COUNTY ADMINISTRATOR
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TO: Al Robinson, Chair
Ways & Means Committee

THROUGH: Robert E. Guenzel
County Administrator

FROM: Tom A. Freeman, Director
Facilities Management

DATE: September 6, 2000

SUBJECT: Re-negotiation of Parking Agreement with the City of Ann Arbor for the Ann Ashley Parking Structure

**Board Action Requested**:
It is requested that the Board of Commissioners authorize the County Administrator, with the assistance of Corporation Counsel and the Facilities Management Director, to re-negotiate and sign a parking agreement with the City of Ann Arbor ("City") for 50 additional spaces in the Ann Ashley parking structure.

**Background:**
On March 4, 1986, the City and the County executed an Agreement concerning the Ann-Ashley parking structure. Under the Agreement, the County donated a plot of land to the City, contributing to the parcel on which the parking structure was to be built. The Agreement also called for the City to reserve 250 parking spaces in the new structure for the County's use. The County received a discount of $14.10 per space from the rate set by the City (currently $100/space) for these spaces in exchange for donating the property to the City. The Agreement is for 15 years and commenced when the structure was opened on November 20, 1987. As such, this Agreement will expire on November 19, 2002.

**Discussion:**
The parking agreement between the City and the County, which secures 250 downtown parking spaces for the County in the Ann-Ashley parking structure, will expire in November, 2002. Recently, the County settled its condemnation action against National City Bank to secure the property at 310, 312, 314 and 318 W. Huron Street in Ann Arbor for the proposed homeless shelter. As part of this settlement, the County agreed to provide National City Bank with 35 parking spaces in the Ann Ashley parking structure thus reducing the number of spaces available for County employees. In addition, it is projected that more County employees will be working in the downtown area in the immediate future. As such, it is in the County's long-term interest to secure downtown-

parking spaces pursuant to a long-term agreement. Corporation Counsel and the Facilities Management Director have had preliminary discussions with the City and the Downtown Development Authority ("DDA"), which now manages the Ann-Ashley parking structure pursuant to an agreement with the City, about re-negotiating the parking agreement on a long-term basis. The initial response from the City and the DDA has been favorable.

**Impact on Human Resources:**
The requested Board action will have no impact on Washtenaw County positions, personnel policies or procedures.

**Impact on Budget:**
The new Agreement would secure 300 spots in the Ann Ashley parking structure, which are 50 more than in the original agreement. The additional 50 parking spaces would be paid for from the County's general fund minus $20.00 per month per employee that the County is reimbursed (Total impact on budget for the additional 50 spaces is $48,000 for 2001). The remaining 250 parking spots are already budgeted and thus would have no impact on the general fund. The total impact on the general fund budget for 2001 will be $245,700. The current cost per space in the Ann Ashley lot is $100.00 dollars per space per month. Beginning December 2002, all 300 spaces will be charged at the City's current rate per space at that time minus the employee contribution.

**Impact on Indirect Costs:**
There are no indirect costs associated with this Request.

**Impact on Other County Departments or Outside Agencies**
Corporation Counsel and Facilities Management will assist the County Administrator in negotiating these long-term parking agreements.

**Conformity to County Policies:**
This matter conforms to all County Policies and Procedures.

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR, WITH THE ASSISTANCE OF CORPORATION COUNSEL AND THE FACILITIES MANAGEMENT DIRECTOR, TO NEGOTIATE AND SIGN A LONG-TERM PARKING AGREEMENT WITH THE CITY OF ANN ARBOR FOR THE ANN-ASHLEY PARKING STRUCTURE.

WASHTENAW COUNTY BOARD OF COMMISSIONERS

September 20, 2000

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

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

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

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

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

WHEREAS, this matter has been reviewed by Corporation Counsel, Human Resources, Facilities Management, Finance, the County Administrator's Office and the Ways & Means Committee

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