

RECORDS CREATED BY COUNCIL
FOR FEB. 17 2009 MEETING

RECORDS REQUEST & RESPONSE
for SAME

Also EMAILS SENT AROUND
APRIL 23-28; NO RECORD
REQUEST for SAME



CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

www.a2gov.org

Community Services Area

Administration (734) 794-6210
Community Development Services (734) 622-9025
Parks & Recreation Services (734) 794-6230
Planning & Development Services - Building (734) 794-6267
Planning & Development Services - Planning (734) 794-6265

April 30, 2009

Noah Hall
Executive Director
Great Lakes Environmental Law Center

Subject: Freedom of Information Act Request dated April 23, 2009
09-080 Hall

Dear Mr. Hall:

I am responding to your request under the Michigan Freedom of Information Act, dated April 23, 2009. Your request for "all records produced, prepared, or otherwise created by Ann Arbor City Council members during the City Council's February 17, 2009 meeting" is granted in part and denied in part. The information has been denied to the extent that the following redactions have occurred:

1. Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy. MCL 15.243(1)(a)
2. Documents and portions of documents that constitute communications from attorneys in the City Attorney's Office to City staff and/or Council members. These documents are subject to the attorney-client privilege and/or work product privilege. MCL 15.243(1)(g), (h)

The City does not warrant or guarantee the accuracy of the information provided. Rather, it provides the documents only to comply in good faith with the Michigan Freedom of Information Act, and not for any other purpose.

Please note that for cost savings, the City has attempted to omit any records released as part of your previous request. Additionally, the City has attempted to avoid producing multiple copies of a document when more than one Council member produced it. Also, because of redactions, the City was unable to simply forward these documents electronically.

If you receive written notice that your request has been denied, in whole or in part, under Section 10 of the Act, you may, at your option either: (1) submit to the City Administrator a written appeal that specifically states the word "appeal" and identifies the reason(s) for reversal of the disclosure denial; or (2) file a lawsuit in the circuit court to compel the City's disclosure of the record. If after judicial review, the circuit court determines that the City has not complied with the Act, you may be awarded reasonable attorneys' fees and damages as specified under the Act.

The Michigan Freedom of Information Act specifically provides that a public body may charge a fee for searching for and copying a public record. The cost for copying the records is \$7.86 payable to the City of Ann Arbor.

The breakdown of the copying costs is as follows:

8 1/2" x 11" copies	37 pgs @ .05/page	\$1.85
Staff-time	30 min @ \$12.02/hr	<u>\$6.01</u>
		\$7.86

Upon receipt of this amount, the documents will be released to you. Your documents may be picked up in the Community Services Office (Sixth Floor, City Hall), Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m., or alternatively, if requested, the documents will be mailed to you upon receipt of the stated cost plus postage (include additional cost of \$4.80 for postage). Please mail your check to Steve Bartha at the address noted above.

If you have any questions concerning this response, please contact Steve Bartha, City FOIA Coordinator, (734)794-6210, ext. 42198.

Sincerely,



Jayne S. Miller
Community Services Administrator

**The Great Lakes
Environmental Law Center**

*Protecting the world's greatest freshwater resource
and the communities that depend upon it*

440 Burroughs Street, Suite 111, Box 70
Detroit, Michigan 48202
www.greatlakeslaw.org

April 23, 2009

Via E-Mail to Steve Bartha – sbartha@a2gov.org

Steve Bartha
City FOIA Coordinator
City of Ann Arbor
Guy C. Larcom, Jr. Municipal Building
100 N. Fifth Avenue
Ann Arbor, MI 48107

Cc: Mayor John Hieftje (jhieftje@a2gov.org)

Re: Freedom of Information Act Request – February 17, 2009 City Council Meeting

Mr. Bartha:

The Great Lakes Environmental Law Center seeks **all records produced, prepared, or otherwise created by Ann Arbor City Council members during the City Council's February 17, 2009 meeting.** We are submitting this request to obtain records that will allow the Great Lakes Environmental Law Center and members of the public to fully understand the City Council meeting and resulting decisions. The Great Lakes Environmental Law Center makes this request pursuant to the Michigan Freedom of Information Act (FOIA), Public Act 442 of 1976, MCL 15.231 et seq.

For purposes of this request, "records" includes information of any kind, including writings (handwritten, typed, electronic or otherwise produced, reproduced or stored), letters, memoranda, correspondence, notes, emails, instant messages, text messages, drawings, graphs, charts, photographs, and any other compilation of data from which information can be obtained. Without limitation, the records requested include records at any stage of development, whether proposed, draft, pending, interim, final or otherwise. All such records are included in this request if they are in the possession of or otherwise under the control of the City of Ann Arbor.

Rec'd 4/24/09

This request is not limited to records relating to any specific agenda item from the February 17, 2009 City Council Meeting.

To minimize the city's costs in producing these records, please exclude the following records from this request:

1. Records generated during any closed session (as defined in the Michigan Open Meetings Act, MCL 15.262(c)) of the February 17, 2009 City Council Meeting.
2. The meeting minutes and other records already made available to the public pursuant to the Michigan Open Meetings Act, MCL 15.261 et seq. and/or city policy on the city's website (<http://a2gov.legistar.com>).

Exempt Records

Should you decide to invoke a FOIA exemption as the basis for withholding any record responsive to this request, please include in your full or partial denial letter sufficient information for the Great Lakes Environmental Law Center to appeal the denial pursuant to M.C.L. § 15.235(4)(a). To comply with legal requirements, the following information must be included:

1. Basic factual material about each withheld item, including the originator, date, length, general subject matter, and location of each item; and
2. Explanations and justifications for denial, including the identification of the category within the governing statutory provision under which the document (or portion thereof) was withheld and a full explanation of how each exemption fits the withheld material.

If you determine that portions of a record requested are exempt from disclosure, please redact the exempt portions and provide the remainder of the record to the Great Lakes Environmental Law Center.

Format of Records Requested

To reduce or avoid the costs and labor of printing and/or photocopying records, we request that records be provided in electronic format wherever possible, including but not limited to records that are stored or maintained in electronic format. We will provide a USB drive or other media storage device for the records at our expense.

Fee Waiver Request

The Great Lakes Environmental Law Center requests that you waive all fees in connection with this request as provided by MCL § 15.234(1) (waiver of fee is

appropriate where search for and provision of copies of the public record can be considered as primarily benefiting the general public). The Great Lakes Environmental Law Center will use the information to contribute significantly to public understanding of City Council members' deliberations during a public open meeting. The Great Lakes Environmental Law Center will make all records received available to the public. The Great Lakes Environmental Law Center is a non-profit organization registered as a charitable organization in Michigan, with no commercial interest in obtaining the requested information.

Willingness to Pay Fees Under Protest

While a fee waiver should be granted for the reasons set forth above, the Great Lakes Environmental Law Center is seeking these records regardless of the City's ultimate decision on the fee waiver request. The Great Lakes Environmental Law Center thus is willing to pay fees in keeping with the applicable statutory and regulatory requirements, if necessary and under protest, to enable the timely delivery of the records. Fees must be limited to actual costs of labor and copying, and the means for copying must be the most economical available. M.C.L. § 15.234(1) and (3). Furthermore, fees may only be assessed based on procedures and guidelines published by the City. *Id.* at (3). We therefore request that City identify the procedures and guidelines under which it assesses fees, and provide an itemized list of fees charged and the justification for them in order to establish compliance with the statutory requirements. In addition, any payment of fees does not constitute waiver of the Great Lakes Environmental Law Center's right to seek administrative or judicial review of any denial of its fee waiver request. Please contact me before undertaking any action that would result in a fee charge in excess of one hundred dollars.

Record Delivery

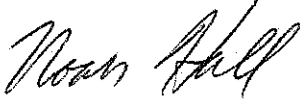
Pursuant to M.C.L. § 15.235(2), we expect a response to this request within 5 business days. We request the City, in responding to this request, to comply with all relevant deadlines and other obligations set forth in the Michigan FOIA. To reduce or avoid the costs and labor of printing and/or photocopying records, we request that records be provided in electronic format wherever possible, including but not limited to records that are stored or maintained in electronic format. We will provide a USB drive or other media storage device for the records at our expense.

Please produce the requested records on a rolling basis; at no point should the search for – or deliberation concerning – certain records delay the production of others that the City has already retrieved and elected to produce.

Please contact me so that I can pick up these records as soon as possible. If you find that this request is unclear in any way please contact me immediately so I can clarify the request or otherwise expedite and simply your efforts to comply.

*Great Lakes Environmental Law Center
April 23, 2009 FOIA Request to the City of Ann Arbor
Re February 17, 2009 City Council Meeting*

Sincerely,

A handwritten signature in cursive script that reads "Noah Hall".

Noah Hall
Executive Director
Great Lakes Environmental Law Center
(734) 646-1400
nhall@wayne.edu

Elias, Abigail

NOT RELEASED

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:48 PM
To: Elias, Abigail
Subject: FW: Airport litigation update - privileged

THIS IS PRIVILEGED AND SHOULD NOT BE PRODUCED

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:46 PM
To: Elias, Abigail
Cc: Postema, Stephen; McCormick, Sue
Subject: RE: Airport litigation update - privileged

Are there portions of this I can send to Pittsfield Twp???

From: Elias, Abigail
Sent: Sunday, February 15, 2009 5:21 PM
To: Greden, Leigh
Cc: Postema, Stephen; McCormick, Sue
Subject: RE: Airport litigation update - privileged

Right. The township's building official had posted a stop work order – in addition to issuing a code violation ticket to Jackie Beaudry. We were in a crunch positions with cold weather coming on and the contractor needed to try to finish the sheet metal work and lay asphalt before the cold weather.

Here is the info I think you need. I am copying Sue so that she can add to or correct my thoughts.

The judge is Melinda Morris. The request for injunction was denied.

At the hearing, I told the court the township had not issued building permits or done inspections for city owned/built aeronautical facilities prior to this one. Bruce Laidlaw told the court the township had done inspections in the past. We suspect these are for private structures – e.g., Bijan Air's hangar. The court was troubled by these conflicting assertions and decided the status quo was to let the township proceed with the building permit and inspections. In discovery I asked for copies of all such building permits and we were sent copies of 45 – 47 permits. I am having Matt Kulhanek review them to figure out what structures they were for. If we are going to settle this, it won't matter as much. But if the township hasn't been inspecting city structures before now, that will help the elected township officials back off from the position their building official and predecessors took. And also convince their building official – who I think has stayed on. The judge also wondered why we'd honored the stop work order if we thought the township did not have jurisdiction.

Paragraph II.B. of the 1979 Policy Statement between the City and the Township provides only for "private construction" at the airport to be subject to the Township's Building and Safety Department permits. Although it doesn't explicitly say that City's construction of airport facilities isn't subject to Township Building and Safety Dept. permits, that's the only logical conclusion.

The only issue would be if the Stille-DeRossett State Uniform Construction Code that was passed later means that only the TOWNSHIP building official can issue permits for and inspect buildings within the township boundaries. However, the uniform construction code also means that the city and township building codes are identical. We have a strong argument that the boundary agreement provisions are consistent with state law and the provisions of the aeronautical code that give the city jurisdiction of its airport, even though it's located outside our boundaries. I've attached our brief so

4/24/2009

you can read the analysis.

The boundary agreement provides for us to submit plans to the township for review and comment – but not to go through the zoning and planning process. The Township is OK with that, and we are OK with doing that – including payment for the time the township spends on the review. Clarification so that we aren't paying as if it's full site plan and zoning review would be helpful, I think.

A problem that came up as we were trying to move forward on this was getting a cooperative response from our own building department. There is a technical issue because our computerized building permit system does not recognize non-city addresses. But assuming that is worked around, there was resistance to doing the inspections. The labor aspects of us doing the inspections will need to be worked out internally. I will not try to explain in this email, but feel free to call and I can try. There also are labor and staffing issues as we head into the next budget year and balancing issues of reduced development activities and the possible need for city staff to do inspections. As this was going forward Matt Kulhanek considered using 3rd party inspectors if city inspectors were not available. Some 3rd party inspections were done no matter what because they were specialized inspections of materials and installations that neither Pittsfield nor the City has the expertise to do. Bruce Laidlaw suggested that the city might hire township inspectors if we don't have city staff available. Again, those are labor/staffing issues that need to be addressed carefully and consistent with the collective bargaining agreements.

As plaintiff, we can drop the lawsuit if they back off on their position.

They agreed to refund the building permit fees if we prevailed with the court. At this point they've issued (or almost issued – they may be waiting for payment of the fee(s)) the building permit(s). We need to decide what to do about that. If everything is handed back to us, we need to be sure we are ready to move forward with this with City staff. Since passage of the Stille-DeRossett legislation, I think it's pretty clear we need to issue permits for and inspect our own buildings in the same manner as any other buildings.

Finally I think Matt Kulhanek is having some issues with the contractor due, in part, to the delays caused by the township-city dispute. We need to be very careful that whatever we do is done very smoothly so as not to cause any further delays and additional costs alleged to be caused by such delays.


Right now it is important for this project to move forward. The agreement of the township and city on this issue may need to be memorialized so as to be in place the next time this might come up. I don't think we foresee any new structures in the near term. The airport is expecting to be an authorized agency to deal with soil erosion and sedimentation control by that time that's needed for the runway expansion – which will mean not going through the township.

If you need a copy of the boundary agreement or the stipulation we entered into to allow this to go forward with a township permit and inspections, let me know.

Abigail Elias, Chief Assistant City Attorney | City of Ann Arbor, Michigan | <mailto:aelias@a2gov.org> | **NOTE NEW TELEPHONE NUMBERS: Office: (734) 794-6170 (+ Ext. 41888 for me) | Direct: (734) 794-6188 | Internal extension: 41888 | Fax: (734) 994-4954 | Non-City Cell: (734) 320-7953**

CONFIDENTIALITY NOTICE: The information in this transaction is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify me immediately and delete this transmission and any other documents, files and information transmitted herewith. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

A mind once expanded by a new idea never returns to its original dimensions. OLIVER WENDELL HOLMES

 Please consider the environment before printing this e-mail.

<hr size=2 width="100%" align=center tabindex=-1>

From: Greden, Leigh
Sent: Sunday, February 15, 2009 10:39 AM
To: Elias, Abigail
Cc: Postema, Stephen
Subject: RE: Airport litigation update

Thank you! I read Stephen's annual report this weekend, and it says we initiated the litigation by filing for an

4/24/2009

injunction.

From: Elias, Abigail
Sent: Friday, February 13, 2009 4:47 PM
To: Greden, Leigh
Cc: Postema, Stephen
Subject: RE: Airport litigation update

I know. I haven't forgotten.

I was waiting for some input from Matt K but will pull something together over the weekend. Sue McCormick thought it would make sense to include her and Matt in the discussion.

Abigail Elias, Chief Assistant City Attorney | City of Ann Arbor, Michigan | <mailto:aelias@a2gov.org> | **NOTE NEW TELEPHONE NUMBERS: Office: (734) 794-6170 (+ Ext. 41888 for me) | Direct: (734) 794-6188 | Internal extension: 41888 | Fax: (734) 994-4954 | Non-City Cell: (734) 320-7953**

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 Please consider the environment before printing this e-mail.

<HR< U1:PLACENAME>size=2 width="100%" align=center tabindex=-1>

From: Greden, Leigh
Sent: Friday, February 13, 2009 4:43 PM
To: Elias, Abigail
Cc: Postema, Stephen
Subject: Airport litigation update

Reminder: Please send me an update re: airport litigation that I can share with the Pittsfield Twp elected officials. Thanks.

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:48 PM
To: Elias, Abigail
Subject: [Fwd: RE: Leigh Greden...]

----- Original Message -----

Subject: RE: Leigh Greden...
Date: Tue, 17 Feb 2009 21:43:11 -0500
From: Greden, Leigh <LGreden@a2gov.org>
To: Higgins, Marcia <MHiggins@a2gov.org>, Teall, Margie <MTeall@a2gov.org>, Hohnke, Carsten <CHohnke@a2gov.org>, Rapundalo, Stephen <SRapundalo@a2gov.org>, Smith, Sandi <SSmith@a2gov.org>
References:

[REDACTED]

Now WHO did I pander to????!?!?

From: Higgins, Marcia
Sent: Tuesday, February 17, 2009 9:38 PM
To: Teall, Margie; Hohnke, Carsten; Greden, Leigh; Rapundalo, Stephen; Smith, Sandi
Subject: RE: Leigh Greden...

pullinnggg awwwwaayyyyyy. He has crossed the finish line. The winner is LEIGH GREDEN!

From: Teall, Margie
Sent: Tuesday, February 17, 2009 9:35 PM
To: Hohnke, Carsten; Greden, Leigh; Rapundalo, Stephen; Smith, Sandi; Higgins, Marcia
Subject: Leigh Greden...

Out in front for the Golden Pandy!

--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:47 PM
To: Elias, Abigail
Subject: [Fwd: .]

----- Original Message -----

Subject:
Date: Tue, 17 Feb 2009 21:59:34 -0500
From: Greden, Leigh <LGreden@a2gov.org>
To: Derezinski, Tony <TDerezinski@a2gov.org>, Rapundalo, Stephen <SRapundalo@a2gov.org>, Teall, Margie <MTeall@a2gov.org>, Higgins, Marcia <MHiggins@a2gov.org>, Taylor, Christopher (Council) <CTaylor@a2gov.org>, Hohnke, Carsten <CHohnke@a2gov.org>

Way to go Tony for reminding us about the old folks!

--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:46 PM
To: Elias, Abigail
Subject: [Fwd: RE: tomorrow...]

----- Original Message -----

Subject: RE: tomorrow...
Date: Tue, 17 Feb 2009 20:04:37 -0500
From: Greden, Leigh <LGreden@a2gov.org>
To: Hohnke, Carsten <CHohnke@a2gov.org>, Teall, Margie <MTeall@a2gov.org>
References:



No postponement. It's not necessary. 1 person has a problem with 5th/Division... and remember... we already voted on this and approved it.

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 8:04 PM
To: Teall, Margie; Greden, Leigh
Subject: RE: tomorrow...

I mentioned it to Sandi. Said she preferred no postponement, but might be OK with date certain.

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:56 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

She told me what you said, and she was not happy... I think she does care.
Does Sandi know what's going on?

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:55 PM
To: Teall, Margie; Hohnke, Carsten
Subject: RE: tomorrow...

She said she doesn't.

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:50 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

She cares...

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:49 PM
To: Teall, Margie; Hohnke, Carsten
Subject: RE: tomorrow...

Yup. And against Hewitt and maybe Gunn. I told her that. She doesn't care.

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:49 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

Doesn't that put her squarely against Sandi?

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:46 PM
To: Teall, Margie; Hohnke, Carsten
Subject: RE: tomorrow...

She's against 5th/Division and wants time to work on excluding that.

What is the rate setting mtng? Parking rates??

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:44 PM
To: Hohnke, Carsten
Cc: Greden, Leigh
Subject: RE: tomorrow...

But why?

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:43 PM
To: Teall, Margie
Subject: RE: tomorrow...

Marcia!

From: Teall, Margie

Sent: Tuesday, February 17, 2009 7:41 PM
To: Hohnke, Carsten
Subject: RE: tomorrow...

No. Why is anyone thinking about it?

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:40 PM
To: Teall, Margie
Subject: RE: tomorrow...

I'll be there. Thanks for the reminder.

Are you supportive of postponing the structure?

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:39 PM
To: Hohnke, Carsten
Subject: tomorrow...

Are you thinking of going to the Rate Setting meeting tomorrow? I think it would be good for you to go (good for the committee!)

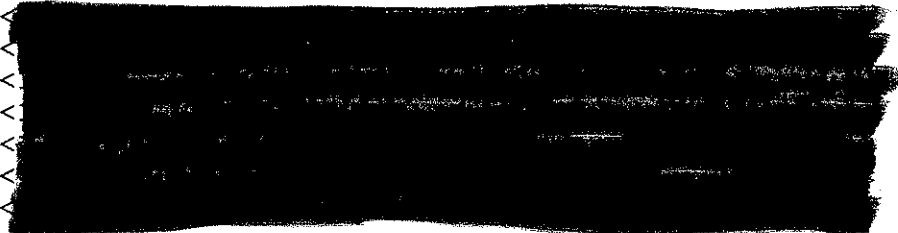
--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:46 PM
To: Elias, Abigail
Subject: [Fwd: RE: tomorrow...]

----- Original Message -----

Subject: RE: tomorrow...
Date: Tue, 17 Feb 2009 19:56:33 -0500
From: Greden, Leigh <LGreden@a2gov.org>
To: Teall, Margie <MTeall@a2gov.org>, Hohnke, Carsten <CHohnke@a2gov.org>
References:



I was only telling her the truth.

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:56 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

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To: Teall, Margie; Hohnke, Carsten
Subject: RE: tomorrow...

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From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:50 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

She cares...

From: Greden, Leigh

Sent: Tuesday, February 17, 2009 7:49 PM
To: Teall, Margie; Hohnke, Carsten
Subject: RE: tomorrow...

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From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:49 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: RE: tomorrow...

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To: Teall, Margie; Hohnke, Carsten
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To: Hohnke, Carsten
Cc: Greden, Leigh
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To: Teall, Margie
Subject: RE: tomorrow...

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From: Teall, Margie
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To: Hohnke, Carsten
Subject: RE: tomorrow...

No. Why is anyone thinking about it?

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:40 PM
To: Teall, Margie

Subject: RE: tomorrow...

I'll be there. Thanks for the reminder.

Are you supportive of postponing the structure?

From: Teall, Margie
Sent: Tuesday, February 17, 2009 7:39 PM
To: Hohnke, Carsten
Subject: tomorrow...

Are you thinking of going to the Rate Setting meeting tomorrow? I think it would be good for you to go (good for the committee!)

--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:43 PM
To: Elias, Abigail
Subject: [Fwd: RE:]

----- Original Message -----

Subject: RE:
Date: Tue, 17 Feb 2009 19:35:05 -0500
From: Smith, Sandi <SSmith@a2gov.org>
To: Hohnke, Carsten <CHohnke@a2gov.org>
References: [REDACTED]

True. But postponing to a date certain may be palatable...

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:19 PM
To: Smith, Sandi
Subject:

I assume DDA would not be happy with a postponement of the structure, yes?

--

Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Elias, Abigail

From: Carsten Hohnke [chohnke@a2gov.org]
Sent: Tuesday, April 28, 2009 11:42 PM
To: Elias, Abigail
Subject: [Fwd: RE: [Fwd: Update to Council Packet for 2/17]]

----- Original Message -----

Subject: RE: [Fwd: Update to Council Packet for 2/17]
Date: Tue, 17 Feb 2009 19:28:02 -0500
From: Teall, Margie <MTeall@a2gov.org>
To: Hohnke, Carsten <CHohnke@a2gov.org>, Higgins, Marcia <MHiggins@a2gov.org>
CC: Greden, Leigh R. <greden@MillerCanfield.com>
References: [REDACTED]

I would be honored. I've never been the recipient of the Pandey. But alas, Marcia would have done the same for our honored Friends of the Woods. I am afraid I cannot accept. The Pandey is open for tonight!

-----Original Message-----

From: Carsten Hohnke [mailto:chohnke@a2gov.org]
Sent: Tuesday, February 17, 2009 5:18 PM
To: Higgins, Marcia; Teall, Margie
Cc: Greden, Leigh R.
Subject: [Fwd: Update to Council Packet for 2/17]

"The February 17 packet has been updated to include INT-1 Dicken Woods 5th Anniversary."

Is this the first pre-Council meeting Golden Pandey?

----- Original Message -----

Subject: Update to Council Packet for 2/17
Date: Wed, 11 Feb 2009 16:07:27 -0500
From: Beaudry, Jacqueline <JBeaudry@a2gov.org>
To: Anglin, Mike <MAnglin@a2gov.org>, Beaudry, Jacqueline <JBeaudry@a2gov.org>, Bowden (King), Anissa <ABowden@a2gov.org>, Briere,

Sabra <SBriere@a2gov.org>, Dempkowski, Angela A <ADempkowski@a2gov.org>,

Derezinski, Tony <TDerezinski@a2gov.org>, Fraser, Roger <RFraser@a2gov.org>, Greden, Leigh <LGreden@a2gov.org>, Hieftje, John <JHieftje@a2gov.org>, Higgins, Marcia <MHiggins@a2gov.org>, Hohnke, Carsten <CHohnke@a2gov.org>, Postema, Stephen <SPostema@a2gov.org>, Rapundalo, Stephen <SRapundalo@a2gov.org>, Schopieray, Christine <CSchopieray@a2gov.org>, Smith, Sandi <SSmith@a2gov.org>, Taylor, Christopher (Council) <CTaylor@a2gov.org>, Teall, Margie <MTeall@a2gov.org>

Hi:

The February 17 packet has been updated to include:

INT-1 Dicken Woods 5th Anniversary.

The link includes the current agenda. There are no associated attachments with this item.

Jacqueline Beaudry

City Clerk

City of Ann Arbor

Please note new phone number:

734-794-6140 (p)

734-994-8296 (f)

--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

--
Carsten Hohnke
Ann Arbor City Council
Fifth Ward
chohnke@a2gov.org
(734) 369-4464

Smith, Sandi

From: Smith, Sandi **Sent:** Tue 2/17/2009 8:36 PM
To: Pollay, Susan
Cc:
Subject: RE: LIBRARY PARKING LOT PROPOSAL (again!)
Attachments:

Good idea. I think we are back on again.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3011

-----Original Message-----

From: Susan Pollay [mailto:SPollay@a2dda.org]
Sent: Tuesday, February 17, 2009 8:35 PM
To: Smith, Sandi
Subject: RE: LIBRARY PARKING LOT PROPOSAL (again!)

Hi provided Leah Gunn with comments that refute the comments below (and John Split with comments that respond to Steve Bean) and neither elected to speak tonight at the public hearing. Perhaps I could send a memo to council...?



-----Original Message-----

From: "Smith, Sandi" <SSmith@a2gov.org>
To: "Pollay, Susan" <SPollay@a2dda.org>
Sent: 2/17/09 5:35 PM
Subject: FW: LIBRARY PARKING LOT PROPOSAL (again!)

Susan,

See Karen's comments below. She seems terribly misinformed. It may be wise to make sure that the presentation addresses most of these concerns. I have been hearing the same mis-information all day.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3011

From: C. Robert Snyder [mailto:
Sent: Tuesday, February 17, 2009 2:14 PM
To: Hieftje, John; Anglin, Mike; Smith, Sandi; Greden, Leigh; Rapundalo, Stephen; Higgins, Marcia; Derezinski, Tony; Briere, Sabra; Taylor, Christopher (Council); Teall, Margie; Hohnke, Carsten
Cc:  Ann Arbor Neighborhoods
Subject: LIBRARY PARKING LOT PROPOSAL (again!)

Please note: this is a re-send of a message sent this morning which "bounced back". Apologies to those who did already receive it!

For what it's worth, a little more verbiage has been added!)

Dear Mayor Hieftje and City Council Members,

I presume all of you have seen the message, below, from Karen Sidney. It has been circulating widely (some of you might say "wildly") among the members of the various neighborhood groups. I can neither refute it nor defend the logic and economics of the proposed underground parking structure (item PH-6 on tonight's agenda). I would welcome any point by point rebuttals from Council members to Karen Sidney's communique.

I have also read the request for delaying Council's vote on PH-6 sent to all of you by Steve Bean (a copy of which is pasted below Karen Sidney's message).

I'm neither in favor of nor against the proposal that's on tonight's Council agenda. I know too little about it (that's both my problem and also the City's/Council's "problem") to say definitively it's good/it's bad.

But I do know it's another hot potato that's going to be tossed around , esp. in these very tough economic times. To date, no one either in the City administration, the Council, or DDA has connected all the dots regarding Ann Arbor's downtown development, D1-D2, A2D2 and revenues, assessments, taxes locally or nationally. I do know that we're in the midst of one horrendous economic meltdown and that Ann Arbor, despite it's top-of-the-food-chain reputation, is and will not be immune.

Let's at least let this highly expensive and volatile project sit on Council's table for the next several monthly iterations while and until we see how we -- the city, state, and nation -- are doing.

I strongly support Mr. Bean's request and ask that a vote for approval/disapproval not occur at tonight's meeting.

Thank you!

Bob Snyder

South University Neighborhood Association

525 Elm Street

734-665-5524

LIBRARY LOT PARKING STRUCTURE ECONOMICS – Karen Sidney

On February 17, 2009, Ann Arbor city council is expected to take the first step to authorize up to \$55 million in debt for a new \$56.4 million underground parking structure next to the downtown library. GET INFORMED AND LET COUNCIL KNOW WHAT YOU THINK.

About 25% of the cost of the structure is for things that encourage future development, such as a new service alley, a new water main and supporting columns sufficient to hold a 25 story building.

Taking on this expensive new parking structure will mean the DDA cannot do much else. DDA projections show less money for things like alleys and sidewalks, grants for things like Get Downtown, the Neutral Zone and merchant's associations, and replacing and maintaining downtown trees.

According to DDA projections, the new structure will generate about \$2 million in annual revenue and the annual bond payments will range from \$2.6 to \$3.7 million. If you consider operating costs and the lost revenue from the present surface lot, the new structure will require an additional \$2-\$3 million per year in revenue.

That revenue comes from two sources. The first is additional tax revenue from new downtown projects. DDA projections assume that by fiscal year 2012, 28% of the total taxes captured by the DDA will come from 4 projects: Liberty Lofts, Ashley Terrace, 411 Lofts and Zaragon Place. If any of these projects experience financial difficulty because of the slump in the commercial real estate market, the actual taxes from these projects will be less than projected.

The other source of revenue is parking rate increases. The DDA wants to raise street meters to \$1.40 per hour and permits to \$145 per month. Those increases do not include anything for Council's request to have the DDA parking system continue to pay \$2 million per year. Continuing the \$2 million payment would require an additional 12% increase in revenue over current levels.

Predicting future revenue is difficult and the answer varies with the assumptions. For example, the latest DDA projections show about \$2 million in revenue from an 845 space structure on the Library lot. Projections done about 6 months earlier, using higher parking rates, showed only \$1.6 million in revenue from a 900 space structure. The latest plan is that the structure will have 777 spaces.

DDA projections assume that demand will not drop. However, if higher rates cause businesses to flee to office space with free parking, or if higher parking rates deter shoppers, those assumptions will not hold up. If businesses did not consider the cost of parking, the city would not have had to promise Google 600 free spaces to locate downtown. It would also be unnecessary to build a \$56.4 million parking structure to attract development, such as a new convention center. Because campus area structures are the most heavily used, the DDA assumes it can maintain parking revenue by renting to students. But if student parkers don't fill the revenue hole, the shortfall will have to be made up by the city's general fund. That means service cuts or a tax increase.

MESSAGE FROM STEVE BEAN FOLLOWS:

Dear council members,

I'm writing to ask that you

- postpone action on the proposed underground parking structure at the "library lot",
- request a comprehensive presentation by the DDA on its parking availability data for the structures as well as on its parking demand management efforts, and
- perform a more extensive analysis of the presumed need for the structure and possible alternatives before approving its construction.

I believe that a delay is fully justified given the state of the economy, the upcoming addition of several hundred new parking spaces elsewhere downtown, the incomplete implementation of alternatives for managing peak parking demand, the lack of consideration of environmental impacts (such as greenhouse gas emissions) from increasing parking supply, and the likelihood of a permanent decrease in parking demand early in the lifetime of the proposed structure. (The last two might seem contradictory, but any increase in emissions, no matter how short-lived, would be very detrimental.)

The Executive Summary of the City's Draft Transportation Plan Update report states that

"The City's vision is to become more transit-oriented, bike-friendly, and pedestrian-friendly, and less reliant on fuel consumptive forms of motorized travel."

The proposed underground parking structure would be entirely counterproductive to that vision as well as to other of our environmental goals.

More than 100 new on-street parking spaces are about to be added to 5th and Division streets, through the heart of downtown, and close to 200 new public spaces will become available when the parking structure for the City Apartments development at 1st & Washington is completed. The need for more capacity beyond that has questionable basis.

The 2007 Ann Arbor Downtown Parking Study report by Nelson/Nygaard Consulting Associates (http://www.a2dda.org/downloads/Phase_II_Part_6.pdf <http://www.a2dda.org/downloads/Phase_II_Part_6.pdf>) recommended the formalization of processes for both funding new parking and determining when new supply is needed. It also recommended that "parking

demand management options be exhausted" before undertaking new construction or instituting higher rates. The City has not followed these recommendations, nor have more than a few of the eighteen "Immediate Actions" listed in the report been implemented. Those that have been pursued, such as the DDA's experiment with valet parking at the Maynard structure, are just getting underway and have insufficient results to evaluate at this point. Meanwhile, both new construction and rate increases are proposed to be undertaken simultaneously.

The technology and data available to the DDA on the parking system have opened opportunities for improved service as well as better load management. However, to my knowledge, load balancing has yet to be explored. Likewise, other resources, such as the surplus spaces in underutilized private surface lots, have not been considered for near-term peak demand management.

Meanwhile, the getDowntown program has compiled an impressive record of success with its initiatives. For example, the number of go!pass trips has increased each of the last four years, by an overall increase above the base year (2003-2004) of more than 35%.

Unfortunately, AATA is now considering a rate increase for bus riders. The most likely outcome with regard to ridership of such a change would be for some users to find alternatives (perhaps even going back to commuting by car and parking in the structures.) The 2007 Annual Report of AATA (<http://www.theride.org/pdf/AnnualReport2007.pdf> <<http://www.theride.org/pdf/AnnualReport2007.pdf>>) noted that "over 80% of evening downtown workers reported that they park at on-street meters." Clearly, the lack of coordination between our parking and transit systems threatens our efforts to achieve our community goals and has much room for improvement before we resort to adding expensive capacity to handle peak demand.

One alternative would be for a portion of the funds that would otherwise be used to build and maintain the parking structure to be redirected so that the bus system can be improved without raising fares. While U-M president Mary Sue Coleman has stated that the university does not "do" payment in lieu of taxes, they do contribute to AATA's operating budget. The City and AATA could make a very strong case to the university that similarly increasing its funding to the transit system would be in their interest as well. It also might enable a greater integration of the AATA and university bus systems.

Below I've provided responses (including some components of possible alternative approaches) to comments I've heard or read regarding this issue.

Thank you for your consideration and your valuable service to our community. I'll gladly respond to any questions. (I had hoped to attend the caucus meeting on Sunday in order to discuss this, but learned on Saturday that it had been cancelled.)

Steve Bean


- People will continue to drive cars.

Yes, but less than in the past. Oil supply is expected to decline 2-4%/year minimum (and as high as 7%/year), beginning as early as 2010. That translates to an expected price increase of between 8%/year and 40%/year. Assuming a fairly conservative cost increase of 20% per year, in order to maintain zero net increase in fuel cost for driving, the owner of a car that currently gets 20 mpg would have to somehow get at least 24 mpg next year and almost 50 mpg five years from now. Five years later, they'd need to be getting almost 124 mpg. The historical turnover of the US vehicle fleet is about 15 years. On top of the higher cost for driving, most other expenses will go up, making the purchase of new vehicles even less affordable. The 2006 parking study data are already out of date with regard to these changes and trends.

(While demand in the US decreased in June 2008 by 388,000 barrels/day, it increased by 475,000 barrels/day

in China, more than offsetting the demand reduction

[http://www.gulfnews.com/business/Oil_and_Gas/10230996.html

<http://www.gulfnews.com/business/Oil_and_Gas/10230996.html> .] The number of cars in China in 1993 was less than 750,000. By 2004 the number had reached 6 million. By 2005, 8 million; by 2007, 20 million. Due to that increased global demand, coupled with the coming decline in supply, gas prices will continue to rise unless drivers respond with drastic cuts in driving.)

When cars in use eventually do become smaller on average, more on-street spaces could be created, possibly by 10% or more. When people begin driving less, more existing traffic lanes could be converted to parking in order to compensate for any loss of spaces if surface lots are lost to development. Q: How many such potential spaces are there?

- The parking structure would pay for itself over its lifetime through parking fees received.

While the current system pays for itself, the individual structures don't pay for themselves. They're essentially subsidized by the surface lots and on-street spaces. Furthermore, if parking demand declines soon, the structures will become even greater financial sinks.

In any case, this assertion doesn't take into account the opportunity cost compared to the alternatives. One alternative is to leave the existing surface lot. Another would be to sell the land to a private developer and receive both the sale price and the subsequent tax payments. In economic terms, the proposed structure may be the worst of those three scenarios, especially if insufficient resources remain for the necessary development of a sustainable infrastructure.

- If parking demand decreases, the DDA can close surface lots and remove older structures from service, which would free up those sites for more productive uses.

A distinction needs to be made between short-term and long-term parking needs. Most of the long-term parking is in the structures. Eliminating surface lots may not be appropriate if most of the demand decrease is for long-term parking, which seems likely (or at least more desirable.) Eliminating parking structures before the end of their useful life would be wasteful if it could possibly be avoided. Eliminating them at all will require skillful management of the system (much like the situation we now face), primarily because the reduction in spaces would need to occur in large blocks. Furthermore, the surface lots have the highest demand throughout the day and charge the highest rates. The impact of eliminating such spaces in favor of keeping structure spaces (including underground ones) hasn't been fully considered.

The new surface lot at the old Y site plus the new on-street spaces to be added on 5th and Division will provide about 200 spaces for short-term use.

More permit spaces could be made available in the existing structures by using the improved parking system data and technologies to manage the capacity at 90% or higher rather than the recommended 85%, at least until new rates are implemented and future demand trends become clearer.

The DDA could provide coordination services to match commuters with private lot owners to take advantage of their large surplus of (widely distributed) unused spaces. The parking study contains a recommendation to that effect. This would also provide an economic benefit to existing downtown businesses.

- We need more parking to attract new businesses to downtown.

While some potential employers would prefer to have publicly provided parking for their employees, others might prefer their employees to use a reliable transit system with adequate backup services, such as guaranteed ride home. Smaller businesses and those with a commitment to community sustainability may not have the expectation of subsidized parking.

Our challenge isn't to beat the malls and the townships at the parking game, it's to envision and create a

downtown that's better and more attractive to potential residents, businesses, and visitors than the current one. The parking study report duly notes the need for things like keeping sidewalks clear of snow, for example. Parking will continue to play a role, but a declining one and only one among many.

In terms of value to downtown businesses, the best opportunity may very well lie in attracting more visitors on days and times when the parking system is underutilized.

- The DDA has a 1000+ person waiting list for parking permits which the new structure could address.

We don't know enough about those people's current situations to assess the value to them of a structure at this site (as far as I'm aware.) Are they even still looking for a permit since getting on the list? Would they like to park at this site? What are they doing now to meet their parking/commuting needs? Do they want a permit because it's cheaper than where they're currently parking? How much are they willing to pay? Even if that demand does currently exist, a new parking structure would be a 50-year-lifetime fix to a problem that might only exist for 5 years or less. More information is needed on the status of the waiting list before making a large long-term investment.

- Of course we need to support all the alternatives--and we do, but we need more parking too.

The two are at cross purposes, with the alternatives moving us toward sustainability and the construction of more parking spaces moving us away from it. If demand for more parking truly exists at this time, it's a demonstration that the investments in alternatives haven't been sufficient to offset the past and current subsidies for parking and single-occupant-vehicle use, and that the price of parking is too low. If we ultimately need a sustainable transit system (and we do), investing in the current unsustainable system is a waste of valuable resources, especially if it doesn't end up paying for itself.

- Providing parking downtown for potential employers will result in jobs to help Ann Arborites who are suffering through home foreclosures and other economic difficulties.

Building an underground parking structure isn't a quick fix. Construction will take time and result in a temporary decrease in parking supply in the short term. If parking really is that important and a crisis exists, there are other means of addressing it more quickly and directly. In the longer term, it's very difficult to estimate the value of downtown parking to specific individuals. (Also, it's debatable how much can be done locally to address problems that result from economic issues rooted more at the state and national levels.) From the perspective of an employer/commuter, a \$5/year go!Pass is far more affordable than a \$1500/year parking permit. Improving the affordability of downtown employment for the currently employed is far more within the DDA's influence than providing a solution to the others.

- Parking belongs underground.

Yes, for new, private developments for overnight storage, putting the parking spaces underground makes good sense. Also perhaps for new public developments (e.g., government facilities) where long-term parking is necessary. However, constructing underground parking to replace aboveground structures before their end of life would be a waste of existing resources (assuming that existing parking supply distribution is adequate, and even lacking that it would be questionable.) Likewise, existing resources (i.e., private surface lots, driveways, and public streets) should be maximized to meet parking needs before building a new structure.

- An underground parking structure at this site will be good for the library.

The 2008 library users survey results (<http://www.aadl.org/buildings/downtown/surveyresults> <<http://www.aadl.org/buildings/downtown/surveyresults>>) indicate that the addition of an underground structure would result in more people parking at the site than currently use the surface lot (see questions 10 and 16.) However, it's not clear to what extent those people would increase use of the library, nor to what extent they would increase their number of trips downtown. Parking supply was identified as a problem by only about 10 of the more than 6000 survey participants. (Question 1 asked about the importance of adequate

parking, not about the need for more.) Without more information we can't adequately assess the value of the proposed structure to library users (or to downtown in general, for that matter, at least not from the survey results.)

Library Lane seems to be desired by the library board and staff, but its creation doesn't necessarily rely on the underground structure.

Alternatively, if (as I've suggested we could explore) the transit center were moved to the library lot (possibly incorporating the Greyhound station) and a new library building were constructed on the current transit center site, the 4th & William structure (which typically has hundreds of available spaces during the day) could be used for library patron parking and 4th Avenue or a mid-block cut-through could be use for drop-off at the library.

- The proposed structure would result in 600+ new spaces for a cost of approximately \$50,000 per (constructed) space.

If the structure is planned to be managed at 85% capacity, the projected cost per used space would need to be increased by 15% to get a cost/benefit value as opposed to a number used for comparison purposes.

If parking demand declines during the lifetime of the structure, the cost per used space would increase (either for this structure or for others.)

- This structure could enable the development of a convention center.

Convention centers are historically financial losers (or so I've heard.) With the current economy and peak oil near if not already behind us, a convention center could be a very poor choice for downtown's future.

Smith, Sandi

From: Smith, Sandi

Sent: Tue 2/17/2009 8:27 PM

To: Higgins, Marcia

Cc:

Subject: RE: I won't be asking for a postponement

Attachments:

;~)

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Higgins, Marcia

Sent: Tuesday, February 17, 2009 8:27 PM

To: Briere, Sabra; Smith, Sandi

Subject: I won't be asking for a postponement

Smith, Sandi

From: Smith, Sandi **Sent:** Tue 2/17/2009 8:18 PM
To: Hohnke, Carsten
Cc:
Subject: RE: Parking Structure Resolution Amendment
Attachments:

I believe you want the amendment to say 677.

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 8:17 PM
To: Smith, Sandi
Subject: RE: Parking Structure Resolution Amendment

That's the number on the agenda.

From: Smith, Sandi
Sent: Tuesday, February 17, 2009 8:10 PM
To: Hohnke, Carsten
Subject: RE: Parking Structure Resolution Amendment

Your document shows 785 spaces...

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:36 PM
To: Beaudry, Jacqueline; *City Council Members (All)
Subject: Parking Structure Resolution Amendment

Colleagues, attached is mark-up of the amendments I plan on offering for your consideration on the parking structure (DB-2)

Smith, Sandi

From: Smith, Sandi **Sent:** Tue 2/17/2009 8:10 PM
To: Hohnke, Carsten
Cc:
Subject: RE: Parking Structure Resolution Amendment
Attachments:

Your document shows 785 spaces...

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Hohnke, Carsten
Sent: Tuesday, February 17, 2009 7:36 PM
To: Beaudry, Jacqueline; *City Council Members (All)
Subject: Parking Structure Resolution Amendment

Colleagues, attached is mark-up of the amendments I plan on offering for your consideration on the parking structure (DB-2)

Smith, Sandi

From: Smith, Sandi
To: Greden, Leigh
Cc:
Subject: RE: .
Attachments:

Sent: Tue 2/17/2009 8:07 PM

Excellent!

Sandi Smith

Ann Arbor City Council

First Ward

734-302-3011

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:07 PM
To: Smith, Sandi
Subject: .

No postponement!

Elias, Abigail

From: Derezinski, Tony
Sent: Tuesday, April 28, 2009 3:52 PM
To: Elias, Abigail
Subject: FW: .

From: Derezinski, Tony
Sent: Tue 2/17/2009 10:01 PM
To: Greden, Leigh
Subject: RE: .

As it happens, today is my 67th birthday—ergo, personally verified, data based decisionmaking

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:00 PM
To: Derezinski, Tony; Rapundalo, Stephen; Teall, Margie; Higgins, Marcia; Taylor, Christopher (Council); Hohnke, Carsten
Subject: .

Way to go Tony for reminding us about the old folks!

Elias, Abigail

From: Derezinski, Tony
Sent: Tuesday, April 28, 2009 3:52 PM
To: Elias, Abigail
Subject: FW: meeting

From: Derezinski, Tony
Sent: Tue 2/17/2009 9:30 PM
To: [REDACTED]
Subject: meeting

[REDACTED]

Elias, Abigail

From: Derezinski, Tony
Sent: Tuesday, April 28, 2009 3:51 PM
To: Elias, Abigail
Subject: FW: R4C next steps

From: Derezinski, Tony
Sent: Tue 2/17/2009 9:07 PM
To: Greden, Leigh
Subject: RE: R4C next steps

Right. Per your earlier email, I called both Jayne and Mark and told them what I intended to do. Neither called me back. I also talked to Bonnie Bona, who had brought it to my attention a month ago, and told her this was the night to bring it up, and then to introduce it at the next meeting. She will be at it; I will also see her at the Planning Comm meeting This Thursday.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:48 PM
To: Derezinski, Tony
Subject: R4C next steps

Meet w/Jayne to draft a resolution. Tell her to use flexible timing b/c of their staff constraints.

Elias, Abigail

From: Derezinski, Tony
Sent: Tuesday, April 28, 2009 3:51 PM
To: Elias, Abigail
Subject: FW: R4C

From: Derezinski, Tony
Sent: Tue 2/17/2009 9:03 PM
To: Greden, Leigh
Subject: RE: R4C

I did talk to him about it yesterday when we were together at the Dingell conference. Would definitely want his help.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:24 PM
To: Derezinski, Tony
Subject: RE: R4C

You did the right thing Mayor wanted it. But just be advised. Rapundalo can help.

From: Derezinski, Tony
Sent: Tuesday, February 17, 2009 8:18 PM
To: Greden, Leigh
Subject: RE: R4C

My humbly Bad.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:16 PM
To: Derezinski, Tony; Rapundalo, Stephen
Subject: R4C

BTW, Marcia will attack you for addressing zoning. She doesn't want anyone touching zoning. Just play sweet and dumb.

Elias, Abigail

From: Teall, Margie
Sent: Friday, April 24, 2009 8:12 AM
To: Elias, Abigail
Subject: FW: DC-8: Resolution Honoring Congressman Dingell

Attachments: Resolution Dingell congratulations.doc

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:16 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline; Bowden (King), Anissa; Fraser, Roger
Subject: DC-8: Resolution Honoring Congressman Dingell



Resolution
Dingell congratulat.

**RESOLUTION CONGRATULATING AND HONORING
CONGRESSMAN JOHN D. DINGELL**

WHEREAS, Congressman John D. Dingell has served the people of southeast Michigan with honor and distinction as a Member of the United States House of Representatives since December 1955;

WHEREAS, Congressman Dingell has played an instrumental role in developing important legislation that has benefited all Americans, including the Clean Air Act of 1990 and the Children's Health Insurance Program;

WHEREAS, Congressman Dingell has delivered unmatched constituent service on behalf of his constituents, including the people of the City of Ann Arbor; and

WHEREAS, on February 11, 2009, Congressman Dingell became the longest serving Member of the United States House of Representatives in the history of the United States;

THEREFORE, BE IT RESOLVED, that the Ann Arbor City Council honors and congratulates Congressman John D. Dingell on being the longest serving member of the United States House of Representatives in the history of the United States; and

BE IT FURTHER RESOLVED, that the Ann Arbor City Council looks forward to continuing to work with Congressman Dingell on behalf of the people of the City of Ann Arbor.

Submitted by: Mayor John Hietfje, Councilmember Leigh Greden, Councilmember Margie Teall, Councilmember Marcia Higgins, Councilmember Stephen Rapundalo, Councilmember Sabra Briere, Councilmember Sandi Smith, Councilmember Christopher Taylor, Councilmember Carsten Hohnke, Councilmember Tony Derezinski, and Councilmember Mike Anglin

Date: February 17, 2009

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:21 PM
To: Elias, Abigail
Subject: FW: TV Issues

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 10:34 PM
To: Beaudry, Jacqueline
Subject: TV Issues

There's weather on the in house TVs. Are we still going out to the public?

Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:21 PM
To: Elias, Abigail
Subject: FW: TV Issues

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 10:43 PM
To: Beaudry, Jacqueline
Subject: RE: TV Issues

thanks

Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

From: Beaudry, Jacqueline
Sent: Tuesday, February 17, 2009 10:35 PM
To: Taylor, Christopher (Council)
Subject: RE: TV Issues

I think it was an emergency broadcast. CTN is still taping and you won't see the interruption on the rebroadcast of the meeting.

Jacqueline Beaudry

City Clerk

City of Ann Arbor

Please note new phone number:

734-794-6140 (p)

734-994-8296 (f)

From: Taylor, Christopher (Council)
Sent: Tuesday, February 17, 2009 10:34 PM
To: Beaudry, Jacqueline
Subject: TV Issues

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Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:20 PM
To: Elias, Abigail
Subject: FW: This evening

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 11:58 PM
To: [REDACTED]
Subject: This evening

[REDACTED]

I'm so sorry about [REDACTED]

Christopher

734-604-8770 (c)
734-213-6223 (h)
734-213-3605 (w)

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:20 PM
To: Elias, Abigail
Subject: FW: Taylor is so sweet and polite...

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 10:44 PM
To: Teall, Margie; Greden, Leigh
Subject: RE: Taylor is so sweet and polite...

Oh, go on!

Christopher Taylor

Councilmember (Third Ward)
Mobile: 734-604-8770
Work: 734-213-3605
Home: 734-213-6223
ctaylor@a2gov.org

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:44 PM
To: Greden, Leigh; Taylor, Christopher (Council)
Subject: RE: Taylor is so sweet and polite...

Yes he is so sweet. What's wrong with you Leigh? And I'm surprised your comments didn't relate to someone else's compost comments.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:41 PM
To: Taylor, Christopher (Council); Teall, Margie
Subject: Taylor is so sweet and polite...

Taylor: "Is someone suitable from staff here to address this?"

Jayne: "I'm here; I'm not sure if I'm suitable."

Taylor: "Thank you for sticking around at this late hour."

Jayne: "As if I had a choice."

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:19 PM
To: Elias, Abigail
Subject: FW: A2D2 Meeting

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 10:41 PM
To: [REDACTED]
Cc: Greden, Leigh
Subject: A2D2 Meeting

Dear Peter,

As you may know, the A2D2 task force has nearly concluded its process of extensive public comment and review and will soon generate its final recommendations. In view of this beginning of the final stage, Leigh and I would like to schedule a session with you and the North Burns Park folks to gauge your collective satisfaction and to listen to any concerns that remain in the hopes of reaching a common ground that could obtain the support of Council. We expect the A2D2 draft language to be presented formally to Council at a Working Session on March 9 and are hoping thereafter for a meeting with you all. Both Leigh and I are open generally on March 15 and 22, and in the evening on March 12, 19 and 22. If these times are not convenient for your group, we can be flexible.

Looking forward to continuing the conversation.

Christopher

Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:19 PM
To: Elias, Abigail
Subject: FW:

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 10:29 PM
To: Greden, Leigh
Subject:

Dear Peter,

As you may know, the A2D2 task force has nearly concluded its process of extensive public comment and review and will soon generate its final recommendations. In view of this beginning of the final stage, Leigh and I would like to schedule a session with you and the North Burns Park folks to gauge your collective satisfaction and to listen to any concerns that remain in the hopes of reaching a common ground that could obtain the support of Council. We expect the A2D2 draft language to be presented formally to Council at a Working Session on March 9 and are hoping thereafter for a meeting with you all. Both Leigh and I are open generally on March 15 and 22, and in the evening on March 12, 19 and 22. If these times are not convenient for your group, we can be flexible.

Looking forward to continuing the conversation.

Christopher

Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Thursday, April 23, 2009 11:19 PM
To: Elias, Abigail
Subject: FW: [REDACTED]

-----Original Message-----

From: Taylor, Christopher (Council)
Sent: Tue 2/17/2009 7:35 PM
To: Taylor, Christopher (Council)
Subject: [REDACTED]

Christopher Taylor

Councilmember (Third Ward)

Mobile: 734-604-8770

Work: 734-213-3605

Home: 734-213-6223

ctaylor@a2gov.org

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:53 PM
To: Elias, Abigail
Subject: FW: DTE

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:48 PM
To: Bergren, Mike
Subject: DTE

The students are hounding me for updates on DTE LED lighting. Any updates?

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:53 PM
To: Elias, Abigail
Subject: FW: Upcoming Council agenda items

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:46 PM
To: Smith, Sandi; Derezinski, Tony; Taylor, Christopher (Council); Hohnke, Carsten
Subject: Upcoming Council agenda items

New Members: The following is a *likely* schedule for upcoming matters. It hasn't been finalized yet. We're trying to make sure it accommodates the public's need to give input, while keeping a balanced schedule.

M 3/2: COUNCIL- Commercial recycling (postponed from tonight)
M 3/9: Work Session for A2D2
M 3/16: COUNCIL- No major items planned
M 3/23: Special public hearing for A2D2 zoning
M 3/30: FREE NIGHT
M 4/6: COUNCIL- 1st reading for A2D2 zoning
M 4/13: Work session on the Budget
M 4/20: COUNCIL- Resolutions for non-zoning portions of A2D2
M 4/27: FREE NIGHT
M 5/4: COUNCIL- Public hearing on the Budget; Public hearing on A2D2 zoning; 2nd reading of A2D2 zoning

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:52 PM
To: Elias, Abigail
Subject: FW: More traffic enforcement on Turnberry

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:38 PM
To: Seto, John
Cc: Jones, Barnett; Fraser, Roger; Dempkowski, Angela A
Subject: RE: More traffic enforcement on Turnberry

Thank you for the follow-up!

From: Seto, John
Sent: Tuesday, February 17, 2009 1:48 PM
To: Greden, Leigh
Cc: Jones, Barnett; Fraser, Roger; Dempkowski, Angela A
Subject: FW: More traffic enforcement on Turnberry

Councilmember Greden,

Here is the information from the latest Turnberry traffic enforcement detail. It does not seem to be a problem. But as always, please feel free to have the complainant contact me if they have any other questions or concerns.

John

From: Lee, Sean
Sent: Tuesday, February 17, 2009 08:28
To: Seto, John
Subject: RE: More traffic enforcement on Turnberry

We had an outstanding problem sheet that just showed up on my desk. Hence the delay in the results. However, we worked Turnberry for just over 5 hours (320 minutes) and issued two citations. Average speeds were all in the mid 20's to low 30's, with one high of 38 mph. The problem sheet is closed out.

Sorry again for the delay in getting back with you.

*Sean P. Lee
Ann Arbor Police
Special Services
(734) 994-2865
Fax: (734) 994-9928*

From: Seto, John
Sent: Monday, December 29, 2008 12:36
To: Greden, Leigh; Jones, Barnett
Cc: Fraser, Roger; Dempkowski, Angela A

Subject: RE: More traffic enforcement on Turnberry

Sir,

I will get the Traffic Officers out to Turnberry again. As for the past statistics, I'll get that information to you. We also had a speed monitoring device out there for a period of time, I do not believe the speeds were that high, but I'll try to find that data and get it to you as well.

Also, if it would be helpful, please feel free to have the resident(s) call me so that I can get a better understanding of the problem to relay to Traffic Services.

Thanks,
John

From: Greden, Leigh
Sent: Saturday, December 27, 2008 15:43
To: Seto, John; Jones, Barnett
Cc: Fraser, Roger; Dempkowski, Angela A
Subject: More traffic enforcement on Turnberry

Turnberry residents say that the traffic slows down when the cops show up... and then creeps back up again. A resident reported she was in an accident there a few days ago due to a speeding driver ramming into her. Can we send some enforcement out in the next few days? Also, have your recent Turnberry enforcement efforts resulted in any tickets being issued, or are the people slowing down as soon as they see the officers? Thx.

-Leigh

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:52 PM
To: Elias, Abigail
Subject: FW: Where's Marcia???

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:33 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:31 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

True, I think she might learn about work stuff tomorrow or Thursday. But John said [REDACTED]

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:30 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:29 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

No, John said [REDACTED]

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:28 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:27 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

John says [REDACTED]

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:26 PM
To: Teall, Margie
Subject: Where's Marcia???

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:52 PM
To: Elias, Abigail
Subject: FW: Peter Nagourney email

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:32 PM
To: Taylor, Christopher (Council)
Subject: Peter Nagourney email

I use both:



Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:52 PM
To: Elias, Abigail
Subject: FW: Where's Marcia???

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:30 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

[REDACTED]

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:29 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

No, John said [REDACTED]

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:28 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

[REDACTED]

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:27 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

John says [REDACTED]


From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:26 PM
To: Teall, Margie
Subject: Where's Marcia???

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: Where's Marcia???

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:28 PM
To: Teall, Margie
Subject: RE: Where's Marcia???

From: Teall, Margie
Sent: Tuesday, February 17, 2009 10:27 PM
To: Greden, Leigh
Subject: RE: Where's Marcia???

John says 

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:26 PM
To: Teall, Margie
Subject: Where's Marcia???

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: Where's Marcia???

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:26 PM
To: Teall, Margie
Subject: Where's Marcia???

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: I was here, I voted yes!

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:26 PM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Subject: I was here, I voted yes!

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: Area, Height & Placement committee

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:22 PM
To: Taylor, Christopher (Council)
Subject: FW: Area, Height & Placement committee

Oops forgot to cc you.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 9:52 PM
To: 'Peter Nagourney'; 'Peter Nagourney'
Subject: Area, Height & Placement committee

Hi Peter-

The City is considering changes to Chapter 55 of our zoning code, which covers Area, Height, and Placement standards outside the downtown. It addresses front setbacks, parking, etc. We are forming a citizen advisory committee to work with staff, and the committee will include one person from each Ward. Councilmember Taylor and I are inclined to select someone from North Burns Park as the 3rd Ward representative because we believe the proposed changes could impact Burns Park more than other areas. Would you be willing to send us two or three names of people you (or others) would suggest to serve as the 3rd Ward representative on this committee? Thanks.

-Leigh

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: Area, Height & Placement committee

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 9:52 PM
To: 'Peter Nagourney'; 'Peter Nagourney'
Subject: Area, Height & Placement committee

Hi Peter-

The City is considering changes to Chapter 55 of our zoning code, which covers Area, Height, and Placement standards outside the downtown. It addresses front setbacks, parking, etc. We are forming a citizen advisory committee to work with staff, and the committee will include one person from each Ward. Councilmember Taylor and I are inclined to select someone from North Burns Park as the 3rd Ward representative because we believe the proposed changes could impact Burns Park more than other areas. Would you be willing to send us two or three names of people you (or others) would suggest to serve as the 3rd Ward representative on this committee? Thanks.

-Leigh

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:50 PM
To: Elias, Abigail
Subject: FW: R4C next steps

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 9:10 PM
To: Derezinski, Tony
Subject: RE: R4C next steps

Sounds good. Jayne & Mark have been tied up preparing for tonight's council mtng; I suggest sending an email instead.

From: Derezinski, Tony
Sent: Tuesday, February 17, 2009 9:08 PM
To: Greden, Leigh
Subject: RE: R4C next steps

Right. Per your earlier email, I called both Jayne and Mark and told them what I intended to do. Neither called me back. I also talked to Bonnie Bona, who had brought it to my attention a month ago, and told her this was the night to bring it up, and then to introduce it at the next meeting. She will be at it; I will also see her at the Planning Comm meeting This Thursday.

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:48 PM
To: Derezinski, Tony
Subject: R4C next steps

Meet w/Jayne to draft a resolution. Tell her to use flexible timing b/c of their staff constraints.

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:49 PM
To: Elias, Abigail
Subject: FW: R4C next steps

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:48 PM
To: Derezinski, Tony
Subject: R4C next steps

Meet w/Jayne to draft a resolution. Tell her to use flexible timing b/c of their staff constraints.

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:49 PM
To: Elias, Abigail
Subject: FW: Stimulus story

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:47 PM
To: 'Tom Gantert'; 'Tom Gantert'
Subject: Stimulus story

Did you finish it yet? If not, here's my quote:

"The stimulus legislation emphasizes shovel-ready green public infrastructure projects. The Police/Courts and Wastewater Treatment projects both meet all those requirements, as do all other projects we submitted."

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:47 PM
To: Elias, Abigail
Subject: FW: DC-8: Resolution Honoring Congressman Dingell

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:36 PM
To: Beaudry, Jacqueline
Subject: RE: DC-8: Resolution Honoring Congressman Dingell

Yes please!

Also, email a copy to:

Andy.LaBarre@mail.house.gov

From: Beaudry, Jacqueline
Sent: Tuesday, February 17, 2009 8:33 PM
To: Greden, Leigh
Subject: RE: DC-8: Resolution Honoring Congressman Dingell

Do you want a copy sent to Dingell? It wasn't in the resolution, but we can still do it.

Jacqueline Beaudry
City Clerk
City of Ann Arbor
Please note new phone number:
734-794-6140 (p)
734-994-8296 (f)

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:16 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline; Bowden (King), Anissa; Fraser, Roger
Subject: DC-8: Resolution Honoring Congressman Dingell

<< File: Resolution Dingell congratulations.doc >>

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:46 PM
To: Elias, Abigail
Subject: FW: Revised A2D2 schedule

-----Original Message-----

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:03 PM
To: Taylor, Christopher (Council)
Subject: FW: Revised A2D2 schedule

Here's the slightly revised proposed schedule for A2D2:

3/9- Work session for A2D2
3/23- Special public hearing for A2D2
4/6- 1st reading for A2D2 zoning
4/20- Resolutions for non-zoning A2D2 pieces
5/4- 2nd reading AND public hearing for A2D2 zoning.... AND public hearing on the budget

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:46 PM
To: Elias, Abigail
Subject: FW: 5th & William lot/Convention Center

-----Original Message-----

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:49 PM
To: 'Sharon McRill'
Subject: RE: 5th & William lot/Convention Center

Ms. McRill-

Thanks for writing. Although I am not your Councilmember, please allow me to respond. I also support the parking garage. But, there are no plans to build a convention center. The parking garage is totally unrelated to any such plans. There will be an extensive public process before we put anything in that area. Thank you again for writing.
-Leigh Greden, Member of City Council

-----Original Message-----

From: Sharon McRill [mailto:sharon@bettybrigade.com]
Sent: Tuesday, February 17, 2009 7:47 PM
To: Sharon McRill
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezhinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike; jesse@annarborchamber.org
Subject: 5th & William lot/Convention Center

Dear Mayor & Council

Thank you for taking time to read this e-mail.

My name is Sharon McRill, I am an Ann Arbor resident (Ward 5) and a business owner.

Please strongly consider approving this parking lot with the idea of a possible convention center. This could bring millions (or more) of dollars in goods and services to our region and I strongly support the DDA and what Roger Hewitt are trying to accomplish.

I wanted to let you all know that I feel as a business owner the more business we as a community can develop and grow, the better it will be for the entire community. This means additional retention of young workers and keeping our talent pool fresh and vibrant (as well as our city).

Please strongly consider moving forward with this idea to create a convention center and parking structure. It's innovative and it's exactly what Ann Arbor needs to keep moving itself forward.

I would be happy to discuss this further if you'd like.

Sincerely,

Sharon McRill

The Betty Brigade

President Betty

734-994-1000 o

734-996-5000 f

888-74BETTY tf

www.bettybrigade.com

As seen on WDIV/Channel 4

<http://www.clickondetroit.com/video/18027485/index.html>

As seen in The Detroit News

<http://www.detnews.com/apps/pbcs.dll/article?AID=2008812110318>

As seen in the Ann Arbor News

http://www.mlive.com/annarbornews/news/index.ssf/2008/12/stressed_shoppers_take_note_to.html

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:45 PM
To: Elias, Abigail
Subject: FW: Speech

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:42 PM
To: Rapundalo, Stephen; Derezinski, Tony
Subject: Speech

Announce that you "plan to bring a resolution at the next Council meeting asking staff and the Planning Commission to begin a process to revise the R4C zoning code. We've seen too many problems with the R4C zoning code recently, such as lack of parking and too many bedrooms per unit. I look forward to a debate to make this section of the zoning code more appropriate for our community, and I plan to bring this resolution at our next meeting."

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:44 PM
To: Elias, Abigail
Subject: FW: DC-8: Resolution Honoring Congressman Dingell

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:33 PM
To: Higgins, Marcia
Subject: RE: DC-8: Resolution Honoring Congressman Dingell

You're welcome!

From: Higgins, Marcia
Sent: Tuesday, February 17, 2009 7:25 PM
To: Greden, Leigh
Subject: RE: DC-8: Resolution Honoring Congressman Dingell

Leigh,
Thanks for doing this.
Thanks,
Marcia

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:16 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline; Bowden (King), Anissa; Fraser, Roger
Subject: DC-8: Resolution Honoring Congressman Dingell

<< File: Resolution Dingell congratulations.doc >>

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:44 PM
To: Elias, Abigail
Subject: FW: DC-8: Resolution Honoring Congressman Dingell

Attachments: Resolution Dingell congratulations.doc

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:16 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline; Bowden (King), Anissa; Fraser, Roger
Subject: DC-8: Resolution Honoring Congressman Dingell



Resolution
Dingell congratulat.

**RESOLUTION CONGRATULATING AND HONORING
CONGRESSMAN JOHN D. DINGELL**

WHEREAS, Congressman John D. Dingell has served the people of southeast Michigan with honor and distinction as a Member of the United States House of Representatives since December 1955;

WHEREAS, Congressman Dingell has played an instrumental role in developing important legislation that has benefited all Americans, including the Clean Air Act of 1990 and the Children's Health Insurance Program;

WHEREAS, Congressman Dingell has delivered unmatched constituent service on behalf of his constituents, including the people of the City of Ann Arbor; and

WHEREAS, on February 11, 2009, Congressman Dingell became the longest serving Member of the United States House of Representatives in the history of the United States;

THEREFORE, BE IT RESOLVED, that the Ann Arbor City Council honors and congratulates Congressman John D. Dingell on being the longest serving member of the United States House of Representatives in the history of the United States; and

BE IT FURTHER RESOLVED, that the Ann Arbor City Council looks forward to continuing to work with Congressman Dingell on behalf of the people of the City of Ann Arbor.

Submitted by: Mayor John Hietfje, Councilmember Leigh Greden, Councilmember Margie Teall, Councilmember Marcia Higgins, Councilmember Stephen Rapundalo, Councilmember Sabra Briere, Councilmember Sandi Smith, Councilmember Christopher Taylor, Councilmember Carsten Hohnke, Councilmember Tony Derezinski, and Councilmember Mike Anglin

Date: February 17, 2009

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:53 PM
To: Elias, Abigail
Subject: FW: stimulus money

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:42 PM
To: Smith, Sandi
Subject: RE: stimulus money

Yup, but I doubt we'll get any. We do, however, have a decent shot at stimulus money for 5th/Division.

From: Smith, Sandi
Sent: Tuesday, February 17, 2009 10:41 PM
To: Greden, Leigh
Subject: stimulus money

Was the parking deck included in any list?

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3011

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:50 PM
To: Elias, Abigail
Subject: FW: Request for postponement of action on proposed parking structure

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 9:11 PM
To: Teall, Margie
Subject: RE: Request for postponement of action on proposed parking structure

He's reasonable. I'm happy to debate him!

From: Teall, Margie
Sent: Tuesday, February 17, 2009 9:08 PM
To: Greden, Leigh
Subject: RE: Request for postponement of action on proposed parking structure

This is good stuff! I commend you (both) for patiently persisting, with good humor and tolerance!

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:58 PM
To: Teall, Margie
Subject: FW: Request for postponement of action on proposed parking structure

And his latest response, to which I have not responded.

From: Steve Bean [mailto:████████████████████]
Sent: Tuesday, February 17, 2009 11:41 AM
To: Greden, Leigh
Subject: Re: Request for postponement of action on proposed parking structure

And here's a not-so-quick one. (Good thing you enjoy this!)

On Feb 17, 2009, at 9:27 AM, Greden, Leigh wrote:

Hi Steve-- All fair points. Here's a quick response:

1. Delay: A delay accomplishes only one thing: higher costs and more lost businesses. (See #3, below, for more detail about lost businesses). It's also not necessary. With all due respect, everything you suggested has been explored extensively by the DDA and the City for years. (Sort of like the PD/Courts Building).

Higher costs may or not be the case, depending on the length of the delay, the timing of the stimulus funds

4/24/2009

trickling down, and the relative state of the economy.

The parking study report recommendations haven't been implemented. Those items that have (as I already pointed out) don't have enough of a track record to evaluate yet. For all we know, some combination of them could be wildly successful. The additional spaces coming on line (again, mentioned) were given no consideration in deciding the size of the new structure. Extending meter hours beyond 6 PM hasn't been tested yet. Private lots with many unused spaces (according to the parking study, also noted previously) haven't been 'tapped' for commuter parking. Bus service hasn't been expanded beyond 10 PM on weekends. The permit wait list hasn't been surveyed to determine current interest or their current practice. What's been done to try to shift use to non-peak hours? I could go on.

I don't think that exactly qualifies as "everything...[being]...explored extensively." Thanks for the respect, though. :-)

2. Demand: The system's capacity is at roughly 85%, which by definition it at capacity. Many facilities are frequently. Drive by 4th/Washington any weeknight... drive by Ann-Ashley any weekday... drive into Forest garage any weekday.

New technology and better data could allow the system to be managed at 90% of capacity or above. Why waste 15% of our investment? (Also, see Big Question below.) I'll pass on the drive by--I walk. :-)

Even if demand for parking decreased, we still lack sufficient parking to meet future needs. Ann-Ashley, Maynard, Forest, 4th/Washington, and Tally Hall are all full during the day. Brown Block and Kline's lot are usually full too, and are almost always full on weeknights and weekend nights.

A decrease in demand would mean that those lots/structures wouldn't be as full as much of the time. (What part of "decrease" aren't you getting?) The problem is those peaks, and peak management is something that can be addressed without building a "baseline" structure. (Think power plants, if you know anything about that sector.)

But, demand will not decrease.

"So it is written..."

In fact, we anticipate significant increases in demand for Tally Hall and the Library Garage after the Washington/Division lofts open, and after the new dorm opens on Huron/Washington. Google also has an option on many parking spaces that don't currently exist. Fortunately, they've slowed their hiring and we haven't had to produce these non-existence parking spaces. Good government requires planning for future economic growth, and that's what we're doing.

Student parking demand may well peak in a year or two and then steeply decline once gas prices and general living expenses (including tuition) increase to truly uncomfortable levels. General demand may well follow suit just as soon, in spite of new sources being added. Big question: **Might we be able to ride out the peak without building an expensive parking structure by making optimal use of existing resources and improving parking and transit system policies/rates/services?**

"Future economic growth"? Like Google's cutbacks and Pfizer's move out? Bookstores closing (and not because of insufficient parking)?

I'll grant that there's near-term demand, which is why I didn't ask council to cancel the project, but rather to examine it and explore alternatives (per above.)

4/24/2009

3. Business development. Businesses often approach me personally to negotiate parking deals and tax abatements. This is not speculation or second-hand gossip on my part.

Of course they do. They want everything they can get, either from the City or from a township.

Here's one example: a business that employs 40-50 highly-paid scientists just outside the downtown wanted to move into new space in the State Street area, and expand their operations. But it needed more parking, which doesn't exist. I tried to negotiate more permits in Maynard... I offered bus passes... I told them about the new library garage being built... I sent them info about the Link. Wasn't good enough. They're moving to the Township, where their employees will surely spew far more greenhouse emissions just by driving to lunch.

Good point about lunch, assuming that they don't pack it, but overall emissions depend on distance traveled, which in turn depends on where they live relative to their office. Clearly the best situation for downtown would be for people to both live and work there. Speaking of which, you haven't mentioned downtown housing, just parking.

Thanks for all the effort on alternatives.

Here's another example: DTE has approached me several times about expanding their downtown operations, but their number one concern is parking, and whether they can secure spaces for their employees in nearby garages. I show them data, but their expansion plans are significant... if we can convince them we have sufficient parking to meet their needs.

Here today, gone tomorrow? And we want them to expand so that they can support new downtown businesses that have employees who want parking, and so their taxes can fund more parking spaces for the next business that approaches you? Where does that unsustainable path end for you? I suggest that a greater focus on downtown housing and the types of alternatives that the parking study (and I) recommend are perhaps the way out.

Here's another example: Google. The company that prides itself on alternative ways of doing business is, understandably, just like every other business in one important aspect: they need parking. We didn't offer them free parking. They asked for it. We offered a tax abatement. They didn't want it. They wanted parking.

These are just three examples that demonstrate the important difference between speculative goals to "reduce greenhouse emissions" vs. real-life everyday impacts on our local economy and housing market. We need more employers downtown, and they *all* want parking.

Today they do. What about a few years from now? We're getting a brief reprieve on gas prices. Carbon emission limits could be instituted during Obama's term.

So have you seen *An Inconvenient Truth*, or not? Any familiarity with peak oil?

4. Near-term economics vs. long-term sustainability. I do not believe we must choose between the two.

That's a straw man that I didn't erect.

We're doing more for long-term sustainability than *any* community in Michigan.

And still, we're far from where we need to be. Faint praise.

But, if we must choose between these two, I know which I choose: near-term economics. I'll choose it everyday, and twice on Sunday. Michigan has the highest unemployment rate in the nation. Families in Ann Arbor are losing their homes. Housing values are plummeting. Downtown businesses are begging for more customers. The economy trumps all else right now.

So much for your professed belief! Geez, Leigh!

I enjoy these debates!

-Leigh

Me too! Why didn't we (all) have one on this before council decided that the best alternative was an underground structure at the library lot? Or before they asked the DDA to get a design for one? Or before the bond sale was approved? (Okay, we're a few hours away still.) Or...? Well, at least you and I are having it.

You still haven't asked me a question, though. :-)

Steve

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:49 PM
To: Elias, Abigail
Subject: FW: Steve Bean

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 8:57 PM
To: Teall, Margie
Subject: RE: Steve Bean

I did. I'll send them.

From: Teall, Margie
Sent: Tuesday, February 17, 2009 8:56 PM
To: Greden, Leigh
Subject: Steve Bean

Can you forward to me the other comments exchanged between you and Steve? He made it sound like he responded after you answered him...?

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:51 PM
To: Elias, Abigail
Subject: FW: Thank You!!

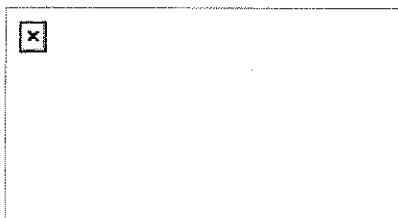
From: Greden, Leigh
Sent: Tuesday, February 17, 2009 10:19 PM
To: 'Jesse Bernstein'
Subject: RE: Thank You!!

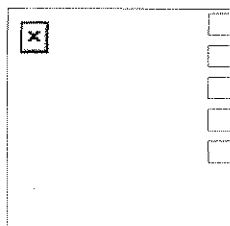
Oh my goodness, you never give up!

From: Jesse Bernstein [mailto:Jesse@annarborchamber.org]
Sent: Tuesday, February 17, 2009 10:08 PM
To: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: Thank You!!

Now, let's figure out how to quickly get a community-wide, consensus vision of how to use the whole area around the library. JAB

Jesse Bernstein, President and CEO
Ann Arbor Area Chamber of Commerce
115 West Huron, 3rd Floor
Ann Arbor, Michigan 48104
direct 734 214-0102
cell 734 355-6310



- 
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For more information visit www.annarborchamber.org

Elias, Abigail

From: Greden, Leigh
Sent: Thursday, April 23, 2009 10:44 PM
To: Elias, Abigail
Subject: FW: Additional Info
Attachments: info.pdf; info4u.pdf

From: Greden, Leigh
Sent: Tuesday, February 17, 2009 7:15 PM
To: Rapundalo, Stephen
Subject: FW: Additional Info

From: Crawford, Tom
Sent: Tuesday, February 17, 2009 1:33 PM
To: Greden, Leigh; Hohnke, Carsten
Subject: Additional Info

FYI – attached info. includes financial summary DDA reviewed with me yesterday, debt schedule for total project including Fifth & Division, and parking rates from comparable cities.

\$49,375,000
CITY OF ANN ARBOR
COUNTY OF WASHTENAW, STATE OF MICHIGAN
GENERAL OBLIGATION CAPITAL IMPROVEMENT PARKING FACILITY BONDS, SERIES 2009B
(LIMITED TAX GENERAL OBLIGATION)

PROJECT COST BREAKDOWN		
CAPITAL COSTS:		
Library Lot Underground Structure	\$35,802,600	63.44%
Fifth & Division Road	6,100,000	
Pedestrian Improvements	9,246,300	
Future Development	5,283,600	36.56%
TOTAL CAPITAL COSTS:	\$56,432,500	
Municipal Bonding Fee	1,489,250	
Legal, Financial, Advertising, Etc.	109,474	
Bond Discount 1.50%	740,625	
Bond Insurance	0	
Capitalized Interest	0	
Total Project Cost	\$58,771,849	
Less Construction Fund Earnings	(581,072)	
Less DDA Equity Contribution	(8,815,777)	
Less Other	0	
AMOUNT OF BOND ISSUE	\$49,375,000	
Estimated Construction Fund Deposit from Bond Proceeds	\$47,035,651	

SCHEDULE OF ESTIMATED CONSTRUCTION FUND EARNINGS

EXPENDITURE ACTIVITY						Construction				
Date	Local Expenditures	Financing Costs	Totals	Month	Payout %	Receipts	Fund Balance	Interest Rate	Interest Earned	
May 09						Fund Equity \$8,815,777	\$8,815,777			
May 09	\$2,351,354	\$850,099	\$3,201,454	1	5.59%	Bond Funds 49,375,000	54,989,324	1.00%	\$45,824	
Jun 09	2,351,354		2,351,354	2	9.69%		52,683,794	1.00%	43,903	
Jul 09	2,351,354		2,351,354	3	13.80%		50,376,343	1.00%	41,980	
Aug 09	2,351,354		2,351,354	4	17.90%		48,066,969	1.00%	40,056	
Sep 09	2,351,354		2,351,354	5	22.01%		45,755,671	1.00%	38,130	
Oct 09	2,351,354		2,351,354	6	26.11%		43,442,446	1.00%	36,202	
Nov 09	2,351,354		2,351,354	7	30.22%		41,127,294	1.00%	34,273	
Dec 09	2,351,354		2,351,354	8	34.32%		38,810,213	1.00%	32,342	
Jan 10	2,351,354		2,351,354	9	38.43%		36,491,201	1.00%	30,409	
Feb 10	2,351,354		2,351,354	10	42.53%		34,170,256	1.00%	28,475	
Mar 10	2,351,354		2,351,354	11	46.64%		31,847,377	1.00%	26,539	
Apr 10	2,351,354		2,351,354	12	50.74%		29,522,562	1.00%	24,602	
May 10	2,351,354		2,351,354	13	54.85%		27,195,810	1.00%	22,663	
Jun 10	2,351,354		2,351,354	14	58.95%		24,867,119	1.00%	20,723	
Jul 10	2,351,354		2,351,354	15	63.06%		22,536,487	1.00%	18,780	
Aug 10	2,351,354		2,351,354	16	67.16%		20,203,914	1.00%	16,837	
Sep 10	2,351,354		2,351,354	17	71.27%		17,869,396	1.00%	14,891	
Oct 10	2,351,354		2,351,354	18	75.37%		15,532,933	1.00%	12,944	
Nov 10	2,351,354		2,351,354	19	79.48%		13,194,523	1.00%	10,995	
Dec 10	2,351,354		2,351,354	20	83.58%		10,854,164	1.00%	9,045	
Jan 11	2,351,354		2,351,354	21	87.69%		8,511,855	1.00%	7,093	
Feb 11	2,351,354		2,351,354	22	91.79%		6,167,594	1.00%	5,140	
Mar 11	2,351,354		2,351,354	23	95.90%		3,821,380	1.00%	3,184	
Apr 11	2,351,354		2,351,354	24	100.00%		1,473,210	1.00%	1,228	
May 11	0		0	25	100.00%		1,474,438	1.00%	1,229	
	\$56,432,500	\$850,099	\$57,282,599			\$58,190,777			\$581,072	

STAUDER, BARCH & ASSOCIATES, INC.
Municipal Bond Financial and Marketing Consultants
3989 Research Park Drive
Ann Arbor, Michigan 48108
Phone (734) 668-6688 Fax (734) 668-6723

\$49,375,000
CITY OF ANN ARBOR
COUNTY OF WASHTENAW, STATE OF MICHIGAN
GENERAL OBLIGATION CAPITAL IMPROVEMENT PARKING FACILITY BONDS, SERIES 2009B
(LIMITED TAX GENERAL OBLIGATION)

SCHEDULE OF ESTIMATED REVENUES AND EXPENDITURES

FY End	Tax [1] Increment Share	6-30	36.56%	Parking [2]		Net Revenue For Debt	Interest		Principal		Dated 5/1/09	Capitalized Interest	Annual Excess or (Shortfall)
				System Share	63.44%		Due Nov-1	Due May-1	Due May-1	Total			
2009	0	0	0	0	0	0	0	0	0	0	0	0	0
2010	992,745	1,722,880	2,715,625	1,357,813	1,357,813	2,715,625	1,357,813	1,357,813	0	0	2,715,625	0	0
2011	992,745	1,722,880	2,715,625	1,357,813	1,357,813	2,715,625	1,357,813	1,357,813	0	0	2,715,625	0	0
2012	1,133,488	1,967,137	3,100,625	1,357,813	1,357,813	3,100,625	1,357,813	1,357,813	385,000	385,000	3,100,625	0	0
2013	1,288,425	2,236,025	3,524,450	1,347,225	1,347,225	3,524,450	1,347,225	1,347,225	830,000	830,000	3,524,450	0	0
2014	1,288,188	2,235,812	3,523,800	1,324,400	1,324,400	3,523,800	1,324,400	1,324,400	875,000	875,000	3,523,800	0	0
2015	1,288,873	2,236,802	3,525,675	1,300,338	1,300,338	3,525,675	1,300,338	1,300,338	925,000	925,000	3,525,675	0	0
2016	1,289,553	2,236,247	3,524,800	1,274,900	1,274,900	3,524,800	1,274,900	1,274,900	975,000	975,000	3,524,800	0	0
2017	1,289,056	2,237,119	3,526,175	1,248,088	1,248,088	3,526,175	1,248,088	1,248,088	1,030,000	1,030,000	3,526,175	0	0
2018	1,288,453	2,236,072	3,524,525	1,219,763	1,219,763	3,524,525	1,219,763	1,219,763	1,085,000	1,085,000	3,524,525	0	0
2019	1,288,571	2,236,279	3,524,850	1,189,925	1,189,925	3,524,850	1,189,925	1,189,925	1,145,000	1,145,000	3,524,850	0	0
2020	1,289,312	2,237,563	3,526,875	1,158,438	1,158,438	3,526,875	1,158,438	1,158,438	1,210,000	1,210,000	3,526,875	0	0
2021	1,288,745	2,236,580	3,525,325	1,125,163	1,125,163	3,525,325	1,125,163	1,125,163	1,275,000	1,275,000	3,525,325	0	0
2022	1,288,699	2,236,501	3,525,200	1,090,100	1,090,100	3,525,200	1,090,100	1,090,100	1,345,000	1,345,000	3,525,200	0	0
2023	1,289,074	2,237,151	3,526,225	1,053,113	1,053,113	3,526,225	1,053,113	1,053,113	1,420,000	1,420,000	3,526,225	0	0
2024	1,287,941	2,235,484	3,523,125	1,014,063	1,014,063	3,523,125	1,014,063	1,014,063	1,495,000	1,495,000	3,523,125	0	0
2025	1,288,955	2,236,945	3,525,900	972,950	972,950	3,525,900	972,950	972,950	1,580,000	1,580,000	3,525,900	0	0
2026	1,288,261	2,235,739	3,524,000	929,500	929,500	3,524,000	929,500	929,500	1,665,000	1,665,000	3,524,000	0	0
2027	1,289,513	2,237,912	3,527,425	883,713	883,713	3,527,425	883,713	883,713	1,760,000	1,760,000	3,527,425	0	0
2028	1,288,855	2,236,770	3,525,625	835,313	835,313	3,525,625	835,313	835,313	1,855,000	1,855,000	3,525,625	0	0
2029	1,288,114	2,235,486	3,523,800	784,300	784,300	3,523,800	784,300	784,300	1,955,000	1,955,000	3,523,800	0	0
2030	1,289,019	2,237,056	3,526,075	730,538	730,538	3,526,075	730,538	730,538	2,065,000	2,065,000	3,526,075	0	0
2031	1,289,540	2,237,960	3,527,500	673,750	673,750	3,527,500	673,750	673,750	2,180,000	2,180,000	3,527,500	0	0
2032	1,287,749	2,234,851	3,522,600	613,800	613,800	3,522,600	613,800	613,800	2,295,000	2,295,000	3,522,600	0	0
2033	1,289,129	2,237,246	3,526,375	550,688	550,688	3,526,375	550,688	550,688	2,425,000	2,425,000	3,526,375	0	0
2034	1,287,895	2,235,105	3,523,000	484,000	484,000	3,523,000	484,000	484,000	2,555,000	2,555,000	3,523,000	0	0
2035	1,287,703	2,234,772	3,522,475	413,738	413,738	3,522,475	413,738	413,738	2,685,000	2,685,000	3,522,475	0	0
2036	1,288,352	2,235,888	3,524,250	339,625	339,625	3,524,250	339,625	339,625	2,845,000	2,845,000	3,524,250	0	0
2037	1,287,813	2,234,962	3,522,775	261,388	261,388	3,522,775	261,388	261,388	3,000,000	3,000,000	3,522,775	0	0
2038	1,287,813	2,234,962	3,522,775	178,888	178,888	3,522,775	178,888	178,888	3,165,000	3,165,000	3,522,775	0	0
2039	1,288,151	2,235,549	3,523,700	91,850	91,850	3,523,700	91,850	91,850	3,340,000	3,340,000	3,523,700	0	0
2040	0	0	0	0	0	0	0	0	0	0	0	0	0
2041	0	0	0	0	0	0	0	0	0	0	0	0	0
	37,909,728	65,791,247	103,700,975	27,162,988	27,162,988	103,700,975	27,162,988	27,162,988	49,375,000	49,375,000	103,700,975	0	0

[1] Tax Increment Revenue to fund pedestrian improvements and future development costs.
[2] Parking System Revenue to fund underground parking structure cost.

Stauder, Barch & Associates, Inc.
Municipal Bond Financial and Marketing Consultants
3989 Research Park Drive
Ann Arbor, MI 48108
Phone (734) 668-6688 Fax: (734) 668-8723

Community Parking Rate Data current 2008

	114,024	119,128	46,525	60,062	197,800	238,603	14,532	208,054	69,291	225,581	382,618
2000 population	114,024	119,128	46,525	60,062	197,800	238,603	14,532	208,054	69,291	225,581	382,618
STRUCTURES Hourly	\$0.80	\$2.00 First 1/2 hr free \$8.50 Max	\$1.00 - \$1.30	\$0.50 First 2 hrs free \$3 flat rate after 5pm	\$2.00 Daily max \$5.75 - \$10	\$1.10	\$0.50/hr for first 2 hrs \$0.40/hr thereafter Daily max \$4.00	\$0.70 - \$1.20	\$0.50	\$1.00	\$2.00 - \$4.00 Daily max: \$5.00-\$15.00
STRUCTURES Permits Monthly	\$125 Reserved \$175	\$72 - \$103 Reserved \$137-\$140	\$75-\$80	\$35 - \$40	\$112.75-142.50	\$74-\$104	\$30 - \$33 \$360 annual \$100 quarterly	\$100 - \$133 Resident \$117-\$156 Non-Resident	\$56.25	\$50 - \$75	\$117.50 - \$268 Reserved \$144-\$220 (not avail. For all structures)
PARKING LOTS Permits Monthly	N/A	\$20-\$79	\$60-\$70	N/A	\$24.50 - \$65.25 Monroe Place Lot \$118.25	\$41 - \$64	\$24.17 \$290 annual	\$75-\$80 Resident \$85-\$86 Non-Resident	\$45.83	\$45 - \$55	N/A
PARKING LOTS Hourly	\$1.00 First 3 hours, \$1.10/hr thereafter		\$1.10 - \$1.20	\$0.50 - \$0.75 High Demand \$0.25-\$0.50 Lower Demand	Primarily Daily (\$2-\$6) Or Event (\$4-\$8)	\$0.80 - \$2.00 \$3.40 daily max	N/A	\$0.50- \$1.10	\$0.50	\$1.00 \$5.00 daily max	Daily \$7.50
METERS Hourly	\$1.00 Off-site 10hr meters \$0.50/hr		\$1.00	\$0.50 - \$0.75	\$1.25 - \$1.75	\$1.25 - \$1.75	\$0.60	\$0.50- \$1.25	\$0.50 - \$1.00 Short Term (2-4 hr) \$0.50 Long term(12 hr)	\$0.50	\$0.25 - \$2.00

MEMORANDUM

TO: Mayor and Council

FROM: Jayne Miller, Community Services Administrator

DATE: February 17, 2009

SUBJECT: Resolution to Approve South Fifth Avenue Parking Garage and Street Improvements Site Plan (319 South Fifth Avenue)

Attached is a resolution requesting approval of the above site plan for the construction of a four-story underground garage housing 785 parking spaces. In addition, the surface of the site will be improved to include 38 surface parking spaces, stairs and elevators serving the underground garage, and a new public street and right-of-way (Library Lane), extending from the west side of Fifth Avenue through to Division Street, for a total of 823 parking spaces.

On October 21, 2008, the City Planning Commission passed a resolution finding that the above project adheres to City private development standards. Attached are the minutes from the Planning Commission meeting and the Planning staff report.

Prepared By: Steve Bartha, Management Assistant
Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator
Approved By: Roger W. Fraser, City Administrator

Attachments: Proposed Resolution
10/21/08 Planning Commission Minutes
Planning Staff Report

RESOLUTION TO APPROVE
SOUTH FIFTH AVENUE PARKING GARAGE AND
STREET IMPROVEMENTS SITE PLAN (319 SOUTH FIFTH AVENUE)

Whereas, The Downtown Development Authority has requested site plan approval in order to allow the construction of a four-story underground garage housing 785 parking spaces at 319 South Fifth Avenue;

Whereas, The Ann Arbor City Planning Commission, on October 21, 2008, reviewed said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare; and

Whereas, The portion of the parking garage located under Fifth Avenue between the southern edge of the current library parking lot and the western edge of William Street, consisting of approximately 100 parking spaces, (the "Southern Section") may provide future benefit to the city;

RESOLVED, That City Council approve the South Fifth Avenue Parking Garage and Street Improvements Site Plan with the condition that the site plan be amended to show that construction of the Southern Section will be deferred; and

RESOLVED, That the City Council directs the Downtown Development Authority to construct the parking garage South Fifth Avenue Parking Garage and Street Improvements Site Plan to the southern edge of the current library parking lot in a manner that facilitates the future construction of the Southern Section expansion to the western edge of William Street upon approval by City Council. ; and upon approval by City Council

RESOLVED, That construction of the Southern Section shall require the prior approval of City Council.