



Parking Advisory Committee Meeting
7:00 p.m., Wednesday, December 16, 2020
Zoom Meeting
Meeting ID: 830 1606 4032
Passcode: 816962

PARKING ADVISORY COMMITTEE AGENDA
December 16, 2020

- 1. Roll call**
- 2. Approval of the Agenda**
- 3. Approval of the September and October 2020 Parking Advisory Committee Minutes**
- 4. Public Safety Update (Demers)**
- 5. EV Charger Update (Murphy)**
- 6. Discussion on Developers who Lack Parking Spaces (see attachments)**
- 7. Metering Private Parking Lots**
- 8. Future Items for Discussion**
- 9. Committee Comments**
- 10. Public Comment**
- 11. Adjournment**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Meeting Minutes
Farmington Parking Advisory Committee
September 16, 2020

Attendees

Kenneth Crutcher <crutcherk@crutcherstudio.com>,
David Murphy <DMurphy@farmgov.com>,
Frank Demers <FDemers@farmgov.com>
Chris Halas <ch.halas@gmail.com>,
Joe Mantey <cheeseladyfarmington@gmail.com>
Rachel Gallagher <rachelegallagher@aol.com>
Maria Taylor <MTaylor@farmgov.com>

Public Attendee: Pat Donnelly - Business Owner - Farmington
Insurance 248 474 3511

Agenda

1. Roll call - 7:03 p.m.
2. Approval of the agenda -

Halas made a motion to approve. Crutcher supported. All were in favor. — Approved

3. Approval of the August 2020 Parking Advisory Committee Minutes

Murphy requested minor changes. Halas agreed to update changes once Murphy supplied the changes.

Gallagher made a motion to approve revised minutes. Taylor supported. All were in favor.— Approved

4. Public Comment — Pat Donnelly, owner of Farmington Insurance Co, inquired about time limits in the south lot. His employees and customers had recently received tickets for time limit violations. He was troubled by this because as an owner of a private lot, he routinely shares his spaces with downtown patrons. He wanted to know if a change could be made to the time limits of the South lot that are directly adjacent to his lot. Chief Demers agreed to use the cameras to monitor volumes in that area. Demers will present his findings at the next meeting. The committee will discuss possible courses of action.

5. Public Safety Update

Chief Demers shared his report with the committee. The volume of violations were consistent with the volume of violations from the prior month as well as those prior to the pandemic. In summary, Chief Demers sees an overall atmosphere of compliance among motorists who park in Farmington lots. The city consistently issues a small amount of tickets, between 30-40 tickets per month. The complete, detailed report is on file in the office of public safety.

6. Walking of Parking Lots

Chief Demers led the committee on a tour of the parking lots. Findings included that lot volumes remain low except for Farmers Market days. Additionally, restaurants in the North lot

could more efficiently use the space they have allocated for outdoor dining. Several spaces were needlessly blocked due to imprecise rope boarder placements and bicycle parking.

7. Items for future discussion-

David Murphy provided a printed map that included possible locations for electric charging stations. The committee will need to make a recommendation of a location based on this map in order to take advantage of the available grant.

8. Committee comments

Taylor would like to discuss placement and funding of additional way finding signage to the lots on Orchard St.

Halas will recommend to the DDA that they use a portion of time on one of the weekly meeting merchant calls to apprise business owners of the locations of employee parking areas.

Crutcher would like to address better utilization of outdoor seating areas

9. Adjournment 8:00 pm

Meeting Minutes
Farmington Parking Advisory Committee
October 21, 2020

Attendees

Kenneth Crutcher <crutcherk@crutcherstudio.com>,
David Murphy <DMurphy@farmgov.com>,
Frank Demers <FDemers@farmgov.com>
Chris Halas <ch.halas@gmail.com>,
Joe Mantey <cheeseladyfarmington@gmail.com>
Rachel Gallagher <rachelegallagher@aol.com>
Maria Taylor <MTaylor@farmgov.com>

Agenda

1. Roll call - 7:00 p.m.
2. Approval of the agenda -

Crutcher made a motion to approve. Taylor supported. All were in favor. — Approved

3. Approval of the September 2020 Parking Advisory Committee Minutes

Crutcher discovered that the September 2020 minutes were not included in the packet. Committee agreed that approval would be postponed until the November meeting. September minutes will need to be included in that meeting's packet.

4. Public Comment

No public comments

5. Public Safety Update

Chief Demers shared his latest report. It indicated that citations were down overall, specifically in the South lot. He mentioned that this was particularly noteworthy because the enforcement officer was working a full shift.

Chief Demers also shared security camera photos of the South lot. Over the course of several days, these photos indicate that there is light usage during the week in the South lot adjacent to Farmington Insurance. The photos show that Saturday and Sunday comprised the the highest usage.

In summary, Chief Demers said that Farmington continues to enjoy an atmosphere of compliance. The numbers of citations remain very small. The exact numbers are included in Chief Demers' report which is available in the office of public safety.

6. City Council Work Plan

Village Shoe-Inn redevelopment. A council representative will contact owner. Murphy will update committee once details are available.

7. EV Charger Location -

Murphy shared possible locations for EV charging stations. The optimal locations were chosen based on their proximity to electricity sources and business mix. The committee generally opposed locations that would be disruptive to Starbucks and the Farmers Market. So far, the preferred locations are Oakland Street and Grove Street across from the old Dress Barn.

For next steps, Murphy said he needs to look into the grant process and then put the project out to bid. A map of the proposed locations are available in the City Manager's office.

8. Discussion on Developers who Lack Parking Spaces

The committee reviewed the City of Northville's ordinance in which businesses can contribute to a parking fund in lieu of creating small private lots.

Manty provided a cogent economic analysis in which he explained why Farmington has little motivation to enact such an ordinance until the Maxfield center is sold. Prior to that, and possibly after, such an ordinance could be to the detriment of the city. Furthermore, during the current pandemic, he suggested this should not be one of the city's top priorities.

There was a lot of discussion on this topic. The committee generally agreed that more information was needed to thoroughly consider the potential application of such an ordinance to the city of Farmington. To that end, David Murphy is going to contact OHM and the Farmington tax assessor. To explore yet another resource, Joe Manty is going to do additional research in the book, "The high cost of free parking"

by Donald Shoup.

Crutcher also suggested exploring the possibility of adding an additional tax to businesses who do not allow the public to use their lots. Murphy said he would consult the city attorney about the legality of that potential plan.

9. Future items for discussion

Halas suggested the committee do all that is possible to expedite the installation of EV charging stations.

- Taylor would like to discuss the possibility of adding meters to private lots to enable business owners to monetize their parking lots in the evenings.

10 committee comments

Taylor mentioned that new wayfinding signage may be funded by the new capital improvement plan.

Gallagher suggested taking down signs in areas that are not enforced.

Murphy apprised the committee that Joe Mosey, resident on Farmington Road, is upset about the city's new agreement to increase public use of the Salem Church parking lot.

Crutcher suggested that we may want to consult the city attorney about the legality of the new agreement should Mr. Mosey challenge the city on the new usage.

11. Adjournment 8:02

PARKING ENFORCEMENT SUMMARY REPORT: November 2020

ENFORCEMENT PERIOD: 10-16-2020 to 11-15-2020

<u>CITATIONS ISSUED</u>	<u>NORTH LOT</u>	<u>SOUTH LOT</u>	<u>GRAND RIVER</u>	<u>TIME LIMIT VIOLATIONS</u>	<u>RE PARKING VIOLATORS</u>	<u>OTHER VIOLATIONS</u>	<u>HANDICAP</u>
52	15	37	0	44	0	0	8

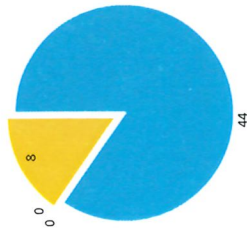
***Repeat Offenders:** 15

>\$100 FINE ISSUED 1

*NOTE: ONE VIOLATOR HAD 11

Average number of violations issued per shift: 4.3

PARKING VIOLATION SUMMARY



David Murphy

From: Tom Schultz <tschultz@rsjalaw.com>
Sent: Tuesday, December 15, 2020 11:35 AM
To: David Murphy
Subject: FW: Taxing Private Parking Spaces.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: Tom Schultz
Sent: Monday, November 2, 2020 3:23 PM
To: David Murphy <DMurphy@farmgov.com>
Subject: RE: Taxing Private Parking Spaces.

David – Short answer is no, the City does not have that ability. You have the power to tax property on an *ad valorem* (value) basis by state law and that's about it; there are some other limited sources of tax authority expressly written into the law for certain municipalities (like a hotel tax), but nothing that would fit here.

In addition, it sounds like the whole idea behind the proposed tax would be to pressure people to give up or limit their private property interests. That implicates the 5th Amendment right to not have one's property taken for a public purpose without just compensation. If you want their property to be put to public use, you'd have to condemn it and pay for it (and as you know, parking spaces are worth a premium).



ROSATI | SCHULTZ
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From: David Murphy <DMurphy@farmgov.com>
Sent: Monday, November 2, 2020 2:44 PM
To: Tom Schultz <tschultz@rsjalaw.com>
Subject: Taxing Private Parking Spaces.

Tom,

At our last Parking Committee meeting, the question was raised about taxing private parking spaces. This would be used as an incentive to “encourage” property owners to let the public use their parking spaces rather than have them taxed if they wanted to keep the spaces private. So the question is, can the City tax private parking spaces if the property owner refuses to let the spaces be used by the public?

Sincerely,

David M. Murphy
Farmington City Manager
(248) 474-5500 Ext. 2221
dmurphy@farmgov.com

David Murphy

From: David Murphy
Sent: Tuesday, November 3, 2020 8:46 AM
To: Jackson, Hannah Christine
Subject: RE: Private Parking Share

Hannah,
A follow up question might be, what is the range of \$/sqft used in downtown Farmington?

Sincerely,

David M. Murphy
Farmington City Manager
(248) 474-5500 Ext. 2221
dmurphy@farmgov.com

From: Jackson, Hannah Christine <jacksonh@oakgov.com>
Sent: Monday, November 2, 2020 3:12 PM
To: David Murphy <DMurphy@farmgov.com>
Subject: Private Parking Share

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi, Dave,

I was able to confirm that commercial properties, including their improvements such as asphalt parking lots, do factor into the assessment that we arrive upon when assigning value. These values are calculated by utilizing the state's cost manual that I mentioned previously as well as the mass appraisal technique. For asphalt parking lots specifically, a value in \$/square foot would be used to determine the value. So, parking lots/spaces do factor in to the taxes currently paid by the commercial property owners.

Hopefully I was able to answer your question. Please let me know if you have any other questions or concerns regarding this matter.

Thank you,

Hannah Jackson
Michigan Certified Assessing Officer
Oakland County Equalization
E-mail: jacksonh@oakgov.com
Desk: (248) 858-0772

David Murphy

From: Jackson, Hannah Christine <jacksonh@oakgov.com>
Sent: Monday, November 30, 2020 4:08 PM
To: David Murphy
Subject: Downtown Parking
Attachments: Village Shoe Inn_ValuationReport.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Dave,

I wanted to reach back out regarding our previous discussion about valuing parking lots downtown. I believe that we left off with the question of what rates were currently being utilized for commercial lots downtown. I have attached what is called a valuation report for the Village Shoe Inn in downtown Farmington as an example.

The first section you will see highlighted is the land value for the entire property. These values are based on a sales study of other commercial land sales. Below you will find the value for the asphalt parking lot itself. The value is comprised of multiple variables including the base rate for that type of lot, the size, the condition, and the age. Looking at this example specifically, the rate is the \$/square foot base rate that is used for this type of lot, which is \$2.45/sq ft. As I think I mentioned before, this rate is derived from a state cost manual. Next, the rate is multiplied by the size of the lot, 14,400, which comes out to 35,280. The % good figure represents the depreciation of the lot, which is 14% in this case. Multiply 35,280 by 14% and it will result in the \$4,939 value listed on the report.

So as you can see, there are multiple components to arriving upon the final value for a lot and it can differ quite a bit depending on the property. I hope that this helps to answer your question or provides a bit of insight into how a parking lot may be valued for a commercial property. Please let me know if you would like any other valuation reports for other commercial properties in Farmington or if you have any other questions at all.

Have a good week.

Thank you,

Hannah Jackson
Michigan Certified Assessing Officer
Oakland County Equalization
E-mail: jacksonh@oakgov.com
Desk: (248) 858-0772

11/30/2020
02:10 PM

Valuation Report

DB: Assessing-20

20-23-27-153-021	2020 Est. T.C.V.	THIBAULT ENTERPRISES INC
Property Class: 201		33224 GRAND RIVER AVE
Map #: POST	City of Farmington	FARMINGTON, MI 48336-3122

Land Value Estimates for Land Table COM.Land Table COM

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	150.00	200.00	1.0000	0.0000	0	100*		0
COMM	4.95		30013 SqFt	4.95000	100			148,564

* denotes lines that do not contribute to the total acreage calculation.

150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 148,564

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PA1-AsphaltPaving	2.45	14400	14	100		4,939
Total Estimated Land Improvements True Cash Value =						4,939

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1911
Description of Occupancy: BLDG 1 SEC 1

Costs are taken from the Stores - Retail cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: C Quality: Average

Stories: 1 Story Height: 13 Perimeter: 572

Base Rate for Upper Floors = 80.97

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 18.31 100%
Adjusted Square Foot Cost for Upper Floors = 99.28

Total Floor Area: 14,107 Base Cost New of Upper Floors = 1,400,543

Reproduction/Replacement Cost = 1,400,543

Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0

Total Depreciated Cost = 728,282

ECF (ECF CRL RETAIL) 0.980 => TCV of Bldg: 1 = 713,717

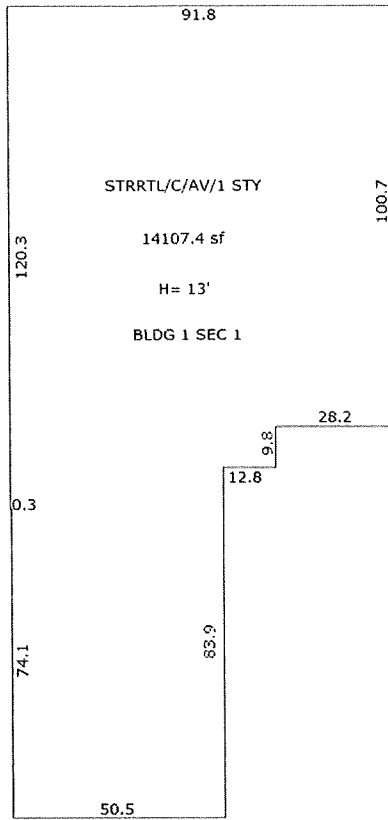
Replacement Cost/Floor Area= 99.28 Est. TCV/Floor Area= 50.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 713,717

2020 Est. T.C.V. 20-23-27-153-021 = 867,220
Est. TCV/Total Floor Area = 61.47

2019 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
411,130	411,130	411,130	367,870	1.90	
2020 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	22,480	0	0	6,980	0
2020 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
433,610	433,610	433,610	374,850	374,850	0

Parcel Number: 20-23-27-153-021, Commercial/Industrial Building



Sketch by Aperi Sketch

*** Information herein deemed reliable but not guaranteed***