



**COUNTY ADMINISTRATOR**  
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TO: Barbara Levin Bergman, Chair  
Ways & Means Committee

THROUGH: Robert E. Guenzel  
County Administrator

FROM: Tom A. Freeman, Director  
Facilities Management

Curtis N. Hedger  
Corporation Counsel

DATE: December 9, 1998

SUBJECT: Re-negotiation of Parking Agreements with the City of Ann Arbor  
for the Ann Ashley Parking Structure and the Parking Lot Leased  
from the County by the City at the Corner of N. Ann and Main  
Street

**Board Action Requested:**

It is requested that the Board of Commissioners authorize the County Administrator, with the assistance of Corporation Counsel and the Facilities Management Director, to re-negotiate and sign parking agreements with the City of Ann Arbor ("City") for the Ann Ashley parking structure as well as the parking lot on N. Ann and Main Street.

**Background:**

On March 4, 1986, the City and the County executed an Agreement concerning the Ann-Ashley parking structure. Under the Agreement, the County donated a plot of land to the City, contributing to the parcel on which the parking structure was to be built. The Agreement also called for the City to reserve 250 parking spaces in the new structure for the County's use. The County received a discount of \$14.10 per space for these spaces in exchange for its donating the property to the City. The Agreement is for 15 years and commenced when the structure was opened on November 20, 1987. As such, this Agreement will expire on November 19, 2002.

On December 1, 1988, the City and County executed another parking Agreement. Under this Agreement, the County agreed to let the City use the County-owned property at the southwest corner of N. Main Street and Ann Street for a City-run parking lot. In exchange for the use of this land, the City provided the County another 49 parking spaces on the first or second floor of the Ann-Ashley parking structure at no cost. This Agreement was for 10 years and is now coming to an end.

**Discussion:**

The parking agreements between the City and the County, which secure nearly 300 downtown parking spaces for the County in the Ann-Ashley parking structure, will expire between now and November, 2002. It is in the County's long-term interest to secure these downtown-parking spaces pursuant to a long-term agreement especially with the construction of the new facility next to the County Administration Building. Corporation Counsel and the Facilities Management Director have had preliminary discussions with the City and the Downtown Development Authority ("DDA") which now manages the Ann-Ashley parking structure pursuant to an agreement with the City about re-negotiating the parking agreements on a long-term basis. The initial response from the City and the DDA has been favorable.

**Impact on Human Resources:**

The requested Board action will have no impact on Washtenaw County positions, personnel policies or procedures.

**Impact on Budget:**

There is no additional impact on the general fund through the duration of the initial agreement, which lasts until November 19, 2002. After that time, any agreement would require the County to pay the cost of the individual parking spaces less any negotiated employee contributions.

**Impact on Indirect Costs:**

There are no indirect costs associated with this Request.

**Impact on Other County Departments or Outside Agencies**

Corporation Counsel and Facilities Management will assist the County Administrator in negotiating these long-term parking agreements.

**Conformity to County Policies:**

This matter conforms to all County Policies and Procedures.

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR, WITH THE ASSISTANCE OF CORPORATION COUNSEL AND THE FACILITIES MANAGEMENT DIRECTOR, TO NEGOTIATE LONG-TERM PARKING AGREEMENT(S) WITH THE CITY OF ANN ARBOR AND THE ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY FOR THE ANN-ASHLEY PARKING STRUCTURE AS WELL AS THE CITY RUN PARKING LOT AT NORTH MAIN AND ANN STREET; AUTHORIZING THE ADMINISTRATOR TO SIGN THE AGREEMENT(S)

WASHTENAW COUNTY BOARD OF COMMISSIONERS

December 9, 1998

WHEREAS, on March 4, 1986 Washtenaw County ("County") and the City of Ann Arbor ("City") executed an Agreement whereby the County would donate land to the City in the vicinity of Ann and Ashley streets for the construction of a parking structure and;

WHEREAS, under this Agreement, the County received 250 reduced rate parking spots in the Ann-Ashley parking structure; and

WHEREAS, the Agreement began when the Ann Ashley parking structure was officially opened on November 20, 1987 and extends for 15 years until November 19, 2002; and

WHEREAS, on December 1, 1988, the County and City executed another parking agreement whereby the County permitted the City to use County-owned land at the southwest corner of N. Main and Ann Streets for use as a City-run parking lot in exchange for the County's use of an additional 49 parking spaces in the Ann Ashley parking structure; and

WHEREAS, this Agreement was for ten years and is now expiring; and

WHEREAS, it is in the County's long-term interest to secure the approximately 300 parking spaces in the Ann-Ashley parking structure from the above-referenced Agreements by means of a long-term agreement with the City; and

WHEREAS, the City has contracted with the Ann Arbor Downtown Development Authority to manage the Ann-Ashley parking structure.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby authorizes the County Administrator, with assistance from Corporation Counsel and the Facilities Management Director, to negotiate Agreement(s) with the City of Ann Arbor and/or the Ann Arbor Downtown Development Authority to secure on a long-term basis approximately 300 parking spaces in the Ann-Ashley parking structure

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes the Administrator to sign the agreement(s) upon review of Corporation Counsel to be filed with the County Clerk

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Acevedo	x			DeLong			x	Montague	x		
Armentrout	x			DuRussel	x			Robinson			x
Bergman	x			Gunn	x			Schultz	x		
Chockley	x			Kern	x			Shaw	x		
Craiger			x	Monforton			x	Yekulis	x		

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY

ROLL CALL VOTE: TOTALS

11 0 4

STATE OF MICHIGAN )  
COUNTY OF WASHTENAW)<sup>SS.</sup>

I, Peggy M. Haines, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on December 9, 1998, as appears of record in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

**PEGGY M. HAINES, Clerk/Register**

BY: \_\_\_\_\_  
Deputy Clerk



Res . No. 98-0279