

ADVISORY PARKING COMMITTEE
WEDNESDAY, OCTOBER 6, 2021 @ 7:30am

1. Roll Call
2. Introductions
 - a Welcome to new APC member Sarshar Nasserian.
 - b Welcome to new Parking Director Brian Weingartz.
3. Review of the Agenda
4. Approval of Minutes, September 1, 2021
5. Request to be included the Parking Assessment District (469-479 S. Old WW)
6. Signage Update at Pierce, Park and Peabody Structures
7. Meeting Open to the Public for items not on the Agenda
8. Miscellaneous Communications
 - a Construction Update
9. Next Meeting – November 3, 2021
10. Adjournment

Notice: Please note that board meetings will be conducted in person. Members of the public can attend in person at Birmingham City Hall or may attend virtually at <https://zoom.us/j/98209276859>

Meeting ID: 982 0927 6859

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para personas con discapacidad auditiva) un día antes de la reunión para solicitar ayuda a la visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

City of Birmingham
Advisory Parking Committee
Regular Meeting

Held Remotely Via Zoom And Telephone Access
Wednesday, September 1, 2021

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, September 1, 2021. The meeting was called to order at 7:37 a.m. by Chair Al Vaitas.

1. Rollcall

Present: Chair Al Vaitas
Vice-Chair Richard Astrein
Steven Kalczynski
Lisa Silverman
Mary-Claire Petcoff
Jennifer Yert

Absent: Aaron Black
Lisa Krueger
Sarshar Nasserian
Judith Paskiewicz

Administration: Scott Grewe, Operations Commander
Mike Albrecht, Police Commander
Nick Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

SP+: Catherine Burch

2. Introductions
 - a. Welcome to new APC member Sarshar Nasserian
3. Review of the Agenda
4. Approval Of Minutes: Meeting Of August 4, 2021

Motion by Mr. Astrein

Seconded by Ms. Yert to approve the minutes of the regular APC meeting of August 4, 2021 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Astrein, Vaitas, Petcoff, Yert, Kalczynski, Silverman
Nays: None

5. Outdoor Dining Review

CP Dupuis presented the item. He noted that the response to the Engage Birmingham survey regarding outdoor dining was overwhelmingly positive.

Chair Vaitas said it might save applicants time and money if the APC reviewed dining deck requests at the outset of the process instead of at the end. He said the City should also solicit input from adjacent businesses regarding a dining deck request.

Mr. Astrein concurred with Chair Vaitas.

CP Dupuis noted that any establishment requesting a dining deck is advised that they have to gain approval from the APC as part of the review process.

In reply to Chair Vaitas, CP Dupuis stated Staff could provide the APC with regular reports on which businesses have renewed their outdoor dining licenses.

Mr. Astrein suggested the City create different outdoor dining permissions for different types of establishments. He expressed skepticism that visitors would be interested in year-round outdoor dining if not for Covid-19. He said:

- The City should study whether it is appropriate for establishments to have outdoor dining both on the sidewalk and on the street;
- The City should consider requiring that establishments with dining platforms be open for lunch and dinner in order to achieve activation throughout the day;
- Dining decks seem to favor restaurants over other retailers; and,
- The regular outdoor dining season should end November 1, not November 15.

Dr. Silverman said that requiring establishments with dining platforms to be open for lunch and dinner, at least on weekends, might be beneficial for neighboring retailers. She suggested considering increasing the cost to establishments for having a dining deck.

Mr. Kalczynski noted that it is already very difficult to make a profit in the restaurant industry, and that increasing the cost of the dining decks would exacerbate that. He said that ending the regular outdoor dining season earlier would be insensitive to the current conditions stemming from Covid-19. He also said he liked the examples provided in the agenda where the outdoor dining aesthetics were standardized among establishments. He said that public enthusiasm for outdoor dining has remained.

Mr. Astrein said that the changes could be considered for once Covid-19 is no longer a pressing issue.

Dr. Silverman said there was an international trend towards having year-round outdoor dining even before Covid-19.

In reply to Mr. Astrein, CP Dupuis said the City would be conducting a dining platform inventory as part of the Planning Board's outdoor dining standards study.

Mr. Astrein requested that the City also determine how many parking spaces are occupied by dining platforms.

CP Dupuis said he would aim to return to the APC in October 2021 with updates.

6. 260 N. Old Woodward Final Site Plan & Design Review

CP Dupuis presented the item. He noted the Planning Board's recommendation that the City Commission consider a sunset date for this site plan if approved.

Dr. Silverman said she reached out to some residents for feedback on the plan and received positive responses.

The APC asked CP Dupuis to determine whether food service is required by the MLCC for a liquor license.

It was noted that during the lunch rush restaurants on Hamilton Row likely benefit from the parking spaces in front of 260 N. Old Woodward.

Ops. Cmdr. Grewe noted that if the deck were angled on the south side it would recapture the table being lost on the north side.

Motion by Dr. Silverman

Seconded by Mr. Astrein to recommend approval to the City Commission of the Final Site Plan and Design Review for 260 N. Old Woodward based on a review of the site plans submitted with the following condition:

- 1. That the outdoor dining deck occupy no more than four parking spaces.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Silverman, Astrein, Vaitas, Petcoff, Yert, Kalczynski

Nays: None

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

Dr. Silverman recommended the City study making 15-minute parking spaces available on Woodward between Maple and Brown or Chester.

Ops. Cmdr. Grewe confirmed for Dr. Silverman that the on-street moped/motorcycle spots have insufficient space to accommodate larger vehicles.

In reply to Mr. Astrein, Ms. Burch stated that occupancy in the decks has been hovering at just shy of 50%.

Mr. Astrein asked to review valet operations in the City at the October 2021 meeting.

8. Miscellaneous Communications
 - a. Attendance Report
9. Next Meeting: Wednesday, October 6, 2021
10. Adjournment

No further business being evident, the meeting adjourned at 8:48 a.m.

Patrol Commander Scott Grewe



MEMORANDUM

Police Department

DATE: September 21, 2021

TO: Advisory Parking Committee

FROM: Scott Grewe, Operations Commander

SUBJECT: Request for Inclusion in the Parking Assessment District

INTRODUCTION:

The City has received a request from the law firm of Williams Williams Rattner & Plunkett, P.C., representing the owner of the property located at 469-479 S. Old Woodward, to include this parcel in the Parking Assessment District (PAD).

BACKGROUND:

The owner of the property at 469-479 S. Old Woodward is intending to combine the lots and build a single building in its place. They have received final site plan approval. However, the request received from the owner is to include this parcel in the PAD due to parking requirements per the zoning requirements at this location.

This location is not within the boundaries of the PAD. On the eastside of the S. Old Woodward, the last address to the south that is within the PAD is 359 S. Old Woodward. The requesting property is approximately 260 feet south of the border of the PAD with several business in-between.

The Finance Department provided a cost analysis for this request should the Commission elect to include this parcel in the PAD. The cost is \$33,682. The City Commission is currently reviewing this entire process including how these assessments should be used and/or treated in the future, as the existing rate structure was not designed to be used for future developments.

In addition, S. Old Woodward is currently in the design process and scheduled for reconstruction in 2022. The current design removes multiple on-street parking spaces to create room for pedestrian enhancements. While most of the spaces planned for removal are near the south end, there are approximately 55 spaces being eliminated between Brown and Landon.

SUMMARY:

The owner of 469-479 S. Old Woodward submitted a request to be included in the PAD. Due to zoning requirements, this location is required to provide on-site parking which the amount would be reduced if the location was within the PAD. The location of this parcel does not connect with any other property in the PAD and has several businesses dividing it from the closest parcel within the PAD. S. Old Woodward in this area will be reconstructed in 2022 and as part of this project, multiple parking spaces will be removed to accommodate pedestrian enhancements. As a result

of these issues, the unknown future use of the location and parking impact, staff recommends denying this request.

ATTACHMENTS:

1. Request letter submitted by Williams Williams Rattner & Plunkett, P.C.
2. Memo from Finance Director, Mark, Gerber, outlining assessment fees.
3. Current map of the Parking Assessment District borders.

SUGGESTED RECOMMENDATION:

To deny the request by 469-479 S. Old Woodward to be included in the Parking Assessment District.



Williams Williams Rattner & Plunkett, P.C.
Attorneys and Counselors

380 North Old Woodward Avenue
Suite 300

Birmingham, Michigan 48009

Tel: (248) 642-0333

Fax: (248) 642-0856

Richard D. Rattner
rdr@wwrplaw.com

Gayle S. McGregor
gsm@wwrplaw.com

August 31, 2021

By email and hand delivery

Commander Scott Grewe
City of Birmingham
Advisory Parking Committee
151 Martin St.
Birmingham, MI 48009

Re: 479 S. Old Woodward Avenue, Parking Assessment District Application

Dear Commander Grewe and Members of the Advisory Parking Committee:

This law firm represents the owner (the "Applicant") of the combined lots of 469-479 S. Old Woodward Avenue, now known as 479 S. Old Woodward Avenue (the "Property"). The Applicant hereby requests that the Property be included in the Parking Assessment District ("PAD"). A map of the PAD is attached as **Exhibit A** for your reference.

This application is made due to the unique physical characteristics of the Property, its current D4 zoning classification in the Downtown Birmingham Overlay District, and the unreasonable and unique limitations caused to this site due to the onsite parking requirements. These unreasonable and unique limitations are clear when one recognizes that this D4-zoned property is not included in the PAD, *as is every other D4-zoned property in the South Old Woodward district of the City.*¹

Most of our downtown area is included in the D4 Overlay Zone, *and all those properties have the parking benefits of the PAD.* The Applicant is asking the City to cure a past omission of leaving this D4 Property out of the PAD. There is no historical justification for why this Property was not included in the PAD and there seemingly is no just reason not to correct the oversight.

Both the Planning Board and the City Commission, in their respective deliberations regarding the Applicant's request to rezone the Property, recognized that the Property is not in the PAD. The Property

¹ Note: although 484 and 460 West Maple Rd are also in the D4 zone, they are located at the extreme western part of downtown, situated next to Birmingham Historical Museum and the Hunter House Museum. These two properties are not like the subject Property and clearly residential or historic in character.

sits between two considerably larger parcels of property that are zoned D5, and both of those properties, due to their height and size, can house their own onsite parking structures. D5 zoning allows those properties more flexibility for design, use and parking. The City denied the Applicant rezoning into the D5 district, limiting the height of any redevelopment and, also, the space for onsite parking. As discussed more below, the location of this Property calls for optimization of the retail use because of the Property's significance at the corner of S. Old Woodward and Hazel. Retail cannot be optimized, however, without the ability to account for parking for more retail uses.

Hence, flexibility is not available to this Property for two reasons: first, it is zoned D4, which limits the height of a building and potential uses, and second, in addition to the prohibition on height, it is not in the PAD and must provide onsite parking on a smaller building site. This situation does not occur in any other part of the City and does not allow the same benefits to this property owner that are available to virtually all other D4 property owners.

It is simply not fair to arbitrarily exclude this one Downtown property from the PAD. The inclusion of the Property in the PAD will at least allow the Property to be developed in the same manner and pursuant to the same rules as all other D4 properties in the Downtown Overlay District, that is, with the benefits provided by being a part of the PAD. Inclusion in the PAD would allow greater flexibility in the retail uses at the corner of S. Old Woodward and Hazel.

Combined Lots

The Planning Board and City Commission have approved the lot combination and the Applicant has received final site plan approval. The Applicant proposes to develop the combined lots as a single building. The approved combination of two parcels creates a greater opportunity to develop a project conforming to the goals of the Master Plan and the 2016 Downtown Plan for the B3/D4 zoning. The Applicant is not attempting to modify its approvals but seeks greater flexibility in its ability to satisfy parking requirements for potential retail tenants. A residential leasing office is not the optimal retail use of a prominent corner at S. Old Woodward and Hazel.

The physical practicalities of the combined lot cause unique problems. The overall combined lot size is 0.423 acres. The lot is long and narrow, and it is situated on two corners with frontage on three streets, S. Old Woodward, Hazel and M-1. Because of the size and narrow corner configuration of the Property, it cannot support street-level retail, commercial use, residential use, *and* the required parking for those uses.

The off-street parking requirements for this Property make the engineering and design of a mixed-use, D4-allowable building challenging. To illustrate these issues, the Applicant submits its approved site plan attached as **Exhibit B**. Even with a significant amount of the ground floor area and an underground garage dedicated to parking, there simply is not enough onsite parking to support street-level-activating retail uses, such as a café or coffee shop, at the S. Old Woodward frontage. The Applicant can only plan to house a leasing office in the S. Old Woodward frontage, which fails to optimize retail for a pedestrian streetscape.

The 2016 Plan promotes attractive mixed-use development and streetscapes to encourage a socially active and walkable downtown environment. Such planning requires space to design and locate mixed uses within a given structure. Exclusion of this D4 Property from the PAD benefits no one, but rather creates a serious impediment to a development with the flexibility of multiple potential retail uses to satisfy the goals of the Downtown Birmingham Master Plan. On the other hand, inclusion of this D4 Property in the PAD benefits all the stakeholders, including the Applicant, the neighbors, and the citizens of Birmingham.

Applicant respectfully requests the Advisory Parking Committee grant Applicant's application to include the Subject Property in the PAD.

Should you have any further questions or comments, please do not hesitate to the undersigned at your convenience.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

Richard D. Rattner
Gayle S. McGregor

Richard D. Rattner
Gayle S. McGregor

RDR/GSM/sec

Enclosures

cc: Mr. Thomas Markus, Birmingham City Manager
Ms. Jana Ecker, Birmingham Planning Director
Mr. Doraid Markus
Mr. Christopher Longe

Exhibit A

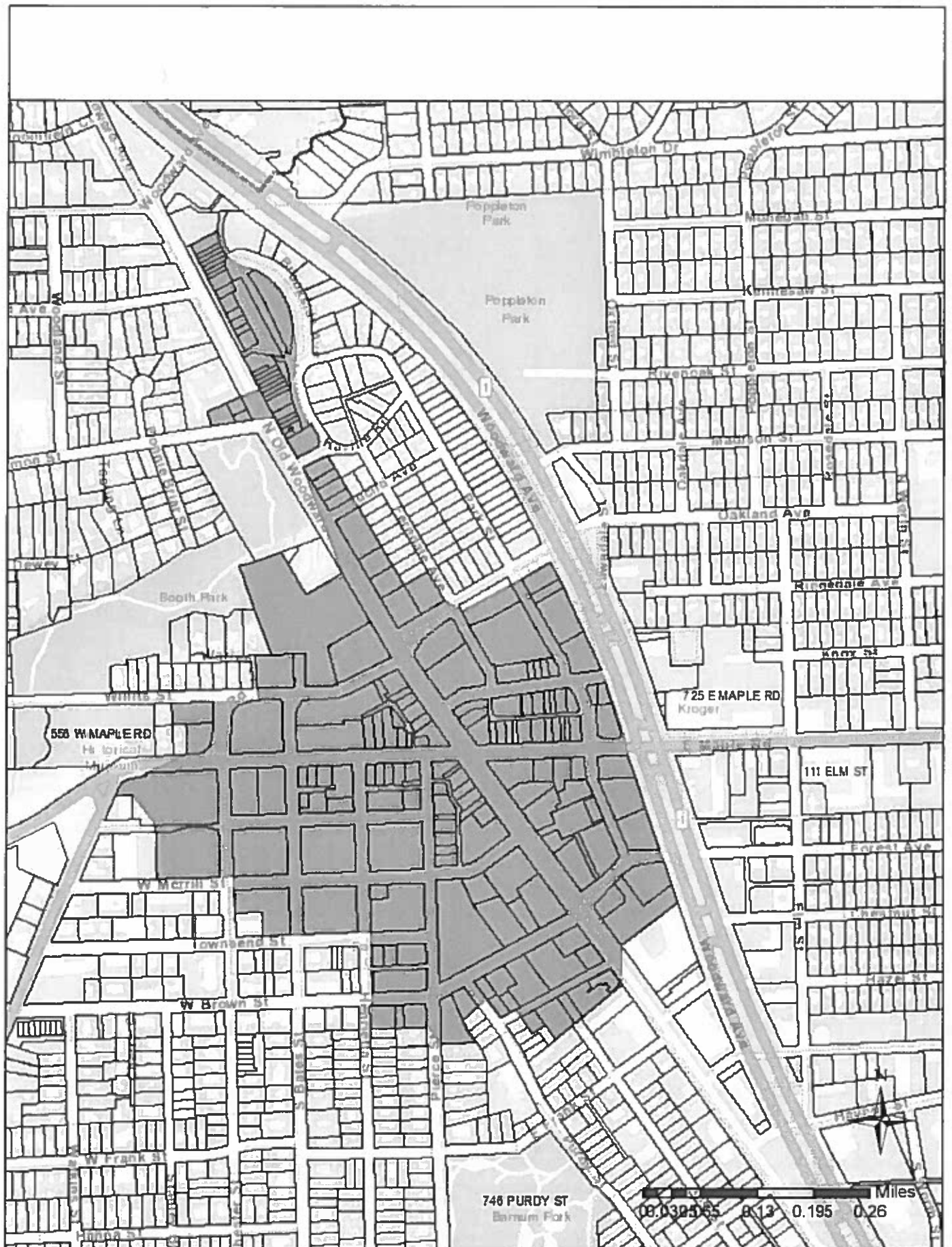


Exhibit B

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS

1111 Perkins Avenue
Birmingham, AL 35203
205.975.1100
www.cjlonge.com

Project 1

PERENNIAL
OF BIRMINGHAM
4TH FLOOR WARDWELL BRANCH
NEW CONSTRUCTION

Existing Floor Plan

Room	Area	Notes
111.01.15	1,000 sq. ft.	Existing Floor Plan
111.01.16	1,000 sq. ft.	Existing Floor Plan
111.01.17	1,000 sq. ft.	Existing Floor Plan
111.01.18	1,000 sq. ft.	Existing Floor Plan
111.01.19	1,000 sq. ft.	Existing Floor Plan
111.01.20	1,000 sq. ft.	Existing Floor Plan
111.01.21	1,000 sq. ft.	Existing Floor Plan
111.01.22	1,000 sq. ft.	Existing Floor Plan
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111.01.66	1,000 sq. ft.	Existing Floor Plan
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111.01.99	1,000 sq. ft.	Existing Floor Plan
111.01.100	1,000 sq. ft.	Existing Floor Plan

Scale

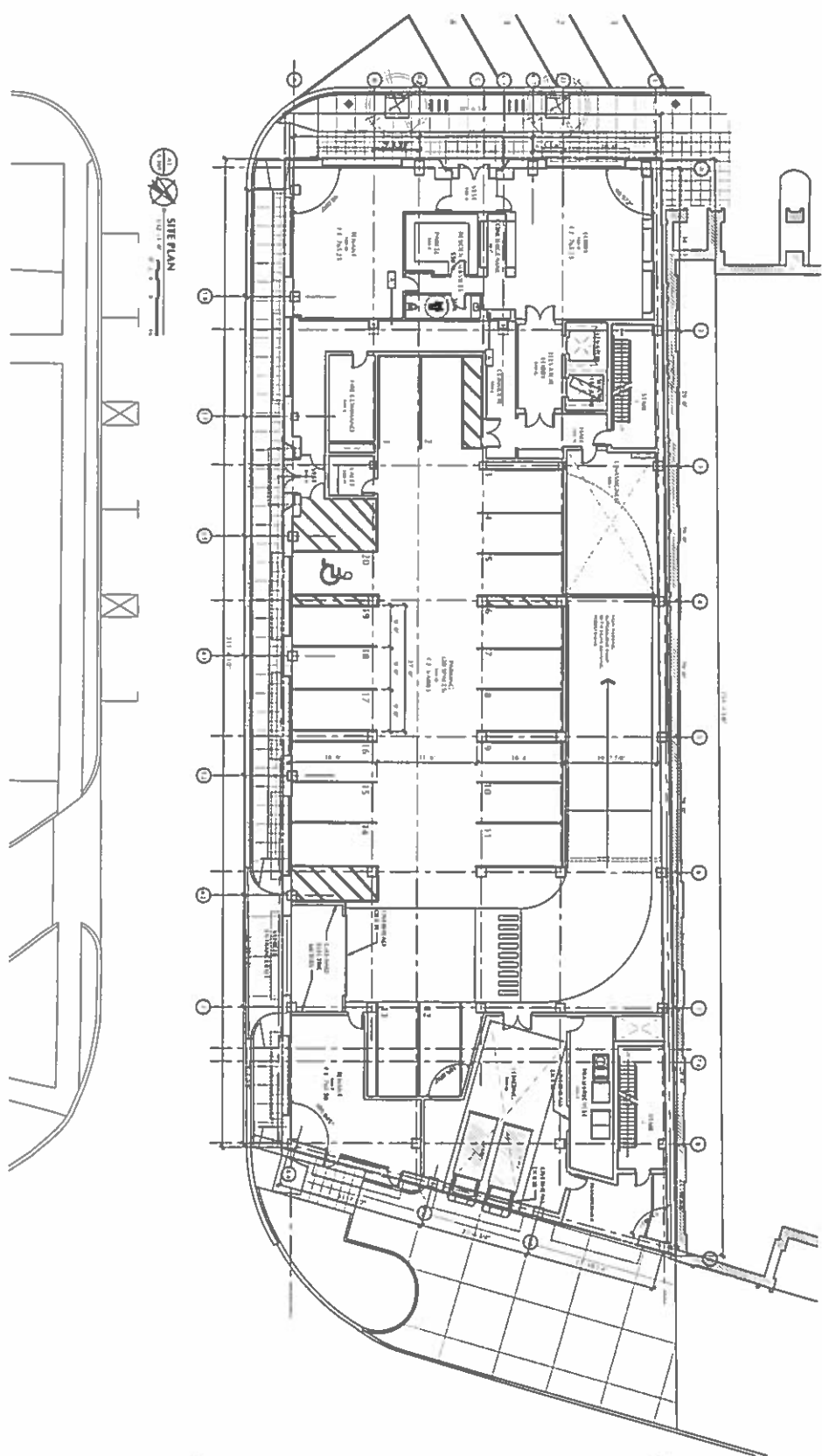
NOT FOR
CONSTRUCTION

1111 Perkins Avenue
Birmingham, AL 35203
205.975.1100
www.cjlonge.com

SITE PLAN

A-101
1702

1111 Perkins Avenue
Birmingham, AL 35203
205.975.1100
www.cjlonge.com



CHRISTOPHER J LONGORIA
ARCHITECTURE
INTERIOR

1124 Parkside Lane
Birmingham, AL 35214
205.924.8888
www.cjlongoria.com

Project 1

PERENNIAL
OF BIRMINGHAM
479 EAST WEDGEWOOD BIRMINGHAM, AL
NEW CONSTRUCTION

perennials
high quality
interior space

Existing floor (sq ft)

11,100 sq ft

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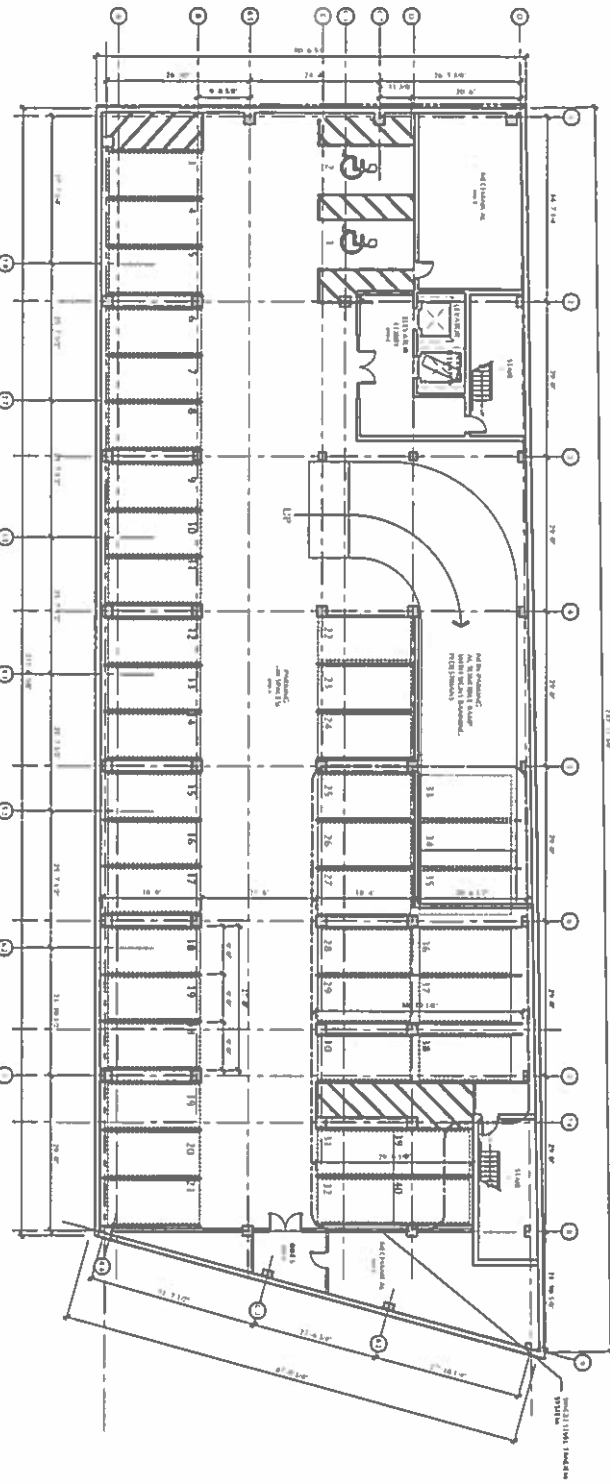
11,100 sq ft

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11,100 sq ft

11,100 sq ft

PARKING LEVEL P1 (OPTION 1)
112' 11" x 112' 11"



NOT FOR
CONSTRUCTION

PARKING LEVEL P1
FLOOR PLAN

A-201

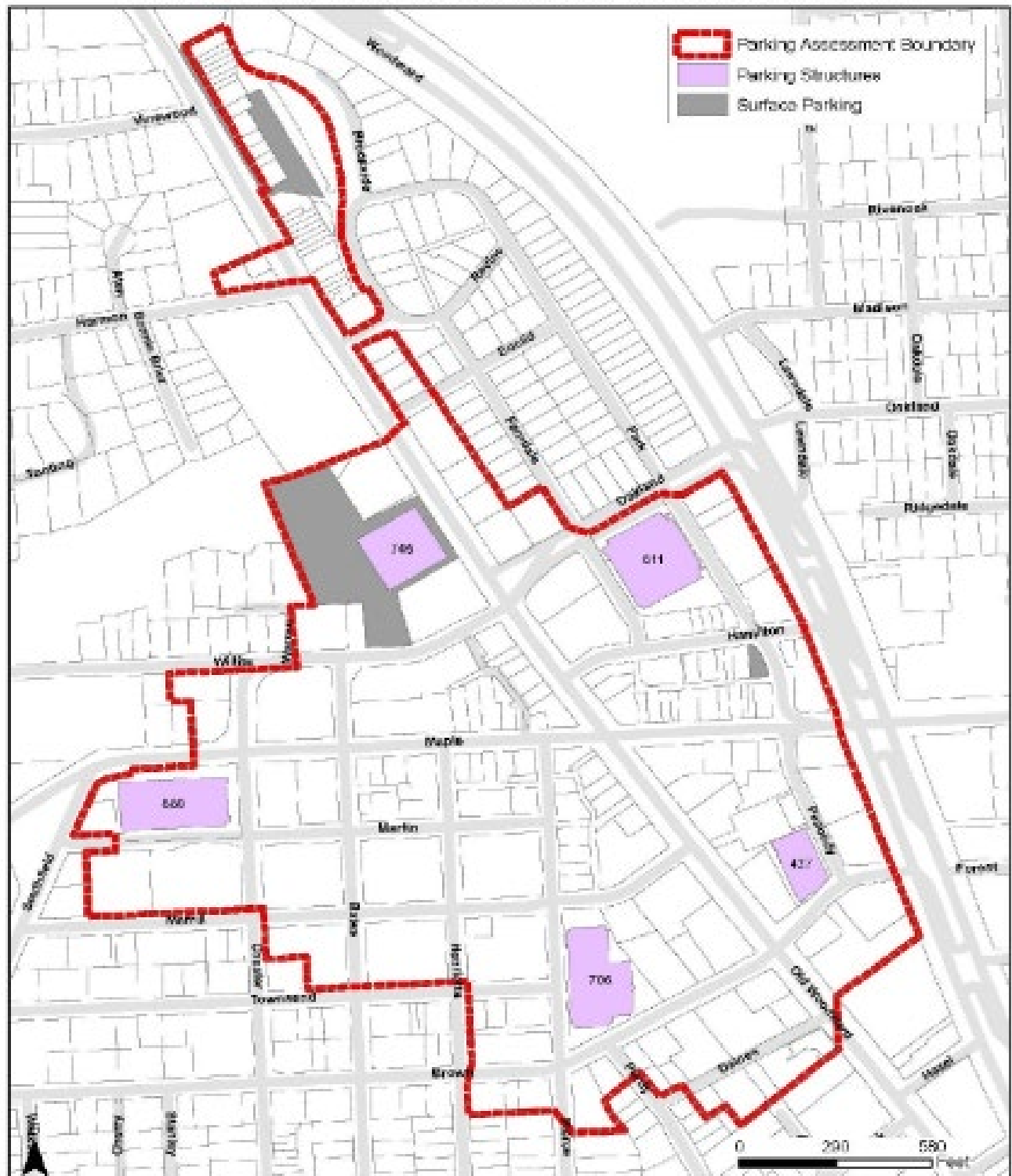
Project 1
1702

Parking Assessment District Inclusion Estimate for 469/479 S. Old Woodward

Parcel ID	Use	Land	Land	Present	Floor	Potential	Potential	Present	Parking	Distance	Merch	Special	Land	Land	Existing
Address		Frontage	Area	Demand	Area	Additional	Parking	Parking	Demand	Factor	Factor	Use	Front	Area	Building
Taxpayer of Record				Factor	Ratio	Building	Demand	Demand	Factor			Factor	Factor	Factor	Factor
N Old Woodward															
469/479 S. Old WW		379.8								1	1	1	380		
		17816								1	1	1		17,816	
City of Birmingham	Retail			7729			0	26	26	1	1	1			7,729
7729															
Pierce Street															
469/479 S. Old WW		379.8								6	1	1	2,279		
		17816								6	1	1		106,896	
City of Birmingham	Retail			7729			0	26	26	1	6	1	1		46,374
7729															
Park Street															
469/479 S. Old WW		379.8								1	1	1	380		
		17816								1	1	1		17,816	
City of Birmingham	Retail			7729			0	26	26	1	1	1	1		7,729
7729															
Peabody															
469/479 S. Old WW		379.8								8	1	1	3,038		
		17816								8	1	1		142,528	
City of Birmingham	Retail			7729			0	26	26	1	8	1	1		61,832
7729															
Chester Street															
469/479 S. Old WW		379.8								2	1	1	760		
		17816								2	1	1		35,632	
City of Birmingham	Retail			7729			0	26	26	1	2	1	1		15,458
7729															

Potential Building Factor	Current Special Assessment	Deferred Special Assessment	Current Special Assessment
0	122 44 1	0	167
	1,006 360 6	0	1,372
0	5,262 10,183 5,003	0	20,449
0	6,459 2,328 376	0	9,163
0	1,788 643 100	0	2,531
33,682			

City of Birmingham Parking Assessment District





Memorandum

To: Scott Grewe
From: Catherine Burch
Copy: Advisory Parking Committee
Date: September 27th, 2021
Subject: Parking Deck Exterior Sign Condition and Recommendations

As we have discussed on numerous occasions, the appearance of the exterior signage on the parking decks is dated and extremely tired looking. These large signs were installed on the parking decks several decades ago and are meant to provide direction to parking patrons as well as serving as a recognition of the parking system. Due to the age of the signs and their prominent placement, they now reflect poorly on the image of the city and the parking system as a whole.

At the September 2021 Advisory Parking Committee meeting, the condition of the current signs was discussed. At that time, we were instructed to obtain quotes on providing a facelift to the existing signs and to provide design ideas for a permanent sign replacement package.

On the following page you will find pictures of the current signs – please note that the North Old Woodward sign was removed when the old façade on the garage was disassembled in 2020.

Additionally, you will find enclosed quotes and design options provided by Metro Signs to replace the face of the signs at the Pierce, Peabody & Park garages (The sign at the Chester garage was deemed to be in adequate condition at this time and it is recommended that this sign be replaced when the full sign replacement project occurs).

Metro Signs is also working, in conjunction with SP+'s design group, on a comprehensive design package for the future signage improvement project. They should have that prepared for your review within the next 30 days.

We look forward to working with you and the Advisory Parking Committee on a plan to permanently replace these signs and toward a renewal of the entire wayfinding system for the parking decks.





11444 Kaltz Avenue
Warren, MI 48089
Phone 586-759-2700
Fax 586-759-2703
www.metrodetroit signs.com

PROPOSAL

Proposal #: 12679

Proposal Date: 09/20/21
Customer #: SPPLUS3
Page: 1 of 3

SOLD TO:	JOB LOCATION:
SP PLUS 180 CHESTER BIRMINGHAM MI 48009	PARK STREET GARAGE 333 PARK STREET BIRMINGHAM MI 48009 REQUESTED BY: CATHERINE BURCH

Metro Detroit Signs (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #6863 Replace faces and relamp (2) approx 30"x144" wall mounted entrance signs.	\$3,070.00	\$3,070.00

Work to be performed during regular business hours.
Permits typically required for face changes in Birmingham. Procurement and fees additional if needed.
Service beyond relamping additional if required to get signs to illuminate fully.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$3,070.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

TERMS AND CONDITIONS

- UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Metro Detroit Signs MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT

COMPANY INITIALS _____

CUSTOMER INITIALS _____



11444 Kaltz Avenue
Warren, MI 48089
Phone 586-759-2700
Fax 586-759-2703
www.metrodetroit signs.com

PROPOSAL

Proposal #: 12679

Proposal Date: 09/20/21
Customer #: SPPLUS3
Page: 2 of 3

THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Metro Detroit Signs SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION, AND IF CUSTOMER EXECUTES THIS CONTRACT OF SALE WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN HE PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH HE HAD OBTAINED SAID PERMISSION AND HE AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.
6. CUSTOMER AGREES TO PROVIDE SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND MAKE CONNECTION THEREOF TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT DIG TESS TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.
8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY RATES.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 90 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____

PLEASE PAY THIS DEPOSIT AMOUNT:	\$1,535.00
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11444 Kaltz Avenue
Warren, MI 48089
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Fax 586-759-2703
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PROPOSAL

Proposal #: 12678

Proposal Date: 09/20/21
Customer #: SPPLUS3
Page: 1 of 3

SOLD TO:	JOB LOCATION:
SP PLUS 180 CHESTER BIRMINGHAM MI 48009	PEABODY GARAGE 222 PEABODY ST BIRMINGHAM MI 48009 REQUESTED BY: CATHERINE BURCH

Metro Detroit Signs (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #6862 Replace faces and relamp approx 30"x144" wall mounted entrance sign.	\$1,535.00	\$1,535.00

Work to be performed during regular business hours.
Permits typically required for face changes in Birmingham. Procurement and fees additional if needed.
Service beyond relamping additional if required to get signs to illuminate fully.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$1,535.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

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TERMS AND CONDITIONS

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COMPANY INITIALS _____

CUSTOMER INITIALS _____



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PROPOSAL

Proposal #: 12678

Proposal Date: 09/20/21
Customer #: SPPLUS3
Page: 2 of 3

THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
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5. Metro Detroit Signs SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION, AND IF CUSTOMER EXECUTES THIS CONTRACT OF SALE WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN HE PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH HE HAD OBTAINED SAID PERMISSION AND HE AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.
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SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____



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DEPOSIT INVOICE

Invoice #: DP12678

Inv Date: 09/20/21
Customer #: SPPLUS3
Page: 3 of 3

SOLD TO:	JOB LOCATION:
SP PLUS 180 CHESTER BIRMINGHAM MI 48009	PEABODY GARAGE 222 PEABODY ST BIRMINGHAM MI 48009 REQUESTED BY: CATHERINE BURCH

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
CATHERINE BURCH		PAUL DETERS	09/20/21	50.0% Due Upon Receipt	10/29/21

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #6862 Replace faces and relamp approx 30"x144" wall mounted entrance sign. Work to be performed during regular business hours. Permits typically required for face changes in Birmingham. Procurement and fees additional if needed. Service beyond relamping additional if required to get signs to illuminate fully.	\$1,535.00	\$1,535.00
TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			----- \$1,535.00

PLEASE PAY THIS DEPOSIT AMOUNT: \$767.50



11444 Kaltz Avenue
Warren, MI 48089
Phone 586-759-2700
Fax 586-759-2703
www.metrodetroit signs.com

PROPOSAL

Proposal #: 12677

Proposal Date: 09/20/21
Customer #: SPPLUS
Page: 1 of 3

SOLD TO:	JOB LOCATION:
SP PLUS 200 RENAISSANCE CENTER, STE B-2800 DETROIT MI 48243	PIERCE GARAGE (BIRMINGHAM PARKING) 333 PIERCE BIRMINGHAM MI 48009 REQUESTED BY: CATHERINE BURCH

Metro Detroit Signs (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #6835 Replace faces and relamp approx 30"x144" wall mounted entrance sign.	\$1,535.00	\$1,535.00

Work to be performed during regular business hours.
Permits typically required for face changes in Birmingham. Procurement and fees additional if needed.
Service beyond relamping additional if required to get signs to illuminate fully.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$1,535.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.

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TERMS AND CONDITIONS

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PROPOSAL

Proposal #: 12677

Proposal Date: 09/20/21
Customer #: SPPLUS
Page: 2 of 3

THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

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SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____



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DEPOSIT INVOICE

Invoice #: DP12677

Inv Date: 09/20/21
Customer #: SPPLUS
Page: 3 of 3

SOLD TO:	JOB LOCATION:
SP PLUS 200 RENAISSANCE CENTER, STE B-2800 DETROIT MI 48243	PIERCE GARAGE (BIRMINGHAM PARKING) 333 PIERCE BIRMINGHAM MI 48009 REQUESTED BY: CATHERINE BURCH

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
CATHERINE BURCH		PAUL DETERS	09/14/21	50.0% Due Upon Receipt	10/29/21

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #6835 Replace faces and relamp approx 30"x144" wall mounted entrance sign. Work to be performed during regular business hours. Permits typically required for face changes in Birmingham. Procurement and fees additional if needed. Service beyond relamping additional if required to get signs to illuminate fully.	\$1,535.00	\$1,535.00
TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			----- \$1,535.00

PLEASE PAY THIS DEPOSIT AMOUNT: \$767.50