

VIRTUAL MEETING OF THE ADVISORY PARKING COMMITTEE
WEDNESDAY, MARCH 3, 2021 @ 7:30am
<https://zoom.us/j/98209276859> or dial: 877 853 5247 US Toll-free, Meeting
ID: 982 0927 6859

1. Roll Call
2. Introductions
3. Review of the Agenda
4. Approval of Minutes, Meeting of December 2, 2020
5. Free Parking Extension
6. Meeting Open to the Public for items not on the Agenda
7. Miscellaneous Communications
 - a. Status of Permit Renewals
8. Next Meeting – April 7, 2021
9. Adjournment

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City of Birmingham
Advisory Parking Committee
Regular Meeting

Held Remotely Via Zoom And Telephone Access
Wednesday, December 2, 2020

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, December 2, 2020. The meeting was called to order at 7:31 a.m. by Chair Al Vaitas.

1. Rollcall

Present: Chair Al Vaitas
Richard Astrein
Steven Kalczynski
Lisa Krueger
Judith Paskiewicz (arrived 7:35 a.m.)
Jennifer Yert

(all members were located in Birmingham, MI except Mr. Astrein, who was located in Huntington Woods, MI.)

Absent: Anne Honhart
Lisa Silverman

SP+ Parking: Catherine Burch
Sarah Burton
Jay O'Dell

Administration: Scott Grewe, Op. Commander
Mike Albrecht, Police Commander
Eric Brunk, IT Manager
Brooks Cowan, City Planner
Laura Eichenhorn, City Transcriptionist
Mary Kucharek, City Attorney

2. Introductions

None.

3. Review of the Agenda

No changes.

4. Approval Of Minutes: Meeting Of November 4, 2020

Motion by Mr. Astrein

Seconded by Ms. Krueger to approve the minutes of the regular APC meeting of November 4, 2020 as submitted.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Astrein, Krueger, Vaitas, Kalczynski, Yert

Nays: None

5. City Attorney Memo

Op. Cmdr. Grewe introduced the item.

City Attorney Kucharek reviewed her memo to the APC regarding the Open Meetings Act. Her memo dated November 17, 2020 can be found in the meeting's agenda packet.

6. Request to be included in the Parking Assessment District

Op. Cmdr. Grewe and CP Cowan reviewed the item.

CP Cowan stated the applicants want more intensive retail uses in the building which would necessitate parking over the amount currently available. He stated the applicant would have enough parking available for regular retail uses.

Dr. Paskiewicz suggested that Lot #6 be added to the parking assessment ranking system the City uses.

Dr. Paskiewicz also recalled that The Pearl came before the APC in the past and assured the APC that their plans included sufficient parking for both residential and retail.

Chair Vaitas concurred with Dr. Paskiewicz's recollection. Chair Vaitas expressed concern that it was somewhat of a backwards process for the applicant to assure the APC originally that there would be sufficient parking for regular retail uses, and then to come back later with a proposal for more intensive retail uses that would require admission to the Parking Assessment District (PAD).

Mr. Kalczynski said he wondered how an approval might create precedent for future requests for admission to the PAD.

Mr. Astrein said he would also be concerned about the amount the applicant would be charged for admittance to the PAD, and that if they paid too little that could set a precedent as well.

Motion by Dr. Paskiewicz

Seconded by Mr. Astrein to deny the request by The Pearl and FLS Properties #5, LLC to be part of the Parking Assessment District.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Paskiewicz, Astrein, Yert, Kalczynski, Krueger, Vaitas

Nays: None

7. Meeting Open to the Public for items not on the Agenda

8. Miscellaneous Communications

Ms. Burton provided the most up-to-date numbers of parking permits relinquished and maintained by permit holders.

Dr. Paskiewicz opined that the charge of the APC and the intent of its members seemed to have been somewhat misunderstood by a specific, but unnamed, City Commissioner.

Ms. Krueger echoed Dr. Paskiewicz's concern. She asked if it might not be an ethical issue in terms of the Commissioner's influence since some of the negative appraisals of the APC were included in said City Commissioner's newsletter, albeit with a disclaimer.

Dr. Paskiewicz said she also wondered whether the newsletter's discussion of the APC might run afoul of the City's ethics ordinance, specifically citing Section 2-323 p. 5 and Section 2-321 p. 2.

Chair Vaitas said he had a similar concern. He noted that each member serving on the APC is nominated to the committee on the basis of being a particular kind of City stakeholder vis-a-vis the parking system -- business owner, resident shopper, etc. He noted that the APC specifies those roles to make sure that a variety of parking-related interests are represented in parking discussions and that that function is important. He also noted that when votes occur, all members of the APC are expected to vote according to what is best for the City as a whole, and not what is best for each member's individual stakeholder group. He cited previous APC votes on whether to raise parking permit rates, stating that all members voted unanimously to do so because it was best for the City overall even though it was somewhat financially detrimental to the business owners on the APC.

Dr. Paskiewicz expressed concern as to whether the City Commission understood the committee dynamic Chair Vaitas was describing. She reiterated a request from the previous meeting that the APC and CC schedule a joint meeting in order to discuss these possible sources of confusion.

Chair Vaitas said he was also interested in a joint meeting with the City Commission.

Op. Cmdr. Grewe said he could speak with incoming City Manager Tom Markus to see what options would be available for scheduling such a meeting. He noted that any member of the APC was also allowed to contact any member of the City Commission in a personal capacity to ask questions or express any concerns they may have.

Chair Vaitas and Mr. Astrein said they would attend the City Commission's upcoming meeting to speak in support of the APC's recommendation to extend free parking in the structures through March 31, 2021.

Dr. Paskiewicz said she wanted the City Commissioners to understand that recommendation was made not just in support of the Birmingham Shopping District, but in an effort to support the vibrancy of the City as a whole.

Op. Cmdr. Grewe then asked the APC to select a Chair and Vice-Chair since the former selection should have been made in September according to APC's bylaws and the latter position had been vacated when Ms. Champagne resigned from the committee.

Motion by Dr. Paskiewicz

Seconded by Mr. Astrein to nominate Al Vaitas to continue his service as the Chair of the Advisory Parking Committee.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Paskiewicz, Astrein, Yert, Kalczynski, Krueger, Vaitas

Nays: None

Motion by Ms. Yert

Seconded by Ms. Krueger to nominate Richard Astrein to serve as the Vice-Chair of the Advisory Parking Committee.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Yert, Krueger, Vaitas, Paskiewicz, Astrein, Kalczynski

Nays: None

9. Next Meeting: Wednesday, February 3, 2021

10. Adjournment

No further business being evident, the meeting adjourned at 8:41 a.m.

Patrol Commander Scott Grewe



MEMORANDUM

Police Department

DATE: February 23, 2021
TO: Advisory Parking Committee
FROM: Scott Grewe, Operations Commander
SUBJECT: Payments for Structure Parking

INTRODUCTION:

By previous resolution on December 7, 2020, the City Commission, as recommended by the Advisory Parking Committee (APC), passed a recommendation that all parking in the City's (5) parking structures would be free through March 31, 2021. As this date approaches, the City must re-evaluate the status of the free parking initiative.

BACKGROUND:

In response to the Covid-19 pandemic, the City instituted free parking for all (5) parking decks as a relief effort to support local businesses and restaurants that was effective April 1, 2020 and currently in place through March 31, 2021.

Staff is recommending the extension of the current free parking initiative through June 30, 2021. Additionally, that the City will resume charging for parking in the structures July 1, 2021.

FISCAL IMPACT:

During the week of February 8th, the Police Department did a physical count of vehicles using the parking structures at three times throughout the day. These counts were conducted at 10am, 1pm and 6pm Monday through Friday. Peak usage was seen at the 1pm count and the average number of parked cars for the week at each structure during this time are listed below:

Pierce – 430 Chester – 158 N.O.W. – 248 Peabody – 215 Park – 290

The total number of parking spaces in all five structures is 3,579. Based on the above averages, the current usage is 37% of full capacity.

To estimate the amount of loss revenue to extend free parking through April, May and June staff compared revenue in 2019 as free parking was already in place in 2020. In 2019, for the same period, \$687,591 was collected from permits and \$802,731 from transient parkers. While parking was in high demand in 2019 and most structures were near capacity, there is no record to indicate at what percentage for comparison purposes.

Based on the usage count conducted by the police department, and assuming similar usage between permit and transient parkers, 37% of the amount collected from transient parkers for the three month period would be \$297,010. 100% of permit fees will be collected as their fees are not based on usage. This results in approximately \$984,601 loss revenue for the three month extension.

To estimate the expenses for SP+'s management of the structures during this three month extension, staff reviewed the previous three months costs (November, December and January). The total of \$130,827 was paid by the City to SP+ to cover expenses in excess of any revenue.

SUMMARY:

Due to the Covid-19 Pandemic, the City instituted free parking in all structures begging on April 1, 2020. In August, the City Commission passed a resolution to continue free parking through the end of 2020 and in December, passed another resolution to extend free parking through March 31, 2021. Staff is recommending free parking be extended through June 30, 2021 and payments be reinstated starting July 1, 2021

SUGGESTED RECOMMENDATION:

To approve the continuation of free parking in all structures through June 30, 2021 and to resume charging for parking in the structures on July 1, 2021.

City of Birmingham Parking Structures-Combined Income Statement Fiscal Year Comparison

Fiscal 19-20

EXPENSES

	31-Mar-19	01-Apr-19	30-Sep-19	01-Oct-19	30-Nov-19	31-Dec-19	31-Jan-20	28-Feb-20	31-Mar-20	30-Apr-20	31-May-20	30-Jun-20	30-Jul-20	30-Aug-20	30-Sep-20	Total
Salaries and Wages	\$ 178,798.00	\$ 215,668.00	\$ 210,316.00	\$ 271,542.00	\$ 180,979.00	\$ 276,291.00	\$ 187,009.00	\$ 227,633.00	\$ 114,647.00	\$ 63,062.00	\$ 48,818.00	\$ -	\$ -	\$ -	\$ -	\$ 2,833,252.87
Payroll Taxes	\$ 265,049.00	\$ 269,978.00	\$ 238,142.00	\$ 294,980.00	\$ 247,000.00	\$ 297,880.00	\$ 193,084.00	\$ 241,587.00	\$ 114,647.00	\$ 1,538.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814,479.92
Workers Comp Insurance	\$ 43.00	\$ 188.00	\$ 80.00	\$ 75.00	\$ 120.00	\$ 430.00	\$ 577.50	\$ 165.00	\$ 13.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,767.50
Group Insurance	\$ 5,100.00	\$ 29,873.00	\$ 43,705.00	\$ 84,500.00	\$ 18,633.00	\$ 65,325.00	\$ 11,820.00	\$ 64,820.00	\$ 64,820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,258.00
Uniforms	\$ 480,000.00	\$ 514,200.00	\$ 493,375.00	\$ 487,244.20	\$ 483,988.00	\$ 570,811.00	\$ 319,288.01	\$ 478,175.91	\$ 382,915.36	\$ 64,915.09	\$ 48,818.09	\$ -	\$ -	\$ -	\$ -	\$ 4,298,765.29
Insurance	\$ 63,366.19	\$ 64,320.33	\$ 63,746.91	\$ 78,716.00	\$ 66,113.49	\$ 68,787.11	\$ 60,326.37	\$ 65,742.89	\$ 62,810.78	\$ 12,564.83	\$ 8,011.27	\$ -	\$ -	\$ -	\$ -	\$ 647,544.50
Utilities	\$ 5,998.48	\$ 6,078.16	\$ 5,908.78	\$ 7,114.26	\$ 7,877.36	\$ 5,844.23	\$ 7,200.81	\$ 7,864.87	\$ 6,116.82	\$ 2,928.69	\$ 1,174.51	\$ -	\$ -	\$ -	\$ -	\$ 64,807.04
Maintenance	\$ 3,003.00	\$ 3,129.00	\$ 3,078.16	\$ 3,435.44	\$ 4,155.10	\$ 2,911.78	\$ 3,423.55	\$ 3,182.75	\$ 1,570.55	\$ 666.35	\$ 814.00	\$ -	\$ -	\$ -	\$ -	\$ 32,411.67
Parking Tags/Tickets	\$ 26,248.87	\$ 26,468.44	\$ 24,378.80	\$ 26,493.32	\$ 19,773.24	\$ 21,579.87	\$ 19,732.84	\$ 21,581.74	\$ 24,171.63	\$ 21,768.14	\$ 18,084.13	\$ -	\$ -	\$ -	\$ -	\$ 250,111.89
Professional Services	\$ 12,134.02	\$ 9,822.50	\$ 11,987.47	\$ 9,862.50	\$ 9,802.50	\$ 10,182.73	\$ 10,182.73	\$ 10,182.73	\$ 12,462.80	\$ 10,182.73	\$ 10,182.73	\$ -	\$ -	\$ -	\$ -	\$ 2,262,127.17
Office Supplies	\$ 4,883.10	\$ 4,829.57	\$ 5,438.83	\$ 6,294.42	\$ 1,988.89	\$ 2,512.50	\$ 2,828.55	\$ 3,868.43	\$ 1,134.58	\$ 864.14	\$ 879.11	\$ -	\$ -	\$ -	\$ -	\$ 12,278.98
Printing	\$ 4,533.87	\$ 4,829.72	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ 4,804.97	\$ -	\$ -	\$ -	\$ -	\$ 66,186.02
Operating Cost - Vehicles	\$ 264.72	\$ 473.86	\$ 342.81	\$ 771.88	\$ 496.48	\$ 496.48	\$ 849.83	\$ 804.83	\$ 878.12	\$ 629.84	\$ 303.59	\$ -	\$ -	\$ -	\$ -	\$ 3,444.86
Post Cards	\$ 438.58	\$ 489.70	\$ 498.45	\$ 472.83	\$ 487.89	\$ 382.84	\$ 381.87	\$ 404.49	\$ 444.85	\$ 349.25	\$ 333.34	\$ -	\$ -	\$ -	\$ -	\$ 8,881.74
Employee Appreciation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,878.54
Credit Card Fees	\$ 14,864.14	\$ 13,208.87	\$ 14,808.81	\$ 12,383.74	\$ 13,432.42	\$ 13,783.96	\$ 11,713.81	\$ 10,189.86	\$ 7,190.78	\$ 487.85	\$ 263.54	\$ -	\$ -	\$ -	\$ -	\$ 473.32
Bank Service Charges	\$ 70.17	\$ 70.40	\$ 72.89	\$ 82.00	\$ 63.57	\$ 68.09	\$ 65.79	\$ 65.34	\$ 67.77	\$ 61.25	\$ 81.25	\$ -	\$ -	\$ -	\$ -	\$ 1,947.79
Nonresidential Expenses	\$ 294.72	\$ 397.73	\$ 584.29	\$ 157.73	\$ 389.83	\$ 877.48	\$ 83.55	\$ 177.08	\$ 383.80	\$ 21.36	\$ 188.20	\$ -	\$ -	\$ -	\$ -	\$ 890.84
Management Fee Change	\$ -	\$ 3,875.00	\$ 11,937.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ 1,837.50	\$ -	\$ -	\$ -	\$ -	\$ 69,017.50
Food Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,274.86
Total Expenses	\$ 1,547,234.27	\$ 1,532,780.87	\$ 1,502,688.49	\$ 1,613,084.87	\$ 1,573,778.98	\$ 1,648,918.94	\$ 1,327,273.36	\$ 1,519,189.42	\$ 981,569.83	\$ 71,880.87	\$ 53,779.72	\$ -	\$ -	\$ -	\$ -	\$ 1,529,831.97
Net Income	\$ 334,768.33	\$ 360,269.13	\$ 291,748.58	\$ 338,854.18	\$ 286,489.41	\$ 430,000.09	\$ 244,827.82	\$ 277,633.50	\$ 231,488.51	\$ (9,217.07)	\$ (7,183.77)	\$ (83,068.09)	\$ -	\$ -	\$ -	\$ 2,770,873.72

Fiscal 20-21

EXPENSES

	31-Mar-20	01-Apr-20	30-Sep-20	01-Oct-20	30-Nov-20	31-Dec-20	31-Jan-21	28-Feb-21	31-Mar-21	30-Apr-21	31-May-21	30-Jun-21	30-Jul-21	30-Aug-21	30-Sep-21	Total
Salaries and Wages	\$ 215,811.77	\$ 255,816.49	\$ 255,058.08	\$ 311,011.14	\$ 273,248.42	\$ 272,249.40	\$ 234,190.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,872.77
Payroll Taxes	\$ 2,982.17	\$ 2,228.65	\$ 2,278.33	\$ 2,940.81	\$ 2,528.41	\$ 2,537.08	\$ 2,852.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,112.26
Workers Comp Insurance	\$ 1,124.80	\$ 1,299.23	\$ 1,308.33	\$ 1,684.80	\$ 1,434.42	\$ 1,428.81	\$ 1,315.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,587.16
Group Insurance	\$ 6,873.75	\$ 11,026.88	\$ 12,291.42	\$ 7,818.84	\$ 20,078.68	\$ 12,143.33	\$ 11,731.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,751.37
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ 48.08	\$ 281.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388.39
Insurance	\$ 10,152.72	\$ 18,132.72	\$ 18,132.72	\$ 18,132.72	\$ 18,132.72	\$ 12,777.22	\$ 11,288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,328.87
Utilities	\$ 982.29	\$ 831.26	\$ 816.53	\$ 877.24	\$ 850.48	\$ 1,520.48	\$ 1,918.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,815.93
Maintenance	\$ 3,785.08	\$ 1,229.58	\$ 4,082.44	\$ 524.41	\$ 2,715.25	\$ 1,900.96	\$ 421.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,279.84
Parking Tags/Tickets	\$ 181,009.00	\$ 181,009.00	\$ 181,009.00	\$ 181,009.00	\$ 181,009.00	\$ 181,009.00	\$ 181,009.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,287.63
Professional Services	\$ 4,543.87	\$ 4,543.87	\$ 4,543.87	\$ 4,543.87	\$ 4,543.87	\$ 4,543.87	\$ 4,543.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,528.83
Office Supplies	\$ 81.87	\$ 48.83	\$ 291.85	\$ 33.31	\$ -	\$ 189.20	\$ 158.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.48
Operating Cost - Vehicles	\$ 462.31	\$ 459.83	\$ 373.78	\$ 439.87	\$ 395.20	\$ 429.26	\$ 378.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,571.89
Post Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Appreciation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Credit Card Fees	\$ 30.53	\$ 341.53	\$ 342.77	\$ 628.65	\$ 1,722.44	\$ 638.82	\$ 861.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,716.04
Bank Service Charges	\$ 61.53	\$ 61.25	\$ 61.25	\$ 61.25	\$ 61.25	\$ 62.56	\$ 62.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430.28
Nonresidential Expenses	\$ 2,265.00	\$ 2,265.00	\$ 2,265.00	\$ 2,265.00	\$ 2,265.00	\$ 2,265.00	\$ 2,265.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,868.00
Management Fee Change	\$ 39.33	\$ 143.78	\$ 17.88	\$ 24.84	\$ 116.77	\$ 43.25	\$ 130.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518.32
Food Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,812.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,823.00
Total Expenses	\$ 67,804.19	\$ 68,844.83	\$ 78,900.34	\$ 70,777.84	\$ 81,518.27	\$ 80,483.30	\$ 87,299.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697,393.56
Net Income	\$ 140,048.18	\$ 168,565.20	\$ 164,828.14	\$ 202,288.18	\$ 186,800.27	\$ 248,961.20	\$ 164,841.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813,172.79

SP+



MEMORANDUM

Police Department

DATE: November 18, 2020
TO: Joseph A. Valentine, City Manager
FROM: Scott Grewe, Operations Commander
SUBJECT: Reduced Rate Parking

INTRODUCTION:

By previous resolution on August 24, 2020, the City Commission, as recommended by the Advisory parking Committee (APC), passed a recommendation that all parking in the City's (5) parking structures would be free through December 31, 2020. The resolution also provided that all monthly permit holders be charged a one-time fee of \$100.00 to retain their status as a monthly permit holder into 2021. As the end of the year approaches, the issue of parking in all (5) City decks needs to be reexamined.

BACKGROUND:

In response to the COVID-19 pandemic, the City instituted free parking for all (5) parking decks effective April 1, 2020 as a relief effort to support local businesses and restaurants. At the August 5, 2020 Advisory Parking Committee (APC) meeting, the APC recommended that the City continue free parking at all (5) parking decks through December 31, 2020. On August 24, the City Commission agreed with the APC and passed a resolution providing free parking in all (5) parking decks through December 31, 2020.

As the end of the year is approaching, the APC again examined the issue of parking in all (5) parking decks at their November 4, 2020 meeting. The APC discussed several options and passed a recommendation to extend free parking until the end of March. They noted concerns in lost revenue, reduced store hours, holiday shopping and traditionally low sales in the months of January, February and March as reasons to extend free parking. (see attached minutes)

To compare financial reports, the police department reviewed August of 2019 compared to August 2020. In 2019, there was \$514,280 in revenue, operating costs of \$133,290 for a net revenue of \$380,990. This August, there was essentially no revenue. However, there are still operating costs associated with the structures, which have been reduced by SP+ limiting their operations. Operating costs for August was \$66,844.

LEGAL REVIEW:

No review completed.

FISCAL IMPACT:

The City has not charged for monthly or transient parking in the structures since April 1, 2020. The unrestricted net assets of the parking fund totaled \$20,632,305 as of April 1, 2020. During this time, several capital improvements have been completed totaling \$1,457,996. The parking fund balance as of September 30, 2020 was \$19,256,606. A reduction of \$1,375,699.

It is difficult to estimate exactly how much revenue would be lost to continue free parking due to the unknown usage at this time. Most structures are operating at less than 30% daily capacity. There is no way to track who is using the structure (transient or monthly parkers) to calculate fees that may be collected. However, attached is the Parking Structures – Combined Income Statement that shows revenue, expenses and net profit/loss from July of 2019 through September of 2020.

In January, February and March of this year, before free parking began, the average total income per month was \$395,328.00. Assuming current occupancy is 30%, we can estimate \$118,598 per month of total income. From July through September, with reduced staff, the average expenses were \$69,082 per month. Additionally, under normal operations, free parkers make up about 40% of the total occupancy. If this remains true during this time period, we could estimate a net profit of \$59,419 over these three months.

To continue free parking for January, February and March, the City could estimate a cost of \$207,246 to cover expenses based on the average cost of July through September of this year.

SUMMARY:

Due to the Covid-19 Pandemic, the City instituted free parking in all structures which began on April 1, 2020. In August, the City Commission passed a resolution to continue free parking through the end of 2020. As 2021 approaches, the APC again reviewed the matter and passed a recommendation that free parking continue through March 31, 2021. See attached minutes from the APC meeting.

ATTACHMENTS:

1. Commissioner Questions submitted November 25, 2020
2. August 24, 2020 Memo to Commission – Reduced Rate Parking
3. Minutes from the August 24, 2020 City Commission Meeting
4. October 28, 2020 Memo to APC – Reduced Rate Parking
5. Minutes from the November 4, 2020 APC Meeting
6. Parking Structures – Combined Income Statement

SUGGESTED RESOLUTION:

To approve the continuation of free parking in all structures through March 31, 2021.

Op. Cmdr. Grewe presented the item.

Commissioner Sherman said he would move the motion because it would benefit City businesses without any cost to taxpayers, and because the likely impact on the parking fund balance would be relatively minor.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Hoff:
To approve the continuation of free parking in all structures through March 31, 2021.

Commissioner Host noted the City does not have data on parking structure usage as long as the gates are not down, and said he would like to start gathering data on February 1, 2021. He suggested the City could charge a nominal fee at first when it restarts charging. He also said that since the parking fund is the City's, a decrease in its balance does seem to represent a loss for the City's taxpayers.

Mayor Pro Tem Longe said she would also like data and would want the gates down April 1, 2021. She agreed the fee could be nominal to start. She said she was not supportive of providing relief to permit parkers that would not be granted to transient parkers, and said she wondered why Royal Oak and Ferndale were not offering similar changes to their parking.

Commissioner Nickita said that the cityscapes of Royal Oak and Ferndale are more complex than Birmingham's, especially since Birmingham has more office space downtown. He stated that charging surface lot and on-street parking is appropriate in Birmingham in order to encourage parking turnover which benefits the restaurants and retailers. Maintaining a good business environment downtown is essential to the financial success of the City, and he said he would be in favor of rethinking parking charges in the spring.

Commissioner Sherman noted that the City's taxpayers only contribute to the parking fund when they pay to park on-street, in a surface lot, or in a parking deck. These are the same charges paid by anyone parking in Birmingham. There are no additional charges assessed to residents for the parking fund.

Mayor Boutros said he was in full support of the motion given the relief it would offer the City's businesses.

Public Comment

Richard Astrein, owner of Astrein's Creative Jewelers on Maple, stated that the current pandemic is the worst crisis for retail businesses he has seen in the 50 years he has been in business. He noted that business owners in Birmingham pay for their staff to park in the City and pay assessments for parking, and that as regular contributors to the parking fund they deserve the relief it can offer. He said that there would likely no situation more appropriate for offering business owners relief than the current one, and given the parking fund's balance of nearly \$20 million the Commission should not hesitate to pass the current motion.

Andrew Haig said the City should look into ways to still collect data without charging for a period of time. He also recommended the City consider temporarily closing one or two decks to reduce the maintenance needs across the decks while people are not paying and parking demand is down.

Dr. Vaitas, chairman of the APC, said he was in favor of the motion and that passing it would really help small businesses.

David Bloom noted that the balance of the parking fund decreased by nearly \$1 million as a result of not charging for parking during most of 2020. He agreed with Mr. Haig's suggestion that data should be collected without payments, and suggested that other compromises be considered like temporarily increasing free parking in the decks to four hours or temporarily lowering permit costs for small businesses in order to help maintain the fund balance.

ROLL CALL VOTE: Ayes, Commissioner Sherman
Commissioner Hoff
Commissioner Nickita
Mayor Boutros
Mayor Pro-Tem Longe

Nays, Commissioner Host



Memorandum

To: Scott Grewe, Operations Commander
From: SP+ Management Team
Date: February 18, 2020
Subject: Monthly Permit Update

Due to the Covid-19 pandemic, all City structures began offering free parking to transient customers on March 17, 2020. On March 23, 2020, the City Commission made the decision that all monthly parking permit payments would be suspended effective April 1, 2020. Paid parking in the structures has continued to remain suspended until at least April 1, 2021.

On August 24, 2020, the City Commission approved a plan to charge monthly permit holders a \$100 fee *per permit* by November 30th to retain their passes into 2021 or the account would be canceled.

The retainer invoices were sent out the second week of September to all monthly accounts. Account holders were notified on the invoice, by email, city newsletter, and posted signs that they were responsible to pay the \$100 fee by November 30. In the beginning of November, SP+ began reaching out to customers who had yet to pay the fee. By the beginning of December any customers that did not pay the fee were canceled.

Between the months of September and December 1, 2020 there were a total of 503 permits given up/canceled. Most of the permits were given up due to companies or individuals no longer needing them. This gave SP+ a total of 551 permits available to sell between the five structures. Due to the restriction of a certain number of permits authorized per structure the following were the totals available to sell:

Pierce-28
Peabody-51
Park-178
North Old Woodward- 109
Chester -185

In December, SP+ began contacting individuals on the waitlist. By the end of January, we removed 1,645 requests off the waitlist from customers who no longer needed permits or did not respond. 162 people indicated they would like a monthly permit. There has been a

total of 1,807 removed as of January 31, 2021. There are currently 5200 entries remaining on the waiting list for all structures. This number is comprised of 3,126 unique individuals. SP+ is continuing to work through the waitlist until the remaining 389 available permits are sold.