimated annual savings from this change is \$5,197. This estimate give the DDA payback in approximately one year.

Now that the grant has been received we will be getting bids for installing the equipment and estimate installation by May, 2010.

Preliminary Results of February 2010 epark Survey

Brief Overview:

The surveyors, located at epark pay stations, collected feedback from a random sampling of epark users. During their four hour shift, surveyors simply asked each epark user who approached the machine to participate in a survey.

Surveys took place at various blocks of time on State St, Liberty St, Detroit St, and Main Street between the dates of Feb. 19th and Feb. 25th.

Preliminary Results:

Question 1:

How often do you park a car in downtown Ann Arbor?		
Answer Options	Response Percent	Response Count
4-7 days a week	21.1%	20
1-3 days per week	33.7%	32
Less than once a week, but regularly	23.2%	22
Only on occasion, 2-3 times per year	12.6%	12
This is my first time	9.5%	9
<i>answered question</i>		95
<i>skipped question</i>		0

Question 2:

Approximately how many times have you parked at an epark location?		
Answer Options	Response Percent	Response Count
More than 6 times	49.5%	47
2 to 5 times	28.4%	27
This is my first time	22.1%	21
<i>answered question</i>		95
<i>skipped question</i>		0

Question 3:

How satisfactory are the following elements:

Answer Options	Excellent	Satisfactory	Adequate	Unsatisfactory	I don't know	Response Count
Directions at your parking space directing you to an epark machine	26.3%	36.8%	16.8%	13.7%	6.3%	95
Proximity of the epark machine to your parking space	40.0%	48.4%	8.4%	2.1%	1.1%	95
Speed of the transaction	17.9%	45.3%	16.8%	20.0%	0.0%	95
Instructions	21.1%	53.7%	14.7%	9.5%	1.1%	95
Size of the display screen font	29.8%	55.3%	12.8%	2.1%	0.0%	94
Screen visibility (brightness, etc)	36.6%	47.3%	12.9%	3.2%	0.0%	93
answered question						95
skipped question						0

Combined percentage of those who found the following features excellent or satisfactory:

Directions at your parking space directing you to an epark machine	63.2%
Proximity of the epark machine to your parking space	88.4%
Speed of the transaction	63.2%
Instructions	74.7%
Size of the display screen font	85.1%
Screen visibility (brightness, etc)	83.9%

Question 4:

Did the machine tell you everything you need to know to complete the transaction?

Answer Options	Response Percent	Response Count
Yes	83.2%	79
No (please explain)	16.8%	16
answered question		95
skipped question		0

Question 5:

How useful are the following epark features:					
Answer Options	Very useful	Useful	Not useful	Don't know or never used	Response Count
Option to pay by credit card	61.1%	29.5%	0.0%	9.5%	95
Option to pay with coin	38.7%	53.8%	1.1%	6.5%	93
Option to add time at any epark machine	57.0%	24.7%	4.3%	14.0%	93
Option to pay by cell phone	20.4%	10.8%	8.6%	60.2%	93
<i>answered question</i>					95
<i>skipped question</i>					0

Combined percentage of those who found the following features very useful or useful:	
Option to pay by credit card	90.5%
Option to pay with coin	92.5%
Option to add time at any epark machine	81.7%
Option to pay by cell phone	31.2%

Question 6:

Overall, how easy to use are the epark machines?		
Answer Options	Response Percent	Response Count
Very easy	36.6%	34
Easy	41.9%	39
Somewhat easy	12.9%	12
Somewhat difficult	5.4%	5
Difficult	2.2%	2
I don't know	1.1%	1
<i>answered question</i>		93
<i>skipped question</i>		2

- Overall, 78.5% of respondents found the park stations very easy or easy to use.

RESOLUTION TO APPROVE THE REVISED DDA BUDGET FOR FISCAL YEAR 2009/10

Whereas, The DDA Board passed a FY 2009/10 budget for the DDA on February 4, 2009;

Whereas, The DDA Board has approved items not anticipated in its FY 2009/10 budget, thus necessitating a budget revision so that the budget better aligns with DDA Resolutions;

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

RESOLVED, The DDA approves this amendment to its FY 2009/10 budget.

RES Budget Revision 2009/10
March 3, 2010

FY 2009/10
Budget Revision

Agency: 003 Downtown Development Authority
Fund: Combined All Funds

	003 2009/10 TIF	001 2009/10 Housing	063 2009/10 Parking	065 2009/10 Parking Maint.	Adjustments	2009/10 All Funds Combined
<u>Income</u>						
DDA Taxes	\$3,544,929					\$3,544,929
Parking Revenues						
Structures			\$9,556,619			\$9,556,619
Surface Lots			\$1,795,212			\$1,795,212
Meters			\$2,885,688			\$2,885,688
Meter Bags			\$773,461			\$773,461
Total Parking			\$15,010,980			\$15,010,980
Transfers from Other Funds		\$200,000		\$2,093,605	(\$2,293,605)	\$0
Interest Income	\$162,856	\$49,456	\$95,140	\$55,085		\$362,537
Miscellaneous Income	\$30,000		\$0			\$30,000
Total Income	\$3,737,785	\$249,456	\$15,106,120	\$2,148,690	(\$2,293,605)	\$18,948,446
<u>Expenses</u>						
Salaries	\$115,790		\$146,520			\$262,310
Fringe Benefits	\$56,272		\$56,136			\$112,408
Administrative Expenses	\$181,750	\$2,500	\$177,000	\$0		\$361,250
Total Administration	\$353,812	\$2,500	\$379,656	\$0		\$735,968
Professional Services	\$125,000	\$2,500	\$85,000	\$100,000		\$312,500
Insurance	\$50,000		\$60,000			\$110,000
Parking Expenses						
Direct Parking Expenses						\$0
Republic Expenses			\$5,216,000			\$5,216,000
Parking Facility Rent			\$613,000			\$613,000
City Payments			\$2,780,368			\$2,780,368
Utilities			\$334,675			\$334,675
Parking Maintenance				\$110,000		\$110,000
Total Parking Expenses			\$8,944,043	\$110,000		\$9,054,043
TIF Repairs & Holiday Lights	\$230,000					\$230,000
Transfers and Grants						
Interfund Transfers	\$200,000		\$2,093,605		(\$2,293,605)	\$0
Area Associations	\$75,000					\$75,000
Energy Grants	\$350,000					\$350,000
Liberty Lofts	\$120,725					\$120,725
Old Y Lot Interest Pmts.	\$0					
Alt Transportation			\$600,000			
Discretionary	\$59,000	\$420,000				\$479,000
Total Transfers and Grants	\$804,725	\$420,000	\$2,693,605		(\$2,293,605)	\$1,624,725
Capital Costs	\$1,195,795		\$2,796,507	\$1,301,227		\$5,293,529
Bond Payments	\$2,174,530		\$4,672,711			\$6,847,241
Contingency			\$0			\$0
Total Expenses	\$4,933,862	\$425,000	\$19,631,522	\$1,511,227	(\$2,293,605)	\$24,208,006
Excess of Revenues Over Expenses	(\$1,196,077)	(\$175,544)	(\$4,525,402)	\$637,463	\$0	(\$5,259,560)
Estimated Beginning Fund Balance	\$6,617,460	\$1,580,293	\$4,305,224	\$1,852,056		\$14,355,033
Estimated Budgeted Ending Fund Bal.	\$5,421,383	\$1,404,749	(\$220,178)	\$2,489,519		\$9,095,473

FY 2009/10
Budget Revision

Agency: 003 Downtown Development Authority
Fund: 003 TIF

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2009/10 Budget Rev.	2009/10Comments
Income					
TIF Tax Levies					
DDA Taxes	\$3,870,539	\$3,544,929	\$3,157,116	\$3,544,929	10-Year Plan Estimation-Net of School Excess
Miscellaneous Revenue					
Interest on Investments	\$169,443	\$162,856	\$12,007	\$162,856	Anticipated fund balance x 3.0%
Miscellaneous	\$1,444,842	\$30,000	\$39,227	\$30,000	
Total Miscellaneous Revenue	\$1,614,286	\$192,856	\$51,234	\$192,856	
Total Income	\$5,484,825	\$3,737,785	\$3,208,350	\$3,737,785	
Expenses					
Salaries					
51100 Permanent Salaries	\$94,288	\$95,790	\$47,144	\$95,790	1/2 Exec Dir & Management Assistant
51200 Temporary Pay	\$7,857	\$20,000	\$6,806	\$20,000	1/2 Intern + Accounting Clerk + Amber Position
Total Salaries	\$102,145	\$115,790	\$53,950	\$115,790	
Fringe Benefits					
52100 Medical Insurance	\$9,036	\$9,240	\$4,518	\$9,800	City Estimate + Amber Cost
52110 Dental Insurance	\$1,024	\$1,015	\$512	\$1,015	City Estimate
52120 Optical Insurance	\$158	\$347	\$79	\$347	City Estimate
52130 Life Insurance Cost	\$439	\$500	\$220	\$500	6% Increase/year/City
52200 Social Security	\$7,254	\$8,858	\$3,627	\$8,858	7.65% of Wages
52210 Retirement	\$11,070	\$13,605	\$5,535	\$13,605	11.75% of wages/ 16.06% of wages
52230 Unemployment Compensation	\$247	\$450	\$124	\$450	6% Increase/year/City
52240 Deferred Compensation	\$783	\$780	\$392	\$780	\$20/pay period/employee
52250 Workers Comp	\$324	\$500	\$162	\$500	
52260 Short-Term Disability	\$125	\$500	\$62	\$500	
52270 Auto Allowance	\$2,052	\$1,894	\$1,026	\$1,894	
52280 Veba Trust Expense	\$7,916	\$8,644	\$3,958	\$12,119	Per City Estimate
52290 Retiree Health Care	\$6,882	\$5,904	\$3,441	\$5,904	Per City Estimate
TIF Repairs & Holiday Lights	\$47,310	\$52,237	\$23,655	\$56,272	
Administrative Expenses					
53110 Telephones	\$5,597	\$6,500	\$3,121	\$6,500	
53130 Printing	\$11,493	\$13,500	\$7,316	\$13,500	Downtown Walking Maps & Misc.
53140 Advertising	\$6,589	\$20,000	\$7,064	\$20,000	
53150 Conf & Training	\$40,403	\$30,000	\$27,483	\$30,000	Historical
53160 Office Supplies	\$5,466	\$7,500	\$1,436	\$7,500	
53165 Software Maintenance Agreements	\$1,151	\$1,250	\$1,186	\$1,250	
53170 Miscellaneous	\$7,781	\$15,000	\$11,384	\$15,000	Includes Membership Fees
53180 Government Functions	\$4,668	\$6,500	\$3,282	\$6,500	Meetings
53190 Postage	\$240	\$1,500	\$128	\$1,500	
53200 Bank Charges	\$12,799	\$30,000	\$5,583	\$30,000	Decreases in Fund Balances anticipated
53210 Prop/Plant/Equip<2500	\$4,935	\$12,000	\$33	\$12,000	Miscellaneous Office Equipment
53220 Office Rent & Expenses	\$36,125	\$38,000	\$19,390	\$38,000	1/2 Office Rent
Total Administration	\$137,248	\$181,750	\$87,406	\$181,750	
Professional Services					
54100 Attorney Fees & Legal	\$8,671	\$25,000	\$4,602	\$25,000	Bodman, Longley & Darling
54200 Architect and Engineering	\$191,405	\$1,641,264	\$4,305,223	\$50,000	Cost Transfers to Bond Funds
54300 Consulting Fees	\$49,841	\$50,000	\$68,161	\$50,000	Cost Transfers to Bond Funds
Total Professional Services	\$249,917	\$125,000	\$4,377,987	\$125,000	
Insurance					
55200 MMRMA Insurance (Liability)	\$34,147	\$50,000	\$44,335	\$50,000	
Total Insurance	\$34,147	\$50,000	\$44,335	\$50,000	
General Maintenance					
57100 General Repairs	\$30,359	\$150,000	\$68	\$150,000	Wayfinding Sidewalk Repairs
57200 Equipment Repairs	\$82,355	\$80,000	\$85,000	\$80,000	Holiday Lights
	\$112,713	\$230,000	\$85,068	\$230,000	
Transfers					
58100 To Other Funds	\$200,000	\$200,000	\$200,000	\$200,000	Housing Fund
58200 Liberty Lofts		\$125,000	\$120,725	\$120,725	
Energy Grant		\$100,000	\$100,000	\$100,000	
Energy Grant Phase II		\$250,000	\$21,825	\$250,000	
Performing Arts Grants			\$59,000	\$59,000	
Old Y Lot Interest Payment		\$68,000		\$0	
Area Association Grants			\$14,145	\$75,000	
Discretionary		\$50,000	\$103,704	\$0	
Total: Other Grants	\$871,077	\$593,000	\$419,399	\$604,725	
Total Transfers	\$1,071,077	\$793,000	\$619,399	\$804,725	
Capital Costs					
59100 Capital Equipment	\$28,272	\$15,000	\$706,641	\$15,000	
59200 Down Pmt: Fifth & Division		\$325,042	\$309,104	\$325,042	
Parking Struct. Ped Imp		\$453,661		\$453,661	
Parking Struct. Future Dev.		\$402,092		\$402,092	
Total: Capital Construction	\$631,576	\$1,180,795	\$49,378	\$1,180,795	
Total Capital Costs	\$659,849	\$1,195,795	\$1,065,123	\$1,195,795	
Bond Payments					
59300 Bond Principle and Interest	\$1,813,839	\$2,174,530	\$0	\$2,174,530	5th & Div, Wayfinding, Lib Ped Imp., Future Dev, City Hall
Total Bond Costs	\$1,813,839	\$2,174,530	\$0	\$2,174,530	
Total Expenses	\$4,228,245	\$4,918,102	\$6,356,922	\$4,933,862	
Excess of Revenues Over Expenses	\$1,256,580	(\$1,180,317)	(\$3,148,572)	(\$1,196,077)	
Fund Balance June 30, 2008					
	\$5,360,880				
Fund Balance June 30, 2009					
(Reserved and Unreserved)	\$6,617,460				

**FY 2009/10
Budget Revision**

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

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2009/10 Budget Rev.	2009/10Comments
<u>Income</u>					
Contribution from TIF Fund	\$200,000	\$200,000	\$200,000	\$200,000	
Interest on Investments	\$46,343	\$49,456	\$8,239	\$49,456	
Total Income	\$246,343	\$249,456	\$208,239	\$249,456	
<u>Expenses</u>					
Bank Fees	\$3,213	\$2,500	\$2,009	\$2,500	
Legal Fees	\$0	\$2,500	\$0	\$2,500	
Architect and Engineering Fees	\$0	\$0	\$0	\$0	
Consultant Fees	\$0	\$0	\$0	\$0	
Other Grants	\$90,000	\$250,000	\$0	\$20,000	Shelter Beds Near North Project Avalon 66 Unit Rehab
		\$200,000	\$400,000	\$400,000	
Total Expenses	\$93,213	\$255,000	\$402,009	\$425,000	
Excess of Revenues over Expenses	\$153,130	(\$5,544)	(\$193,770)	(\$175,544)	
Fund Balance - July 1, 2008	\$1,427,162				
Fund Balance - June 30, 2009 (Reserved and Unreserved)	\$1,580,292				

* 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
 TIF Repairs & Holiday Lights
 2006-Community Needs Study \$15K
 2007 - Dawn Farm \$45,000
 2008 - Avalon \$153,950, 426 S. First Street
 2008 - Avalon \$60,000 819 S. Third Street
 2008 - Avalon \$35,263 Energy Grant 520 & 522 S. Division
 2009 - Avalon \$90,000 201 W. William
 2010 - Avalon \$607K - 66 unit rehab
 2010 - Homeless Shelter \$20K Beds

FY 2009/10
Budget Revision

Agency: 003 Downtown Development Authority
Fund: 063 Parking

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	2009/10 Budget Rev.	2009/10 Comments
Income					
Parking Revenues					
42100 Washington/First	\$117,290	\$0	\$63,470	\$127,000	Redevelopment Postponed
42110 Maynard	\$1,927,138	\$2,424,972	\$1,132,042	\$2,059,447	10-Yr Plan
42120 Washington/Fourth	\$640,034	\$815,082	\$356,849	\$708,267	10-Yr Plan
42130 Forest Ave	\$1,369,389	\$1,866,336	\$638,767	\$1,528,148	10-Yr Plan
42140 William/Fourth	\$2,007,746	\$2,755,961	\$1,082,275	\$2,137,433	10-Yr Plan
42150 Liberty Square	\$1,332,454	\$1,435,213	\$617,054	\$1,396,770	10-Yr Plan
42160 Ann/Ashley	\$1,510,301	\$1,802,472	\$794,048	\$1,599,554	10-Yr Plan
42170 Fifth Avenue	\$445,888	\$0	\$128,750	\$128,750	10-Yr Plan
42180 S. Ashley Street	\$433,420	\$572,538	\$250,570	\$472,031	10-Yr Plan
42190 Huron/Ashley/First	\$599,984	\$833,122	\$339,432	\$663,282	10-Yr Plan
42200 Huron/Fifth	\$113,958	\$147,992	\$57,680	\$125,354	10-Yr Plan
42210 1st & William	\$131,218	\$149,158	\$60,895	\$129,635	10-Yr Plan
42211 Fingerle Lot	\$46,160	\$44,915	\$21,152	\$46,160	10-Yr Plan
42212 415 W. Washington	\$107,175	\$83,166	\$75,835	\$80,000	Transfer Excess Revenue to City
42260 Fifth & William	\$67,596	\$0	\$112,446	\$150,000	Grant to City
42270 Valet	\$3,027	(\$12,500)	\$0	\$0	
42220 Parking Meters	\$2,403,235	\$3,432,391	\$1,436,784	\$2,885,688	10-Yr Plan
42230 Meter Bags	\$570,325	\$542,615	\$221,952	\$773,461	10-Yr Plan
Total Parking Revenues	\$13,826,337	\$16,893,433	\$7,389,999	\$15,010,980	
Miscellaneous Income					
43000 Interest on Investments	\$206,929	\$95,140	\$9,298	\$95,140	Interest Rates Lower than Budgeted
Miscellaneous	\$4,840	\$0	\$0	\$0	
Total Miscellaneous Income	\$211,769	\$95,140	\$9,298	\$95,140	
Total Income	\$14,038,106	\$16,988,573	\$7,399,298	\$15,106,120	
Expenses					
Salaries					
51100 Permanent Salaries	\$137,231	\$138,020	\$68,616	\$138,020	1/2 Exec. Dir + DD
51200 Temporary Salaries	\$5,775	\$8,500	\$6,806	\$8,500	Amber Position
Total Salaries	\$143,006	\$146,520	\$75,421	\$146,520	
Fringe Benefits					
52100 Medical Insurance	\$9,036	\$9,240	\$4,518	\$9,800	City Estimate + Amber Cost
52110 Dental Insurance	\$1,024	\$1,015	\$512	\$1,015	City Estimate
52120 Optical Insurance	\$198	\$347	\$99	\$347	City Estimate
52130 Life Insurance Cost	\$401	\$400	\$201	\$400	1/2 Exec. Dir + DD
52200 Social Security	\$10,708	\$11,209	\$5,354	\$11,209	1/2 Exec. Dir + DD
52210 Pension Costs	\$15,822	\$17,216	\$7,911	\$17,216	11.75% or wages/ 16.06% of wages
52230 Unemployment Compensation	\$247	\$450	\$124	\$450	
52240 Deffered Compensation	\$783	\$780	\$392	\$780	\$20/pay 26 Pays
52250 Workers Comp	\$465	\$400	\$233	\$400	
52260 Short-Term Disability	\$184	\$400	\$92	\$400	
52270 Auto Allowance	\$2,052	\$2,000	\$1,026	\$2,000	
52280 VEBA Trust Expense	\$11,359	\$12,119	\$5,679	\$12,119	Per City Estimate
52290 Retiree Health Care	\$6,882	\$5,904	\$3,441	\$5,904	
Total Fringe Benefits	\$59,161	\$55,576	\$1,641,264	\$56,136	
Administrative Expenses					
53100 Telephones	\$6,591	\$8,000	\$3,365	\$8,000	
53130 Printing	\$211	\$5,000	\$6,967	\$5,000	
53140 Advertising	\$1,937	\$1,000	\$6,710	\$1,000	
53150 Conferences & Training	\$11,818	\$4,000	\$563	\$4,000	
53160 Office Supplies	\$11,214	\$7,000	\$2,120	\$7,000	
53165 Software Maintenance Agreements	\$1,151	\$1,500	\$1,186	\$1,500	
53170 Miscellaneous	\$4,211	\$3,000	\$1,568	\$3,000	
53180 Government Functions	\$2,385	\$3,000	\$3,983	\$3,000	
53190 Postage	\$258	\$500	\$128	\$500	
53200 Bank Service Charges	\$86,085	\$90,000	\$59,045	\$90,000	
53210 Property Plant & Equipment < \$2,500	\$8,387	\$17,000	\$2,218	\$17,000	
53220 Office Rent & Utilities	\$35,944	\$37,000	\$19,263	\$37,000	
Total Administrative Expenses	\$170,191	\$177,000	\$107,116	\$177,000	
Professional Services					
54100 Legal	\$6,264	\$5,000	\$86,554	\$5,000	
54200 Engineering Consulting	\$39,664	\$25,000	\$14,429	\$25,000	
54300 Professional Services	\$62,407	\$55,000	\$56,348	\$55,000	
Total Professional Services	\$108,335	\$85,000	\$157,331	\$85,000	
Insurance					
4200 City Insurance Charges (Property)	\$11,915	\$60,000	\$23,353	\$60,000	City Calculation
Total Insurance	\$11,915	\$60,000	\$23,353	\$60,000	
Direct Parking Expenses					
56100 Wages and Benefits	\$2,615,247	\$2,615,000	\$1,542,895	\$2,615,000	
56200 Fringe Benefits	\$981,926	\$890,000	\$480,307	\$890,000	
56300 Management Fees	\$195,000	\$206,000	\$75,000	\$206,000	
56400 Administrative Expense	\$305,830	\$280,000	\$212,588	\$280,000	
56500 Maintenance Expense	\$653,760	\$650,000	\$195,776	\$650,000	
56600 Maintnence Contracts	\$283,078	\$325,000	\$98,584	\$325,000	
56700 Equipment	\$58,685	\$250,000	\$84,067	\$250,000	Parking Equipment
56810 Parking Facility Rent	\$451,751	\$465,000	\$235,248	\$533,000	Increased for 5th & William Debt Service
56820 Parking Facility -Property Taxes	\$77,924	\$80,000	\$80,280	\$80,000	
56831 Parking Facility -Street Transfers	\$786,633	\$780,368	\$388,754	\$780,368	
56832 Meter Rent	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
Total Direct Parking Expenses	\$8,409,834	\$8,541,368	\$5,393,500	\$8,609,368	
Utilities					
56910 Natural Gas	\$7,327	\$2,661	\$625	\$2,661	
56920 Water	\$20,222	\$25,000	\$11,258	\$25,000	
56930 Electricity	\$347,575	\$307,013	\$144,618	\$307,013	
Total Utilities	\$375,124	\$334,675	\$156,501	\$334,675	
Grants & Transfers					
58200 Grants	\$489,136	\$600,000	\$69,866	\$600,000	Alt. Transportation Programs
58100 Transfers	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	Parking Maint Fund Transfer
Total Grants & Transfers	\$2,582,741	\$2,693,605	\$2,163,471	\$2,693,605	
Capital Costs					
5130 Capital Equipment	\$25,581	\$0	\$168,154	\$0	
5190 Capital Construction	\$21,863	\$2,796,507	\$5,280	\$2,796,507	Down Payment on New Parking Deck
Total Capital Costs	\$47,444	\$2,796,507	\$173,434	\$2,796,507	
Bond Payments					
59300 Bond Payments	\$3,320,077	\$4,672,711	\$0	\$4,672,711	
Contingency					
Contingency	\$0	\$0	\$0	\$0	
Total Expenses	\$15,227,828	\$19,562,962	\$9,891,392	\$19,631,522	
Excess of Revenues over Expenses	(\$1,189,721)	(\$2,574,389)	(\$2,492,095)	(\$4,525,402)	
Fund Balance - July 1, 2008	\$5,494,844				
Fund Balance - June 30, 2009 (Reserved and Unreserved)	\$4,305,123				

FY 2009/10
Budget Revision

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

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2009/10 Budget Rev.	2009/10Comments
<u>Income</u>					
<u>Operating Transfers</u>					
45000 Tranfer from Parking Fund	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	CWI 2007 Report
43000 Interest	\$49,033	\$55,085	\$11,336	\$55,085	
44000 Miscellaneous Income	\$288,147				
Total Income	\$2,430,786	\$2,148,690	\$2,104,941	\$2,148,690	
<u>Expenses</u>					
<u>Facility Repairs</u>					
53170 Miscellaneous	\$208	\$0	\$46	\$0	Costs to go to Capital Projects Costs to go to Capital Projects
54200 Architect and Engineering Fees	\$320,531	\$50,000	\$527,087	\$50,000	
54300 Consultant Fees	\$33,258	\$50,000	\$499,470	\$50,000	
56700 Parking Operations - Equipment	\$14,600		\$3,299		
57100 Parking Facility Repairs	\$150,393	\$100,000	\$12,438	\$100,000	
57200 Equipment Repairs	\$35,527	\$10,000	\$41,965	\$10,000	
Total Facility Repairs	\$554,518	\$210,000	\$1,084,260	\$210,000	
<u>Capital Costs</u>					
59100 Capital Equipment	\$777,640	\$41,227	\$27,454	\$551,227	Epark Installation Engineers Estimate of work needed
59200 Capital Construction	\$856,393	\$750,000	\$1,741,042	\$750,000	
Total Capital Costs	\$1,634,033	\$791,227	\$1,768,496	\$1,301,227	
Total Expenses	\$2,188,551	\$1,001,227	\$2,852,756	\$1,511,227	
TIF Repairs & Holiday Lights					
Excess of Revenues over Expenses	\$242,235	\$1,147,463	(\$747,815)	\$637,463	
Fund Balance - July 1, 2008	\$1,609,821				
Fund Balance - June 30, 2009 (Reserved and Unreserved)	\$1,852,056				

18520586

RESOLUTION TO APPROVE THE DDA BUDGET FOR FISCAL YEAR 2010/11

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

Whereas, The DDA Operations Committee has developed a detailed 2011/12 fiscal year budget for the DDA based on the DDA's most recent Ten-Year Plan;

Whereas, the Operations Committee recommends approval of these DDA budgets by the DDA;
RESOLVED, The DDA approves its 2010/11 fiscal year budget.

RES Budget2011
March 3, 2010

**FY 2010/11
Draft Budget**

**Agency: 003 Downtown Development Authority
Fund: Combined All Funds**

	003 2010/11 TIF	001 2010/11 Housing	063 2010/11 Parking	065 2010/11 Parking Maint.	Adjustments	2010/11 All Funds Combined
<u>Income</u>						
DDA Taxes	\$3,796,929					\$3,796,929
Parking Revenues						
Structures			\$10,386,294			\$10,386,294
Surface Lots			\$1,820,819			\$1,820,819
Meters			\$3,185,688			\$3,185,688
Meter Bags			\$773,461			\$773,461
Total Parking			\$16,166,262			\$16,166,262
Transfers from Other Funds		\$100,000		\$2,093,605	(\$2,193,605)	\$0
Interest Income	\$108,861	\$27,606	\$0	\$59,990		\$196,457
Miscellaneous Income	\$30,000		\$0			\$30,000
Total Income	\$3,935,790	\$127,606	\$16,166,262	\$2,153,595	(\$2,193,605)	\$20,189,648
<u>Expenses</u>						
Salaries	\$139,869		\$162,161			\$302,030
Fringe Benefits	\$67,286		\$77,217			\$144,502
Administrative Expenses	\$151,750	\$2,500	\$177,200	\$0		\$331,450
Total Administration	\$358,905	\$2,500	\$416,577	\$0		\$777,982
Professional Services	\$125,000	\$2,500	\$85,000	\$100,000		\$312,500
Insurance	\$50,000		\$60,000			\$110,000
Parking Expenses						
Direct Parking Expenses						\$0
Republic Expenses			\$5,443,470			\$5,443,470
Parking Facility Rent			\$558,950			\$558,950
City Payments			\$803,779			\$803,779
Utilities			\$360,483			\$360,483
Parking Maintenance				\$226,180		\$226,180
Total Parking Expenses			\$7,166,682	\$226,180		\$7,392,862
TIF Repairs & Holiday Lights	\$130,000					\$130,000
Transfers and Grants						
Interfund Transfers	\$100,000		\$2,093,605		(\$2,193,605)	\$0
Area Associations	\$0					\$0
Energy Grant	\$100,000					\$100,000
Energy Grant Phase II	\$0					\$0
Old Y Lot Interest Pmts.	\$68,000					
Alt Transportation			\$550,000			
Discretionary	\$50,000	\$207,000				\$257,000
Total Transfers and Grants	\$318,000	\$207,000	\$2,643,605		(\$2,193,605)	\$975,000
Capital Costs	\$2,020,753		\$2,796,507	\$2,340,000		\$7,157,260
Bond Payments	\$2,159,952		\$4,674,178			\$6,834,130
Contingency			\$2,000,000			\$2,000,000
Total Expenses	\$5,162,610	\$212,000	\$19,842,549	\$2,666,180	(\$2,193,605)	\$25,689,734
Excess of Revenues Over Expenses	(\$1,226,820)	(\$84,394)	(\$3,676,287)	(\$512,585)	\$0	(\$5,500,086)
Estimated Beginning Fund Balance	\$5,353,383	\$1,174,749	(\$152,178)	\$2,489,519		\$8,865,473
Estimated Budgeted Ending Fund Bal.	\$4,175,661	\$1,090,355	(\$3,828,465)	\$1,976,934		\$3,414,486

**FY 2010/11
Draft Budget**

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

	2007/08 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2010/11 DDA Budget	2010/11 Comments
Income					
TIF Tax Levies					
DDA Taxes	\$3,870,539	\$3,544,929	\$3,157,116	\$3,796,929	10-Year Plan Estimation-Net of School Excess
Miscellaneous Revenue					
Interest on Investments	\$169,443	\$162,856	\$12,007	\$108,861	Anticipated fund balance x 2%
Miscellaneous	\$1,444,842	\$30,000	\$39,227	\$30,000	
Total Miscellaneous Revenue	\$1,614,286	\$192,856	\$51,234	\$138,861	
Total Income	\$5,484,825	\$3,737,785	\$3,208,350	\$3,935,790	
Expenses					
Salaries					
51100 Permanent Salaries	\$94,288	\$95,790	\$47,144	\$98,664	1/2 Exec Dir & Management Assistant
51200 Temporary Pay	\$7,857	\$20,000	\$6,806	\$41,205	1/2 Intern + Accounting Clerk + Amber Position
Total Salaries	\$102,145	\$115,790	\$53,950	\$139,869	
Fringe Benefits					
52100 Medical Insurance	\$9,036	\$9,240	\$4,518	\$13,107	City Estimate + Amber Cost
52110 Dental Insurance	\$1,024	\$1,015	\$512	\$1,165	City Estimate
52120 Optical Insurance	\$158	\$347	\$79	\$398	City Estimate
52130 Life Insurance Cost	\$439	\$500	\$220	\$500	6% Increase/year/City
52200 Social Security	\$7,254	\$8,858	\$3,627	\$9,820	7.65% of Wages
52210 Retirement	\$11,070	\$13,605	\$5,535	\$20,616	11.75% of wages/ 16.06% of wages
52230 Unemployment Compensation	\$247	\$450	\$124	\$450	6% Increase/year/City
52240 Deferred Compensation	\$783	\$780	\$392	\$780	\$20/pay period/employee
52250 Workers Comp	\$324	\$500	\$162	\$500	
52260 Short-Term Disability	\$125	\$500	\$62	\$500	
52270 Auto Allowance	\$2,052	\$1,894	\$1,026	\$1,894	
52280 Veba Trust Expense	\$7,916	\$8,644	\$3,958	\$11,127	Per City Estimate
52290 Retiree Health Care	\$6,882	\$5,904	\$3,441	\$6,427	Per City Estimate
TIF Repairs & Holiday Lights	\$47,310	\$46,333	\$23,655	\$67,286	
Administrative Expenses					
53110 Telephones	\$5,597	\$6,500	\$3,121	\$6,500	
53130 Printing	\$11,493	\$13,500	\$7,316	\$13,500	Downtown Walking Maps & Misc.
53140 Advertising	\$6,589	\$20,000	\$7,064	\$20,000	
53150 Conf & Training	\$40,403	\$30,000	\$27,483	\$15,000	1/2 of Historical
53160 Office Supplies	\$5,466	\$7,500	\$1,436	\$7,500	
53165 Software Maintenance Agreements	\$1,151	\$1,250	\$1,186	\$1,250	
53170 Miscellaneous	\$7,781	\$15,000	\$11,384	\$15,000	Includes Membership Fees
53180 Government Functions	\$4,668	\$6,500	\$3,282	\$6,500	Meetings
53190 Postage	\$240	\$1,500	\$128	\$1,500	
53200 Bank Charges	\$12,799	\$30,000	\$5,583	\$15,000	Decreases in Fund Balances anticipated
53210 Prop/Plant/Equip<2500	\$4,935	\$12,000	\$33	\$12,000	Miscellaneous Office Equipment
53220 Office Rent & Expenses	\$36,125	\$38,000	\$19,390	\$38,000	1/2 Office Rent
Total Administration	\$137,248	\$181,750	\$87,406	\$151,750	
Professional Services					
54100 Attorney Fees & Legal	\$8,671	\$25,000	\$4,602	\$25,000	Bodman, Longley & Darling
54200 Architect and Engineering	\$191,405	\$50,000	\$138,515	\$50,000	Cost Transfers to Bond Funds
54300 Consulting Fees	\$49,841	\$50,000	\$68,161	\$50,000	Cost Transfers to Bond Funds
Total Professional Services	\$249,917	\$125,000	\$211,279	\$125,000	
Insurance					
55200 MMRMA Insurance (Liability)	\$34,147	\$50,000	\$44,335	\$50,000	
Total Insurance	\$34,147	\$50,000	\$44,335	\$50,000	
General Maintenance					
57100 General Repairs	\$30,359	\$150,000	\$68	\$50,000	Wayfinding Sidewalk Repairs
57200 Equipment Repairs	\$82,355	\$80,000	\$85,000	\$80,000	Holiday Lights
	\$112,713	\$230,000	\$85,068	\$130,000	
Transfers					
58100 To Other Funds	\$200,000	\$200,000	\$200,000	\$100,000	Housing Fund
58200 Liberty Lofts		\$125,000	\$120,725		
Energy Grant		\$100,000	\$121,825	\$100,000	
Energy Grant Phase II		\$250,000		\$0	
Performing Arts Grants			\$59,000		
Old Y Lot Interest Payment		\$68,000		\$68,000	
Area Association Grants			\$14,145	\$0	
Discretionary		\$50,000	\$103,704	\$50,000	
				\$0	
Total: Other Grants	\$871,077	\$593,000	\$419,399	\$218,000	
Total Transfers	\$1,071,077	\$793,000	\$619,399	\$318,000	
Capital Costs					
59100 Capital Equipment	\$28,272	\$15,000	\$706,641	\$0	
59200 Down Pmt: Fifth & Division		\$325,042	\$309,104	\$915,000	
Parking Struct. Ped Imp		\$453,661		\$703,661	
Parking Struct. Future Dev.		\$402,092		\$402,092	
Total: Capital Construction	\$631,576	\$1,180,795	\$49,378	\$2,020,753	
Total Capital Costs	\$659,849	\$1,195,795	\$1,065,123	\$2,020,753	
Bond Payments					
59300 Bond Principle and Interest	\$1,813,839	\$2,174,530	\$0	\$2,159,952	5th & Div, Wayfinding, Lib Ped Imp., Future Dev, City Hall
Total Bond Costs	\$1,813,839	\$2,174,530	\$0	\$2,159,952	
Total Expenses	\$4,228,245	\$4,912,198	\$2,190,214	\$5,162,610	
Excess of Revenues Over Expenses	\$1,256,580	(\$1,174,413)	\$1,018,136	(\$1,226,820)	
Fund Balance June 30, 2008					
	\$5,360,880				
Fund Balance June 30, 2009					
(Reserved and Unreserved)	\$6,617,460				

**FY 2010/11
Draft Budget**

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

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2010/11 DDA Budget	2010/11 Comments
<u>Income</u>					
Contribution from TIF Fund	\$200,000	\$200,000	\$200,000	\$100,000	
Interest on Investments	\$46,343	\$49,456	\$8,239	\$27,606	Anticipated fund balance x 2.0%
				\$0	
Total Income	\$246,343	\$249,456	\$208,239	\$127,606	
<u>Expenses</u>					
Bank Fees	\$3,213	\$2,500	\$2,009	\$2,500	
Legal Fees	\$0	\$2,500	\$0	\$2,500	
Architect and Engineering Fees	\$0	\$0	\$0	\$0	
Consultant Fees	\$0	\$0	\$0	\$0	
Other Grants	\$90,000	\$250,000	\$0	\$0	
		\$400,000	\$400,000	\$207,000	Near North Project Avalon 66 Unit Rehab
Total Expenses	\$93,213	\$255,000	\$402,009	\$212,000	
Excess of Revenues over Expenses	\$153,130	(\$5,544)	(\$193,770)	(\$84,394)	

Fund Balance - July 1, 2008 \$1,427,162

Fund Balance - June 30, 2009 \$1,580,292
(Reserved and Unreserved)

* 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
 TIF Repairs & Holiday Lights
 2006-Community Needs Study \$15K
 2007 - Dawn Farm \$45,000
 2008 - Avalon \$153,950, 426 S. First Street
 2008 - Avalon \$60,000 819 S. Third Street
 2008 - Avalon \$35,263 Energy Grant 520 & 522 S. Division
 2009 - Avalon \$90,000 201 W. William
 2010 - Avalon \$607K - 66 unit rehab
 2010 - Homeless Shelter \$20K Beds

FY 2010/11
Draft Budget

Agency: 003 Downtown Development Authority
Fund: 063 Parking

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2010/11 DDA Budget	2010/11 Comments
Income					
Parking Revenues					
42100 Washington/First	\$117,290	\$0	\$63,470	\$135,601	Redevelopment Postponed
42110 Maynard	\$1,927,138	\$2,424,972	\$1,132,042	\$2,360,601	10-Yr Plan of 12/09
42120 Washington/Fourth	\$640,034	\$815,082	\$356,849	\$784,492	10-Yr Plan of 12/09
42130 Forest Ave	\$1,369,389	\$1,866,336	\$638,767	\$1,685,958	10-Yr Plan of 12/09
42140 William/Fourth	\$2,007,746	\$2,755,961	\$1,082,275	\$2,266,018	10-Yr Plan of 12/09
42150 Liberty Square	\$1,332,454	\$1,435,213	\$617,054	\$1,461,087	10-Yr Plan of 12/09
42160 Ann/Ashley	\$1,510,301	\$1,802,472	\$794,048	\$1,692,537	10-Yr Plan of 12/09
42170 Fifth Avenue	\$445,888	\$0	\$128,750	\$0	10-Yr Plan of 12/09
42180 S. Ashley Street	\$433,420	\$572,538	\$250,570	\$511,808	10-Yr Plan of 12/09
42190 Huron/Ashley/First	\$599,984	\$833,122	\$339,432	\$723,581	10-Yr Plan of 12/09
42200 Huron/Fifth	\$113,958	\$147,992	\$57,680	\$129,635	10-Yr Plan of 12/09
42210 1st & William	\$131,218	\$149,158	\$60,895	\$129,635	10-Yr Plan of 12/09
42211 Fingerie Lot	\$46,160	\$44,915	\$21,152	\$46,160	10-Yr Plan of 12/09
42212 415 W. Washington	\$107,175	\$83,166	\$75,835	\$80,000	Transfer Net Revenue to City
42260 Fifth & William	\$67,596	\$0	\$112,446	\$200,000	Grant to City
42270 Valet	\$3,027	(\$12,500)	\$0	\$0	
42220 Parking Meters	\$2,403,235	\$3,432,391	\$1,436,784	\$3,185,688	10-Yr Plan of 12/09
42230 Meter Bags	\$570,325	\$542,615	\$221,952	\$773,461	10-Yr Plan of 12/09
Total Parking Revenues	\$13,826,337	\$16,893,433	\$7,389,999	\$16,166,262	
Miscellaneous Income					
43000 Interest on Investments	\$206,929	\$95,140	\$9,298	\$0	Anticipated fund balance x 2.0%
Miscellaneous	\$4,840	\$0	\$0	\$0	
Total Miscellaneous Income	\$211,769	\$95,140	\$9,298	\$0	
Total Income	\$14,038,106	\$16,988,573	\$7,399,298	\$16,166,262	
Expenses					
Salaries					
51100 Permanent Salaries	\$137,231	\$138,020	\$68,616	\$142,161	1/2 Exec. Dir + DD
51200 Temporary Salaries	\$5,775	\$8,500	\$6,806	\$20,000	Amber Position
Total Salaries	\$143,006	\$146,520	\$75,421	\$162,161	
Fringe Benefits					
52100 Medical Insurance	\$9,036	\$9,240	\$4,518	\$13,107	City Estimate + Amber Cost
52110 Dental Insurance	\$1,024	\$1,015	\$512	\$1,165	City Estimate
52120 Optical Insurance	\$198	\$347	\$99	\$398	City Estimate
52130 Life Insurance Cost	\$401	\$400	\$201	\$400	1/2 Exec. Dir + DD
52200 Social Security	\$10,708	\$11,209	\$5,354	\$11,526	1/2 Exec. Dir + DD
52210 Pension Costs	\$15,822	\$17,216	\$7,911	\$24,196	11.75% or wages/ 16.06% of wages
52230 Unemployment Compensation	\$247	\$450	\$124	\$450	
52240 Deferred Compensation	\$783	\$780	\$392	\$780	\$20/pay 26 Pays
52250 Workers Comp	\$465	\$400	\$233	\$400	
52260 Short-Term Disability	\$184	\$400	\$92	\$400	
52270 Auto Allowance	\$2,052	\$2,000	\$1,026	\$2,000	
52280 VEBA Trust Expense	\$11,359	\$12,119	\$5,679	\$15,967	Per City Estimate
52290 Retiree Health Care	\$6,882	\$5,904	\$3,441	\$6,427	
Total Fringe Benefits	\$59,161	\$65,576	\$29,580	\$77,217	
Administrative Expenses					
53100 Telephones	\$6,591	\$8,000	\$3,365	\$8,000	Emergency phone lines now paid by the DDA
53130 Printing	\$211	\$5,000	\$6,967	\$5,000	Parking Map Reprint
53140 Advertising	\$1,937	\$1,000	\$6,710	\$1,000	
53150 Conferences & Training	\$11,818	\$4,000	\$563	\$4,000	Parking Conferences
53160 Office Supplies	\$11,214	\$7,000	\$2,120	\$7,000	
53165 Software Maintenance Agreements	\$1,151	\$1,500	\$1,186	\$1,500	
53170 Miscellaneous	\$4,211	\$3,000	\$1,568	\$3,000	
53180 Government Functions	\$2,385	\$3,000	\$3,983	\$3,200	Meeting Refreshments
53190 Postage	\$258	\$500	\$128	\$500	
53200 Bank Service Charges	\$86,085	\$90,000	\$59,045	\$90,000	More Credit Card charges with On-Street
53210 Property Plant & Equipment < \$2,500	\$8,387	\$17,000	\$2,218	\$17,000	Miscellaneous office equipment
53220 Office Rent & Utilities	\$35,944	\$37,000	\$19,263	\$37,000	
Total Administrative Expenses	\$170,191	\$177,000	\$107,116	\$177,200	
Professional Services					
54100 Legal	\$6,264	\$5,000	\$86,554	\$5,000	
54200 Engineering Consulting	\$39,664	\$25,000	\$14,429	\$25,000	
54300 Professional Services	\$62,407	\$55,000	\$56,348	\$55,000	Most Costs will go to Bonded Projects
Total Professional Services	\$108,335	\$85,000	\$157,331	\$85,000	
Insurance					
4200 City Insurance Charges (Property)	\$11,915	\$60,000	\$23,353	\$60,000	City Calculation
Total Insurance	\$11,915	\$60,000	\$23,353	\$60,000	
Direct Parking Expenses					
56100 Wages and Benefits	\$2,615,247	\$2,615,000	\$1,542,895	\$2,772,470	
56200 Fringe Benefits	\$981,926	\$890,000	\$480,307	\$920,000	
56300 Management Fees	\$195,000	\$206,000	\$75,000	\$206,000	
56400 Administrative Expense	\$305,830	\$280,000	\$212,588	\$290,000	
56500 Maintenance Expense	\$653,760	\$650,000	\$195,776	\$670,000	
56600 Maintenance Contracts	\$283,078	\$325,000	\$98,584	\$335,000	
56700 Equipment	\$58,685	\$250,000	\$84,067	\$250,000	Parking Equipment
56810 Parking Facility Rent	\$451,751	\$465,000	\$235,248	\$478,950	
56820 Parking Facility -Property Taxes	\$77,924	\$80,000	\$80,280	\$80,000	
56831 Parking Facility -Street Transfers	\$786,633	\$780,368	\$388,754	\$803,779	
56832 Meter Rent	\$2,000,000	\$2,000,000	\$2,000,000	\$0	
Total Direct Parking Expenses	\$8,409,834	\$8,541,368	\$5,393,500	\$6,806,199	
Utilities					
56910 Natural Gas	\$7,327	\$2,661	\$625	\$1,415	City Energy Office Estimates
56920 Water	\$20,222	\$25,000	\$11,258	\$25,000	
56930 Electricity	\$347,575	\$307,013	\$144,618	\$334,068	City Energy Office Estimates
Total Utilities	\$375,124	\$334,675	\$156,501	\$360,483	
Grants & Transfers					
58200 Grants	\$489,136	\$600,000	\$69,866	\$528,000	Alt. Transportation Programs
				\$12,000	Get Downtown Evaluation
				\$10,000	Zip Cars
58100 Transfers	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	Parking Maint Fund Transfer
Total Grants & Transfers	\$2,582,741	\$2,693,605	\$2,163,471	\$2,643,605	
Capital Costs					
5130 Capital Equipment	\$25,581	\$0	\$168,154	\$0	
5190 Capital Construction	\$21,863	\$2,796,507	\$5,280	\$2,796,507	Down Payment on New Parking
Total Capital Costs	\$47,444	\$2,796,507	\$173,434	\$2,796,507	
Bond Payments					
59300 Bond Payments	\$3,320,077	\$5,689,645	\$0	\$4,674,178	Lib Lot Underground
Contingency					
Contingency	\$0	\$0	\$0	\$2,000,000	
Total Expenses	\$15,227,828	\$20,579,896	\$8,279,709	\$19,842,549	
Excess of Revenues over Expenses	(\$1,189,721)	(\$3,591,323)	(\$880,411)	(\$3,676,287)	
Fund Balance - July 1, 2008	\$5,494,844				
Fund Balance - June 30, 2009	\$4,305,123				
(Reserved and Unreserved)					

**FY 2010/11
Draft Budget**

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

	2008/09 Actuals	Approved 2009/10 DDA Budget	1st Six Months of FY 2009/10	Proposed 2010/11 DDA Budget	2010/11 Comments
<u>Income</u>					
<u>Operating Transfers</u>					
45000 Tranfer from Parking Fund	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	CWI 2007 Report
43000 Interest	\$49,033	\$55,085	\$11,336	\$59,990	
44000 Miscellaneous Income	\$288,147			\$0	
Total Income	\$2,430,786	\$2,148,690	\$2,104,941	\$2,153,595	
<u>Expenses</u>					
<u>Facility Repairs</u>					
53170 Miscellaneous	\$208	\$0	\$46	\$0	Costs to go to Capital Projects Costs to go to Capital Projects
54200 Architect and Engineering Fees	\$320,531	\$50,000	\$527,087	\$50,000	
54300 Consultant Fees	\$33,258	\$50,000	\$499,470	\$50,000	
56700 Parking Operations - Equipment	\$14,600		\$3,299	\$0	
57100 Parking Facility Repairs	\$150,393	\$100,000	\$12,438	\$150,000	
57200 Equipment Repairs	\$35,527	\$10,000	\$41,965	\$76,180	
Total Facility Repairs	\$554,518	\$210,000	\$1,084,260	\$326,180	
<u>Capital Costs</u>					
59100 Capital Equipment	\$777,640	\$41,227	\$27,454	\$1,340,000	Epark Installation Engineers Estimate of work needed
59200 Capital Construction	\$856,393	\$750,000	\$1,741,042	\$1,000,000	
Total Capital Costs	\$1,634,033	\$791,227	\$1,768,496	\$2,340,000	
Total Expenses	\$2,188,551	\$1,001,227	\$2,852,756	\$2,666,180	
TIF Repairs & Holiday Lights					
Excess of Revenues over Expenses	\$242,235	\$1,147,463	(\$747,815)	(\$512,585)	
Fund Balance - July 1, 2008	\$1,609,821				
Fund Balance - June 30, 2009 (Reserved and Unreserved)	\$1,852,056				

Ann Arbor Downtown Development Authority

Public Parking & Transportation Demand
Management Strategies Plan

April 2010

DRAFT -- FOR DISCUSSION ONLY

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DRAFT -- FOR DISCUSSION ONLY

Introduction

Public parking is a valuable resource that can be used to promote core area vitality, economic development and increasing residential numbers. In 2006/2007 the Ann Arbor DDA commissioned a comprehensive parking study from consultants Nelson/Nygaard Consulting Associates that assembled and analyzed valuable information about the Ann Arbor public parking inventory, including available supply and utilization during peak periods, as well as information about the parking inventories owned by private companies, residents and University of Michigan. Following this study, the City of Ann Arbor commissioned a follow up study from Nelson/Nygaard to assess opportunities to expand use of the transportation and public parking system. Many dozens of recommendations were provided in this report, and the DDA, City of Ann Arbor, AATA, and getDowntown (the Partnership) worked tirelessly to respond to these recommendations. To date, nearly every recommendation has either been completed or is well underway (See Appendix XXX – can include progress report in appendices).

The DDA has operated public parking since 1992 and over this time the DDA has developed policy, parking rate, and funding strategies using a demand management framework with the goal of a strong, active, vital, and diverse and core area. Under DDA management the public parking system has become financially sound, its customer service scores are strong, and facilities are all in good repair.

But there are other important measurements of success to note, pointing to the efficacy of the DDA's demand management practices and principles. Over the past two decades more than 2.4 million square feet of private development has taken place in the DDA District (doesn't include UM projects on Central Campus such as the new dorm, museum expansion, and other new buildings). Nearly all of the tenants, customers, visitors and residents brought to downtown as a result of new development rely on the public parking system, yet this growth was managed without the construction of a new public parking structure since 1983. And even as the parking system has seen new demand, use of the public transit system and other alternative transportation options have also grown, particularly over the past decade. There is a high degree of "park once" behavior, in which most patrons leave their car behind after parking and walking or using transit to run errands or enjoy secondary activities. The percentage of commuters driving alone is far lower in the central business district and downtown area than elsewhere in the city, and the number of go!passes in distribution and in use have grown each year since the DDA began its financial support for this program.

Much of the contents of this parking and transportation plan are a continuation of current programs and policies, as most practices and policies are working well. There are however, new challenges that must be addressed, and this document is an attempt to build on what is working and at the same time meet these new needs.

The first need to be addressed is the City of Ann Arbor's need for additional funds to balance municipal budgets. In 1992 Proposal A and Headley Amendment eliminated the City's ability to increase taxes to keep pace with the increasing cost to provide valued city services. State-shared revenues have been dramatically reduced over the past decade, and now more than 40% of City property is off the tax rolls given the increasing size and number of City parks, UM properties, and properties owned by various other nonprofits and government agencies. Despite having reduced the size of its work force by 30%, the City must locate new revenues to keep General Fund services intact for its citizens.

The second reason this idea was brought forward was in part to extend the successful management of our on-street parking meters during the evening as we have during the day. When N/N did their study 32% of on-street meters were available to the public during the day – yet 100% of the meters after 6pm were in use meaning 0% of on street meters were available to customers at night. Customers are no less important at night than they are during the day, and enforcement is one way to ensure that parking is convenient for them.

The decision was made to pursue the creation of this parking plan in late December 2009. Ann Arbor City Council began a discussion about whether to extend parking meter enforcement past 6pm as a way to address both of these concerns. Enforcing the parking meters past six would certainly generate much-needed funds for the City, but it was recognized that there might be other positive outcomes, including improved meter management; treating meters as an asset for customers coming downtown in the evening and as an incentive for downtown employees to use attractive alternative transportation options such as Nightride or carpooling. The discussion about evening parking enforcement led to a larger discussion about enforcement in general, and the DDA was asked to assemble a plan that would be provided to City Council by its second meeting in April 2010.

Benchmark & Public Input

The document that follows was assembled over the past four months with input from a variety of sources. DDA staff assembled information about the current public parking and transportation system operations. Staff also researched best practice information from other comparable communities. A public feedback component was included as well, consisting of large and small scope community surveys, and several small group community dialogues. Seeking to hear from the greatest number of voices in the short planning time frame, the DDA worked with a local consultant to create and broadly distribute an electronic survey aimed at measuring the community's alignment with the DDA's demand management principles and practices. (provide brief description of results).

To gain a more in depth look at the specific needs of downtown user groups, such as evening employees and businesses, the DDA then undertook a series of small surveys and focus group meetings (further explain small surveys and give brief description of results). The meetings were held with representatives of the downtown as well as the larger community to elicit feedback on

specific issues and values related to parking (further explain meetings and description of outcome).

Parking & Transportation Demand Management (TDM)

Briefly, Transportation/Parking Demand Management (TDM) is a general term for strategies that use carrots (e.g. very low cost transit) and sticks (e.g. London's congestion charging system to reduce the number of cars entering the city) to result in more efficient use of transportation resources, including a downtown public parking system.

Everything in Western culture is about choice. The idea behind TDM is to create an interconnected transportation and parking system that offers as many attractive options as possible because human beings will make decisions for themselves about the transportation choice that best meets their needs, with consideration for such things as convenience, ease of use, time savings, price, safety, and environmental goals. We are not all the same and our needs are as diverse as we are. Further, our needs change depending on whether we're coming downtown for work or to join a friend for dinner on a Saturday night, whether it's summer or winter, or whether we need to meet with clients away from the office or are staying put in front of a computer all day.

Successful downtowns rely on an understanding that parking demand can be "managed" by encouraging positive behavior by making some transportation choices faster, more convenient, less worrisome, or cheaper. But encouraging transportation choices is not the same thing as mandating transportation behavior. Attractive office space, retail, restaurants, and residences exist right outside our fragile downtown. There are idealists who may see the public parking system in opposition to sustainable transportation choices. However, the reality is parking is an interconnected part of the larger transportation system, and every day people are making complex choices for themselves based on the options available to them at the time they need them.

There is no city anywhere in the country that utilizes a pure demand-managed public transportation and parking system; thus there is no ideal model for the Ann Arbor DDA to copy. However, it is worth noting that the Ann Arbor public parking and transportation system has been using elements of TDM/demand management for many years. As an example, since the early 2000's the DDA has charged less to park in off-street parking spaces than it charges at on-street meters as a way of managing the demand for metered spaces which are fewer in number and the most coveted parking spaces in the downtown. Another example are the three different kinds of monthly parking permits offered by the DDA; monthly rates vary based on the level of demand for parking during different parts of the day or locations.

The DDA takes a careful, measured implementation approach to parking and transportation system changes. This allows time to assess the impacts of new programs and pilot projects and to determine how programs should be improved before they become system-wide changes. Of vital concern is that the DDA not pursue policy changes that damage the financial underpinnings of the public parking system, as the funds needed for debt service and operations must not be endangered. An equally compelling worry is that parking pricing, enforcement or equipment

changes not make downtown unattractive to prospective office tenants, customers, residents, and small independent businesses. The downtown mix is fragile, and there are very attractive alternative locations to downtown for operating a business, buying a condo, finding entertainment, or enjoying a good meal.

2007 Nelson/Nygaard Reports

In 2007, the DDA commissioned Nelson/Nygaard, professional transportation consultants, to develop a comprehensive study of the downtown parking system. Upon completion of this report the City of Ann Arbor hired Nelson/Nygaard to develop a series of parking and transportation recommendations to encourage even greater use of alternative transportation choices. Nelson/Nygaard strategies were derived from ideas provided by the academic community and from various parking and transportation programs utilized in other communities from across the country. Three years after receipt of their report, nearly every recommendation has been pursued, implemented or tested and set aside (See Appendix XXX).

DRAFT -- FOR DISCUSSION ONLY

PUBLIC PARKING & TRANSPORTATION DEMAND MANAGEMENT STRATEGIES PLAN OVERVIEW

PLAN GOAL:

A strong, attractive, vital, and diverse downtown and core area.

PLAN OBJECTIVES:

1. Encourage even greater use of sustainable transportation to and through downtown including walking, bicycling, car sharing and transit use, as well as new technology personal vehicles.
2. Gain even greater efficiency from the public parking system by spreading demand with a more varied price structure based on geography, time of day, and other elements.

PLAN STRATEGIES:

1. Create more attractive commuter options and use a variety of communication strategies to increase awareness of sustainable transportation choices.
2. Provide parking patrons with more information about their parking and transportation choices.
3. Use both discounted and premium pricing as a tool to provide more parking choices and provide incentives to extend parking usage more broadly throughout the parking system.

DDA PUBLIC PARKING PRINCIPLES:

1. Parking is part of a transportation system, and should be understood in that context.
 - It's the people we want downtown, not necessarily their cars.
 - A "menu" of ways to get downtown should be supported and constantly improved upon so people can make transportation and parking choices.
 - Sustainable transportation choices can be encouraged but should not be mandated because plentiful attractive commercial alternative exist outside downtown.
2. Plan parking carefully to support downtown vitality:
 - Public parking policies should be based on an overarching vision for downtown, urban planning principles, best practices and regular analysis.
 - Parking is the means to an end, not the end in itself.
 - Parking is not a silver bullet - no one ever came downtown to park; but the right balance of parking availability, location and price is essential to downtown's vitality and growth.
 - Automobiles are often tagged as the reason for problems in the downtown; but the negative impact of automobiles is usually less a cause than a symptom of faulty planning. Cars make it possible for many people to use and enjoy the downtown.
3. Encourage desired behaviors:
 - Parking rates, regulations, and enforcement are tools that can be used to encourage positive behaviors.
 - Parking is very different in an urban environment than in the suburbs, and it is important to understand the differences between these two settings.
4. Ensure public parking is self-sustaining:

- The public parking system operations can and should be financially self-sustaining, with no need for tax subsidy. The users of the system should pay for the system, including operation, maintenance, repair, and eventual additions to the system.
 - All parking has value.
5. Invest in facility quality, aesthetics and longevity:
- Build it right the first time.
 - Many public parking system users don't have cars, such as pedestrians walking by parking facilities. Landscaping and public art incorporated into facilities benefits all users of downtown, not just those with cars.

DRAFT -- FOR DISCUSSION ONLY