

City of Birmingham  
ADVISORY PARKING COMMITTEE  
REGULAR MEETING

Birmingham City Hall Commission Room  
151 Martin, Birmingham, Michigan  
Wednesday, May 2, 2018

**MINUTES**

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday May 2, 2018. The meeting was called to order at 7:30 a.m. by Chairman Al Vaitas.

**Present:** Chairman Al Vaitas  
Vice-Chairperson Gayle Champagne  
Anne Honhart  
Steven Kalczynski  
Lisa Krueger  
Judith Paskiewicz

**Absent:** None

**SP+ Parking:** Catherine Burch  
Sara Burton  
Jay O'Dell

**Administration:** Austin Fletcher, Asst. City Engineer  
Tiffany Gunter, Asst. City Manager  
Paul O'Meara, City Engineer  
Carole Salutes, Recording Secretary

RECOGNITION OF GUESTS (none)

MINUTES OF REGULAR APC MEETING OF APRIL 4, 2018

**Motion by Dr. Paskiewicz  
Seconded by Mr. Kalczynski to accept the Minutes of April 4, 2018 as presented.**

**Motion carried, 6-0.**

**VOICE VOTE:**

Yeas: Paskiewicz, Kalczynski, Champagne, Honhart, Krueger, Vaitas

Nays: None

Absent: None

**LOT #6 FINANCIAL STRATEGY**

Mr. O'Meara offered some history. Each time the City built a parking structure, a part of the construction cost was assessed to the entire Assessment District. With regard to the five parking structures, a formula was set up that considered three main factors:

- Properties closest to the structure were assessed at a higher rate than those further away;
- The square footage of the first floor was assessed at a higher rate than the upper floors, assuming they were commercial;
- Properties closer to the center of town were assessed higher than those further away.

Some of those ideas are out of date now because of the changing business environment. Today, we would recommend that the distance from the improvement to the structure is measured, as well as how big the building is. Upper floors put as much demand on the parking system as those on the first level.

A map with concentric rings was prepared to illustrate a means to split the district into three areas. Properties closest to Parking Lot #6 would receive the largest benefit. Those properties located between Ravine Rd. and the Willits St./Oakland Blvd. intersection would receive a smaller benefit, while those south of Willits St./Oakland Blvd. would receive the smallest benefit. For discussion purposes, the total of 100% of the expansion cost of \$179,400 could be used as a starting point. As a suggestion, the percentage of the cost to be raised within each of the three circles could be set to best represent the benefit that each area would receive. For example, in section 1, 60% of the value should be raised. In section 2, 30% of the value should be raised. In section 3, 10% of the value should be raised.

Using these rates, the following demonstrates the cost per building for a typical small property (1,500 sq. ft.), and a relatively large property (20,000 sq. ft.):

Zone	Estimated Cost, Small Property	Estimated Cost, Large Property
Section 1	\$1,265	\$15,540
Section 2	246	3,280
Section 3	9	120

Because the City is seriously talking about building a new parking structure at N. Old Woodward Ave., a much larger assessment may be coming in the near future. It might set a bad tone if a small assessment is introduced now and then a much larger one is created in a relatively short time period. Therefore it may be better to defer to the parking fund the cost for adding the 34 new parking spaces to Lot #6.

The Ad Hoc Parking Development Committee reached the conclusion that distinguishing between the first and upper floors of a building doesn't make much sense anymore. As well, the Maple Rd./Old Woodward Ave. intersection doesn't have much bearing on the value of the property today.

Mr. O'Meara explained that adding to or modifying or adding to the Assessment District would be difficult. Deciding on the entrance fee would be difficult because the property has not benefited from the past history. Since the City is not is working to address issues with parking demand, he doesn't think the City would want to add additional buildings to the District.

Ms. Honhart did not state whether the City should or should not pay for the expansion - it is not a lot of money. However if the City does pay for it, someone may come back and say that last time the District was not charged.

To that point Ms. Gunter believed the argument for today is that the documentation and proof can be shown of a commitment on the City's part not to continue to go back and assess over and over again when they have something that is smaller and it is known something larger will be coming up. She thought a strong argument can be made to anybody that comes later and says the City didn't assess previously. The City can say the circumstances surrounding the case were different in that they anticipated a \$40 million improvement and wanted to make sure not to put an unnecessary burden on the businesses.

Chairman Vaitas thought that tweaking the formula is following historical trends.

Discussion continued concerning whether the broader use of Lot #6 for the Farmer's Market should contribute in some way to the Parking Assessment District. Mr. O'Meara said the use is being done at a time when the lot is not being used for anything else. The use doesn't damage the Parking System. He noted that at this time the Parking Fund is strong.

Answering Ms. Paskiewicz, Mr. O'Meara explained that the total cost of the entire Lot #6 project is estimated at approximately \$497,600. Of that amount, expansion of the parking area is \$179,400. Using funds from the Parking System forgoes the opportunity for a grant from the Michigan Dept. of Environmental

Quality. However, the Chairman noted that the wait time to receive the grant would be two years and the grant is not a sure thing.

Ms. Gunter summarized that the suggestion is to not assess now in anticipation of a bigger assessment later.

**Motion by Ms. Champagne**

**Seconded by Ms. Krueger that the Advisory Parking Committee recommends that the City Commission authorize the restoration of Parking Lot #6, using Option 3. Further, the committee recommends that the Commission waive the option of creating a special assessment district to defray the cost of this work, and proceed to schedule construction, charging all costs to the Auto Parking System**

**Motion carried, 6-0.**

**VOICE VOTE:**

Yeas: Champagne, Krueger, Honhart, Kalczynski, Paskiewicz, Vaitas

Nays: None

Absent: None

**PARKING UPDATE**

Ms. Gunter said she was happy to see that there is availability in the middle of the day on the first floors of the parking structures since they have instituted the changes on the first levels and on the surface lot at N. Old Woodward Ave. Next month she will be able to show some numbers for the amount of turnover that has increased since the change. The week before last 750 cars were parked by the valet service. That number is anticipated to go up again.

Mr. Kalczynski noted he has heard from retailers that some employees are taking advantage of the valet parking service. Ms. Gunter said it is very difficult to control that because it is a complimentary program. They cannot turn people away.

Ms. Gunter reported the parking study team is working on an engagement session with the merchants. A presentation will be provided to the merchants on May 16 and feedback will be gathered.

Finally, another online opinion survey on Birmingham parking is being developed. It will be distributed more widely than the first survey was.

At the last City Commission meeting, one of the commissioners requested that the utilization reports become more exacting. They want to get a better understanding of what happens throughout the day. She has been working with SP+ to try to develop a dashboard that would show useful information so that trends can be seen more readily than in the larger reports that are provided every month.

Dr. Paskiewicz noted that a person who teaches at the Community House has said that people in her classes are consistently complaining about the lack of parking availability. They are saying that even though the sign says there is parking, there is not necessarily parking. If the sign reads 20 or less they don't even bother going in.

Mr. O'Dell explained those 20 spaces are for the valet parking. There is a large component of people that don't realize the valet is there. Also, some people are afraid there will be a charge for valet and others don't want anyone to touch their car.

#### MONTHLY FINANCIAL REPORTS

Mr. O'Dell announced the Parking Fund is doing well.

#### MEETING OPEN FOR MATTERS NOT ON THE AGENDA

Mr. O'Meara noted the Lot #6 construction will be scheduled to take place in April and May of next year.

Mr. O'Meara said he has gotten the complaint that the spaces in the Chester St. Structure are narrow. Mr. O'Dell explained the spaces there have double stripes that create a buffer. The spaces look narrow but there are actually 6 in. on each side.

Ms. Honhart observed that some people are unhappy that they have to pull out their credit card in order to enter a parking structure. Ms. Gunter said it is the getting in of the card and getting it out is that has become more of a holdup than whether or not people know to use a credit card. Giving the system three seconds and then proceeding usually works with no problem.

Ms. Honhart noticed that the parking area around the 555 Building is pretty full now. Mr. O'Dell answered that area is only full at certain times. There is more pressure on it now because of the construction. It is always busy in the mornings.

Responding to the Chairman about how the construction is going, Mr. O'Meara said they are very happy with their contractor who is extremely serious about getting a lot done every day. The biggest challenge is the water mains. The existing ones are old and brittle and they break. Then construction has to stop to address that.

NEXT REGULARLY SCHEDULED MEETING

June 6, 2018

**ADJOURNMENT**

No further business being evident, the Chairman adjourned the meeting at 8:40 a.m.

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City Engineer Paul O'Meara

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Assistant City Manager Tiffany Gunter