



Agenda
Advisory Parking Committee Regular Meeting
Wednesday, March 11, 2026 - 7:30 AM
151 Martin Street, Birmingham, MI
City Commission Room 205

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. January Meeting Minutes
- 3. New Business**
 - a. Finance Department Presentation
 - b. Parking Rate Adjustment
- 4. Parking Reports Review**
 - a. January Reports
- 5. Meeting open to the public for items not on the agenda**
- 6. Next Meeting- April or May 6th, 2026**
- 7. Adjournment**

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the Parking Committee meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://us06web.zoom.us/j/86082330819>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 860 8233 0819

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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)

644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)



**Advisory Parking Committee
January 7, 2026 – 7:30 a.m.
City Commission Room 205, 151 Martin Street, Birmingham, MI**

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on January 7, 2026. The meeting was called to order at 7:30 a.m.

1. Roll Call

Present: Chair Michelle Moody, Vice Chair Jim Arpin; Committee Members James Eshaki, Patricia Hardy, Lisa Silverman

Absent: None

Staff: Parking Systems Manager Ford; Assistant City Manager Clemence, Planning Director Dupuis, City Transcriptionist Eichenhorn

2. Approval of Minutes – December 10, 2025

Motion by Silverman
Seconded by Eshaki to approve the minutes.

Motion carried, 5-0.

VOICE VOTE

Yeas: Hardy, Eshaki, Moody, Silverman, Arpin
Nays: None

3. Study Session – Sustainability Fee – Parking Rate Increase

PSM Ford, PD Dupuis, and ACM Clemence presented the item and answered questions from the APC.

APC members discussed the following regarding the item:

- The proposed meter rate increase might put Birmingham towards the top of the market, because the costs would equal Kalamazoo and be secondary only to Ann Arbor. The reasonableness of this increase should be discussed, and the potential impact on visitors to Birmingham should be weighed.

- The price increases for hourly garage rate is more than the monthly parking rate and the metered parking rate. The City wants to encourage people to park in the garages, and charging more for garage parking could demotivate them.
- The proposed hourly increase in the garages would be a higher proportional increase on those visitors who remain for less time.
- These price increases would also not need to be a round number because the garages do not accept cash payments.
- When looking for anecdotes related to parking, one individual working in Birmingham said they could no longer afford the monthly rate and had changed to parking in the neighborhoods. Another opined that Birmingham parking was expensive compared to another municipality.
- Residents have raised concerns about increased parking in the neighborhoods. Rate increases could further increase parking in the neighborhoods.
- It is possible that the City is undercharging at the Peabody deck, per staff's comments.
- The proposed rate changes could result in users feeling that the rate increase between two to three hours is too high.
- Even a dollar increase would be significant.
- Rates for all decks excluding Chester could be raised.
- It is often as difficult to park in the Park deck as it is to park in the Peabody deck.
- Park's occupancy is higher than Pierce.
- RH's parking area was relatively unoccupied during an APC member's recent visit. This may mean that employees are parking in the decks or in the neighborhoods.
- These proposed rate increases may be too high overall.
- A ten to 20 year outlook on the expected longevity and expenses of the garages would help the APC weigh whether rates should be lowered, held, or increased while also potentially contributing to the City's sustainability efforts.
- It would not be prohibitive to do a ten year projection on the likely longevity and expenses for the garages after the present repairs are complete.
- Staff should return with information on the impact of leaving meter fees as-is, and increasing the transient structure increases by 25 cents, with the sustainability fund receiving the same proportion.
- If there is justification for raising any rates, meter bags and valet charges should be increased.
- Staff should return with information on the per vehicle rate for valet usage. It may be appropriate to raise those rates and not to offer price breaks. It would be helpful to understand how long valet cars are being parked.
- There would be interest in learning more about the planned sustainability fund expenditures.

4. Parking Reports Review

5. Meeting open to the public for items not on the agenda

APC members made the following comments:

- It would be helpful if there was data on the overall parking demand in the City.
- There may not be enough parking available.
- When searching parking in Birmingham, Google Maps may not clearly list all five decks.
- A presentation from the Finance Director for February was desired.

- A Google Review of the Chester deck noted the restriping and larger parking spaces with appreciation.

Motion by Silverman

Seconded by Hardy to put the Restoration Hardware special land use permit for February.

No vote was taken. The Chair said it would go on the agenda next month.

6. Adjournment

No further business being evident, the APC motioned to adjourn at 8:34 a.m.



Aaron Ford, Parking Systems Manager

Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Finance

DATE: March 5, 2026
TO: Advisory Parking Committee
FROM: Mary Chavez, Finance Director/Treasurer
SUBJECT: Automobile Parking System Fund Financial Update

This summary provides key financial and structural highlights for the Automobile and Parking System (APS) fund and the City’s parking structures.

According to the audited financial statements as of June 30, 2025, the APC fund holds \$42.1 million in cash and investments and generates over \$9 million in annual operating revenue, covering ongoing operations, maintenance, and repairs.

A structural assessment of all five parking garages confirms they are in need of maintenance, but are structurally sound and safe. Based on expert recommendations, approximately \$37.5 million in maintenance and repair work is budgeted over the next four years, to continue that all five structures be structurally safe and extend their longevity.

Capital Project Schedule & Forecast

Structure	2025–2026	2026–2027	2027–2028	2028–2029
Pierce	\$63,510	\$7,676,000	–	–
Park	\$54,090	\$20,000	\$14,150,000	–
Peabody	\$5,500	\$7,050,000	–	–
Chester	\$3,235,000	–	–	\$1,000,000
North Woodward	–	\$3,275,000	\$1,000,000	–

Even with planned capital improvements, the fund is forecast to remain strong, with an estimated \$39 million balance by the end of FY 2029–30. Dedicated management continues to monitor and maintain the structures efficiently. Future discussions on expansion or replacement will involve long-term planning.

Overall, the APC fund remains healthy, and our budget reflects a responsible plan for operations and structural work. Designed to be self-sustaining through user fees, the system is functioning as intended.

PERIOD ENDING 06/30/2025

FUND ACCOUNT	DESCRIPTION	YTD BALANCE 06/30/2025
Fund 514.1 - AUTOMOBILE PARKING SYSTEM		
Revenues		
CHARGES FOR SERVICES		
514.1 652.0001	DECK 1 - PIERCE MONTHLY	1,029,613.00
514.1 652.0002	DECK 3 - PARK MONTHLY	1,139,640.00
514.1 652.0003	DECK 4 - PEABODY MONTHLY	636,681.00
514.1 652.0004	DECK 5 - NORTH WOODWARD MONTHLY	969,518.00
514.1 652.0007	DECK 8 - CHESTER MONTHLY	1,134,598.00
514.1 652.0009	METER COLLECTIONS COIN	486,439.40
514.1 652.0010	LOT 6 PERMIT FEES	179,455.00
514.1 652.0013	VALET PARKING FEES	115,026.96
514.1 652.0015	METER BAG RENTAL FEES	47,344.00
514.1 652.0016	PARKMOBILE MONTHLY REVENUE	1,108,669.70
514.1 652.0019	METER REVENUES - CREDIT CARD	604,238.54
514.1 652.0021	OUTDOOR DINING PLATFORM F	106,866.00
514.1 652.1001	DECK 1 - PIERCE TRANSIENT	916,286.10
514.1 652.1002	DECK 3 - PARK TRANSIENT	703,589.40
514.1 652.1003	DECK 4 - PEABODY TRANSIENT	524,960.60
514.1 652.1004	DECK 5 - NORTH WOODWARD TRANSIENT	446,309.20
514.1 652.1007	DECK 8 - CHESTER TRANSIENT	230,144.10
CHARGES FOR SERVICES		10,379,379.00
INTEREST AND RENT		
514.1 665.0001	INVESTMENT INCOME	2,004,325.34
INTEREST AND RENT		2,004,325.34
TOTAL REVENUES		12,383,704.34
Expenditures		
PERSONNEL SERVICES		
514.1 702.0001	SALARIES & WAGES DIRECT	746,043.67
514.1 702.0002	OVERTIME PAY	2,898.33
514.1 702.0003	LONGEVITY	639.19
514.1 703.0000	ADMINISTRATION COST	38,430.00
514.1 711.0001	FICA	54,480.65
514.1 711.0002	HOSPITALIZATION	144,088.32
514.1 711.0003	LIFE INSURANCE	3,236.86
514.1 711.0004	RETIREE HEALTH CARE CONTRIBUTION	(269,016.46)
514.1 711.0005	DENTAL/OPTICAL	8,345.95
514.1 711.0006	ST/LT DISABILITY INSURANCE	5,576.52
514.1 711.0007	WORKER'S COMPENSATION	14,639.95
514.1 711.0010	RETIREMENT (DB) ER CNTB	(1,228.88)
514.1 711.0011	HRA CONTRIBUTIONS	9.00
514.1 711.0012	RETIREMENT DEFINED CONTRIBUTIONS	58,499.09
514.1 711.0013	RET HLTH SVGS CONTR EMPLR	17,969.21
PERSONNEL SERVICES		824,611.40
OTHER CHARGES		
514.1 802.0100	AUDIT	3,330.00
514.1 811.0000	OTHER CONTRACTUAL SERVICE	405,601.36
514.1 824.0200	ARMORED CAR SERVICE	3,343.67
514.1 824.0400	CREDIT CARD PROCESSING FEES	19,115.90
514.1 851.0000	TELEPHONE	38,678.50
514.1 880.0000	PROMOTION	25,000.00
514.1 920.0000	ELECTRIC UTILITY	161,933.56
514.1 922.0000	WATER UTILITY	24,061.68
514.1 930.0200	ELEVATOR MAINTENANCE	30,621.11
514.1 930.0500	BUILDING MAINTENANCE	60,039.38
514.1 933.0200	EQUIPMENT MAINTENANCE	20,396.89
514.1 934.0100	PARKING METER WIRELESS & MAINT FEES	78,093.23
514.1 934.0300	HANDHELD PARKING ENFORCEMENT MAINT.	6,159.16
514.1 941.0000	EQUIPMENT RENTAL OR LEASE	17,863.51
514.1 942.0000	COMPUTER EQUIPMENT RENTAL	26,139.96
514.1 957.0300	MEMBERSHIPS AND DUES	910.00
514.1 958.0200	EMPLOYEE PARKING	10,695.00
514.1 960.0400	LIABILITY INSURANCE	70,080.00
514.1 968.0100	DEPRECIATION	1,368,490.24
514.1 969.0200	AMORTIZATION EXPENSE - SUBSCRIPTIONS	30,425.40
OTHER CHARGES		2,400,978.55
SUPPLIES		
514.1 729.0000	OPERATING SUPPLIES	71,743.78
514.1 743.0000	UNIFORM ALLOWANCE	7,289.92

FUND ACCOUNT	DESCRIPTION	YTD BALANCE 06/30/2025
Fund 514.1 - AUTOMOBILE PARKING SYSTEM		
Expenditures		
SUPPLIES		79,033.70
CAPITAL OUTLAY		
514.1 971.0100	MACHINERY & EQUIPMENT	126,575.18
514.1 972.0000	FURNITURE	12,871.00
514.1 977.0000	BUILDINGS	2,933,790.49
514.1 981.0100	PUBLIC IMPROVEMENTS	699.86
514.1 989.0000	CONTRA EXPENSE-CAP OUTLAY	(3,144,568.60)
CAPITAL OUTLAY		(70,632.07)
DEBT SERVICE		
514.1 993.2000	INTEREST EXPENSE - IT SUBSCRIPTIONS	3,090.00
DEBT SERVICE		3,090.00
TOTAL EXPENDITURES		3,237,081.58
Fund 514.1 - AUTOMOBILE PARKING SYSTEM:		
TOTAL REVENUES		12,383,704.34
TOTAL EXPENDITURES		3,237,081.58
NET OF REVENUES & EXPENDITURES		9,146,622.76



MEMORANDUM

Parking System

DATE: March 11, 2026

TO: Advisory Parking Committee

FROM: Aaron Ford, Parking System Manager

SUBJECT: Revised Proposed Parking Rate Adjustment

INTRODUCTION:

This document provides the Advisory Parking Committee (APC) with a revised overview of the Parking Department's proposed rate adjustments along with the Planning Department's new Sustainability Fee. Following feedback from the City Manager's Office, staff has refined the proposal to be less aggressive and more strategically aligned with facility improvements. Additionally, this memorandum outlines proactive enhancements to the Evening Monthly Parking program designed to improve affordability and accessibility for downtown employees and patrons.

BACKGROUND:

The City of Birmingham continues to pursue the goals of the Birmingham Green: Healthy Climate Plan. To support these initiatives without relying on the General Fund, the Planning Department maintains the proposal for a Sustainability Fee linked to parking activities. Simultaneously, the City recognizes the need to support the service industry and evening economy through the Evening Monthly Parking program, which currently serves approximately 73 permit holders across five City-owned structures.

OVERVIEW:

How the Fee Works

- The Sustainability Fee is structured as approximately 4% of the average existing parking fee across applicable categories.
- These funds will be deposited into the Sustainability and Climate Action Special Revenue Fund for exclusive use on climate initiatives.

Parking Assets Affected

- The proposal impacts 4,773 public parking spaces, including five structures (N. Old Woodward, Peabody, Chester, Pierce, and Park Street).
- The assets also include three municipal surface parking lots and 972 on-street metered parking spaces.

PROPOSED PARKING RATE ADJUSTMENTS (SUMMARY):

Staff proposes the following refined changes to ensure a balanced impact on users:

- **Transient Structure Rates:** Rather than a sharp increase to each current rate, staff proposes adding a single new rate band for stays of 7 hours or more at \$12.00.
- **Lost Ticket Fee:** The fee for a lost ticket will increase from the current \$10.00 rate to \$15.00. This warrants a sharper penalty than exists today, which is currently the same rate as anyone who parks for 6 hours or more.
- **Monthly Permits (Phased Implementation):** Rate increases for monthly permits will be tied to the completion of major repair projects at each specific garage. This ensures users see tangible improvements—such as new lighting, paint, and signage—before an increase takes effect.
- **Chester Garage:** As repairs were recently completed and more aesthetic improvements are planned for 2026, Chester will be the first to see an increase from \$70.00 to \$80.00 per month.
- **On-Street Meters:** No rate increases are proposed for meters until a replacement or upgrade occurs, currently targeted for the 2027-2028 fiscal budget.

EVENING MONTHLY PARKING PROGRAM ENHANCEMENTS:

To offset the impact of broader rate adjustments and better support our downtown workforce, the City is excited to propose significant "pro-user" enhancements to the Evening Monthly Parking program. These changes are a direct response to feedback from local businesses and service-industry employees:

- **Expanded Hours:** The program start time will shift from 4:00 p.m. to 3:00 p.m. This change accommodates employees whose shifts begin earlier in the afternoon.
- **Increased Affordability:** Staff recommends replacing the flat \$20 discount with a robust 40% discount off regular monthly rates.
- **Revised Evening Rates:** Under this model, monthly costs for evening parkers would become: \$60 at Pierce, \$54 at Park, \$54 at Peabody, \$54 at N. Old Woodward, and \$42 at Chester.

These updates transform the program into a more accessible and highly affordable tool for those who drive the downtown evening economy.

ESTIMATED SUSTAINABILITY FEE REVENUE:

The Environmental Sustainability Committee (ESC) fee will still represent 4% of the parking rate increases. Immediate projected revenue includes:

- **7-Hour+ & Lost Ticket Fees:** Approximately \$42,194 annually.
- **Chester Garage Monthly Increase:** Approximately \$46,776 annually.

IMPLEMENTATION PROCESS AND TIMING:

The Chester Garage monthly permit increase, the new 7-hour transient rate, and the revised lost ticket fee are proposed for July 2026. All other permit increases will be implemented over the next 3–4 years as facility repairs are finalized at each respective location. The enhancements to the Evening Monthly Parking program are intended to be implemented concurrently to provide immediate benefit.

SUMMARY:

The revised proposal shifts from an immediate system-wide increase to a strategic, performance-based rollout. By tying permit increases to the completion of improvements, the city maintains its commitment to sustainability while ensuring transparency for its residents and visitors. Moving

forward, staff will present proposed increases as facility upgrades are made to ensure they are implemented in a timely and strategic manner.

SUGGESTED COMMITTEE ACTION:

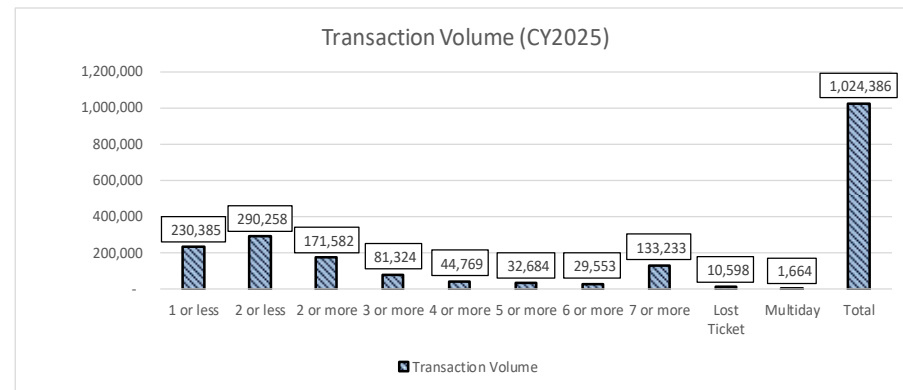
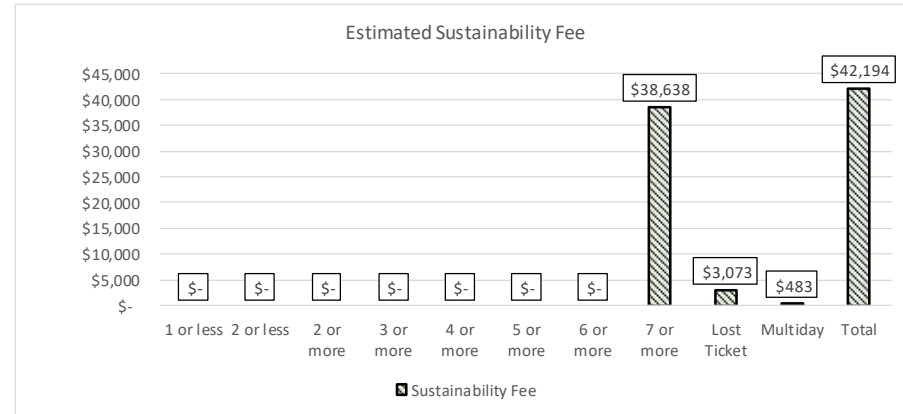
Make a motion recommending to the City Commission to review and approve the phased rate adjustments and the positive enhancements to the evening permit program. Staff recommends the committee approve both the proposed start time adjustment (3:00 p.m.) and the 40% discount structure to maximize program participation and support for the downtown community.

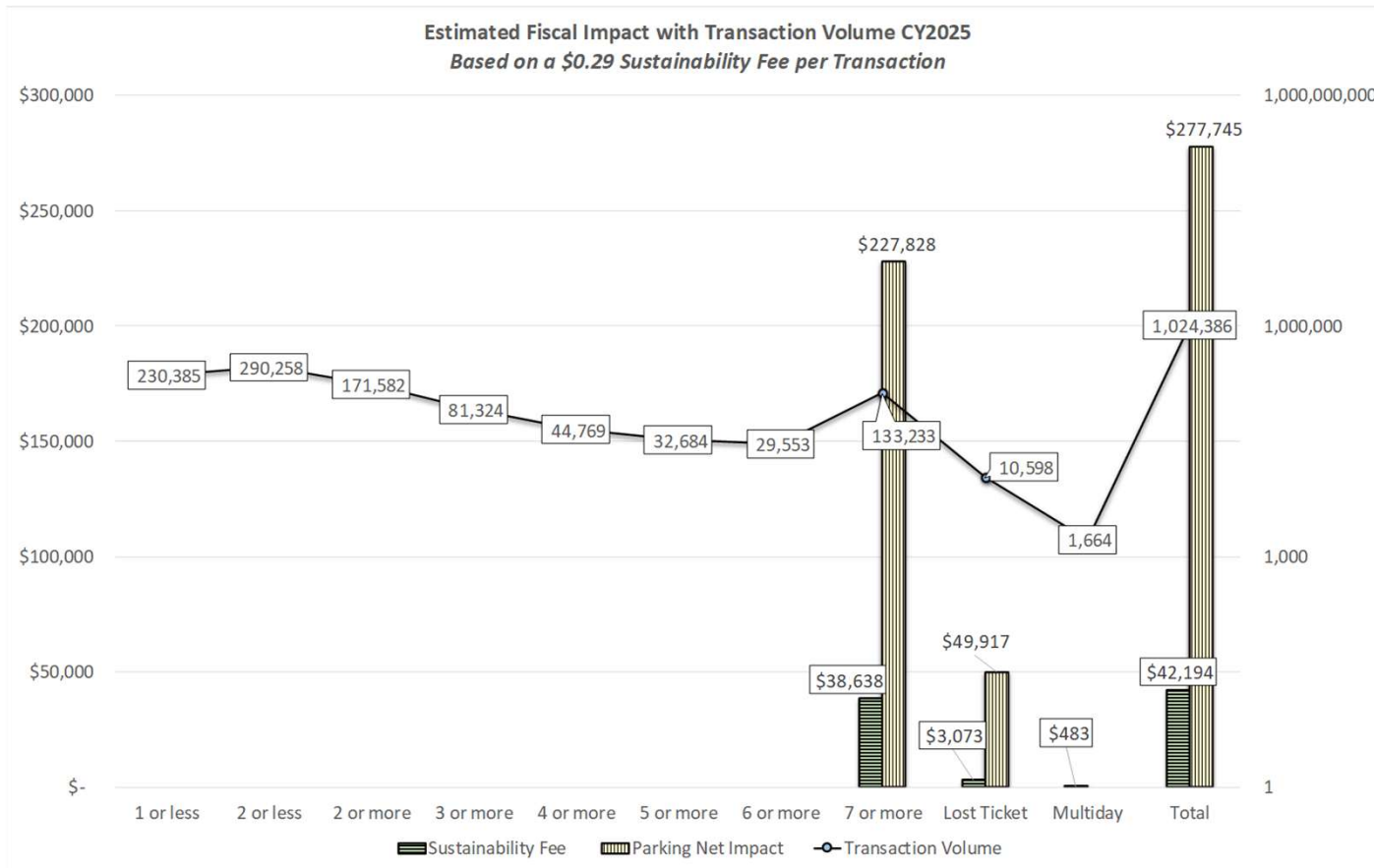
PARKING DEPARTMENT FEE SCHEDULE (REVISED PROPOSED):

Category	Fee Description	Current Fee	Proposed Fee	Implementation
Structure Permits	Chester St. (Monthly)	\$70.00	\$80.00	July 2026
	Pierce (Monthly)	\$100.00	Phased Increase	Post-Repair
	Peabody (Monthly)	\$90.00	Phased Increase	Post-Repair
	Park St. (Monthly)	\$90.00	Phased Increase	Post-Repair
	N. Old Woodward (Monthly)	\$90.00	Phased Increase	Post-Repair
Evening Permits	All Structures	-\$20.00	40% Discount	July 2026
Structure Rates	Less than 2 Hours	Free	Free	No Change
	Less than 3 Hours	\$2.00	\$2.00	No Change
	Less than 4 Hours	\$4.00	\$4.00	No Change
	Less than 5 Hours	\$6.00	\$6.00	No Change
	Less than 6 Hours	\$8.00	\$8.00	No Change
	Less than 7 Hours	\$10.00	\$10.00	No Change
	Over 7 Hours	\$10.00	\$12.00	July 2026
	Lost Ticket	\$10.00	\$15.00	July 2026
Parking Meters	Hourly – Low Demand	\$1.00	\$1.00	2027-2028
	Hourly – High Demand	\$1.50	\$1.50	2027-2028

Analysis of 24-Hour Parking Rate Bands (CY2025 Data)					
Duration	Transaction Volume	Current Rate	Proposed Rate	Sustainability Fee*	Parking Net Impact
1 or less	230,385	\$0	\$ -	\$ -	\$ -
2 or less	290,258	\$0	\$ -	\$ -	\$ -
2 or more	171,582	\$2	\$ 2.00	\$ -	\$ -
3 or more	81,324	\$4	\$ 4.00	\$ -	\$ -
4 or more	44,769	\$6	\$ 6.00	\$ -	\$ -
5 or more	32,684	\$8	\$ 8.00	\$ -	\$ -
6 or more	29,553	\$10	\$ 10.00	\$ -	\$ -
7 or more	35,353	\$10	\$ 12.00	\$ 10,252.37	\$ 60,453.63
8 or more	54,556	\$10	\$ 12.00	\$ 15,821.24	\$ 93,290.76
9 or more	22,978	\$10	\$ 12.00	\$ 6,663.62	\$ 39,292.38
10 or more	8,811	\$10	\$ 12.00	\$ 2,555.19	\$ 15,066.81
11 or more	4,058	\$10	\$ 12.00	\$ 1,176.82	\$ 6,939.18
12 or more	2,399	\$10	\$ 12.00	\$ 695.71	\$ 4,102.29
13 or more	1,457	\$10	\$ 12.00	\$ 422.53	\$ 2,491.47
14 or more	1,109	\$10	\$ 12.00	\$ 321.61	\$ 1,896.39
15 or more	628	\$10	\$ 12.00	\$ 182.12	\$ 1,073.88
16 or more	465	\$10	\$ 12.00	\$ 134.85	\$ 795.15
17 or more	323	\$10	\$ 12.00	\$ 93.67	\$ 552.33
18 or more	213	\$10	\$ 12.00	\$ 61.77	\$ 364.23
19 or more	192	\$10	\$ 12.00	\$ 55.68	\$ 328.32
20 or more	176	\$10	\$ 12.00	\$ 51.04	\$ 300.96
21 or more	171	\$10	\$ 12.00	\$ 49.59	\$ 292.41
22 or more	166	\$10	\$ 12.00	\$ 48.14	\$ 283.86
23 or more	178	\$10	\$ 12.00	\$ 51.62	\$ 304.38
Lost Ticket	10,598	\$10	\$ 15.00	\$ 3,073.42	\$ 49,916.58
Multiday	1,664	Variable		\$ 482.56	
Total	1,026,050			\$ 42,193.55	\$ 277,262

*Sustainability Fee: A \$0.29 fee (4% of average parking transaction) applies to all new transactions in the \$12 rate band (7+ hours).

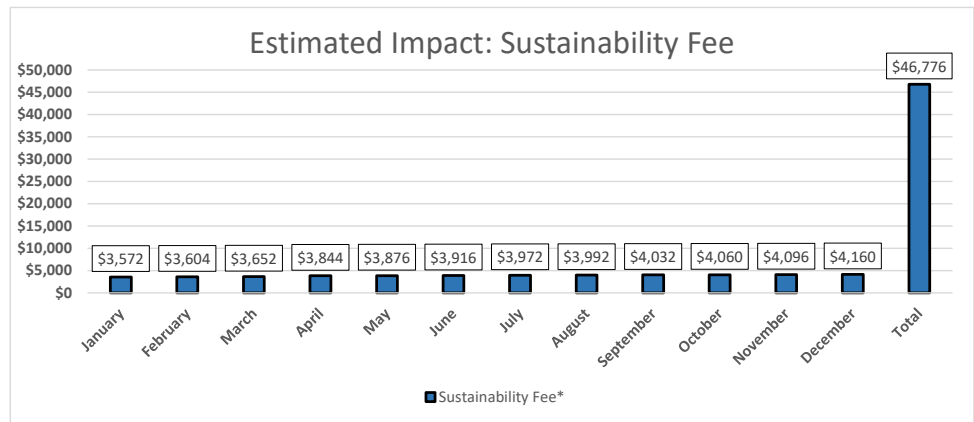













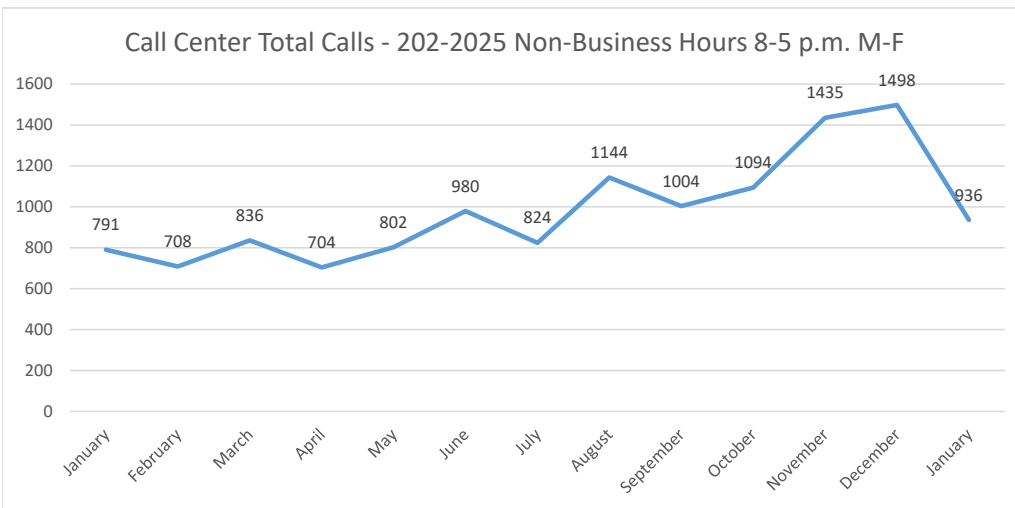
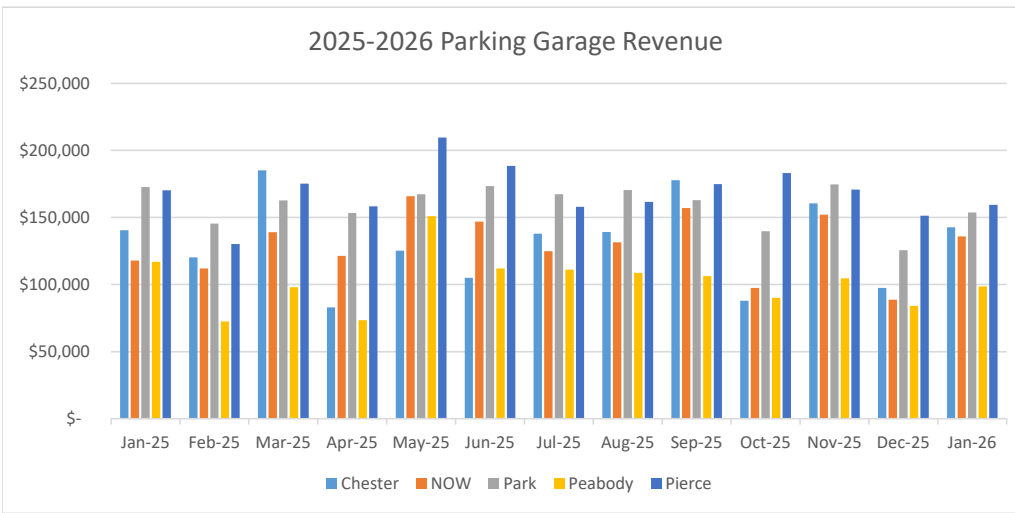
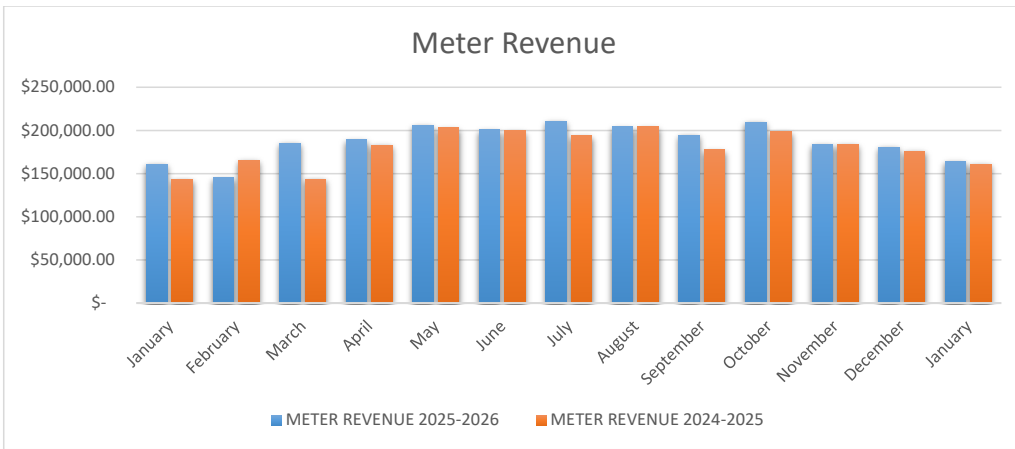
Chester Structure: Proposed Monthly Permit Rate Increase (CY2025 Data)

Month	Permit Volume	Current Rate	Current Revenue	Proposed Rate	Estimated Gross Revenue	Revenue Variance	Sustainability Fee*	Net Parking Revenue	Parking Net Impact
January	893	\$70	\$62,510	\$80	\$71,440	\$8,930	\$3,572	\$67,868	\$5,358
February	901	\$70	\$63,070	\$80	\$72,080	\$9,010	\$3,604	\$68,476	\$5,406
March	913	\$70	\$63,910	\$80	\$73,040	\$9,130	\$3,652	\$69,388	\$5,478
April	961	\$70	\$67,270	\$80	\$76,880	\$9,610	\$3,844	\$73,036	\$5,766
May	969	\$70	\$67,830	\$80	\$77,520	\$9,690	\$3,876	\$73,644	\$5,814
June	979	\$70	\$68,530	\$80	\$78,320	\$9,790	\$3,916	\$74,404	\$5,874
July	993	\$70	\$69,510	\$80	\$79,440	\$9,930	\$3,972	\$75,468	\$5,958
August	998	\$70	\$69,860	\$80	\$79,840	\$9,980	\$3,992	\$75,848	\$5,988
September	1,008	\$70	\$70,560	\$80	\$80,640	\$10,080	\$4,032	\$76,608	\$6,048
October	1,015	\$70	\$71,050	\$80	\$81,200	\$10,150	\$4,060	\$77,140	\$6,090
November	1,024	\$70	\$71,680	\$80	\$81,920	\$10,240	\$4,096	\$77,824	\$6,144
December	1,040	\$70	\$72,800	\$80	\$83,200	\$10,400	\$4,160	\$79,040	\$6,240
Total	8,026		\$818,580		\$935,520	\$116,940	\$46,776	\$888,744	\$70,164

*Sustainability Fee: \$4.00 per permit, based on a \$10 increase



Initiative	2026		2027				2028				2029				2030				2031	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
Increase the monthly parking rate	 Chester Garage Starts Jul 1				 N. Old Woodward Garage Starts Jul 1		 Peabody Garage Starts Jan 1		 Pierce Garage Starts Jul 1									 Park Garage Starts Jul 1		
New daily rate for ≥7 hours	 Parking Garages Starts Jul 1																			
Increase the "Lost Ticket" fee	 Parking Garages Starts Jul 1																			
Increase rate at parking meters									 Parking Meters Starts Jul 1											
Increase rate: quarterly hang...									 Quarterly Hang Tags Starts Jul 1											



MONTHLY PARKING PERMITS SOLD					
	Chester	N. Old Woodward	Park	Peabody	Pierce
Unreserved	1350	970	1011	538	857
Evening	7	16	12	12	27
Total	1357	986	1023	550	884

Call History
JANUARY 2026

Facility	(All)
Row Labels	Count of Reason
02-Credit Card Payment	64
03-Cash Payment	8
04-Invalid Ticket / Ticketless Options	64
05-Invalid Validation	13
06-Assistance On Site	6
07-Lost Ticket	24
08-Ghost Call	321
09-Vendor	10
10-Receipt	1
11-Equipment Issue	66
13-Monthly	150
16-Network - Audio/Video Issue	128
17-Insufficient Funds	16
24-General Information	28
25-Previous Call Vend	3
CSR Transfer	1
DISCONNECTED	33
Grand Total	936

Facility	City of Birmingham Michigan - Old North Woodward
Row Labels	Count of Reason
02-Credit Card Payment	15
03-Cash Payment	4
04-Invalid Ticket / Ticketless Options	11
05-Invalid Validation	2
06-Assistance On Site	2
07-Lost Ticket	3
08-Ghost Call	68
09-Vendor	4
10-Receipt	1
11-Equipment Issue	6
13-Monthly	40
16-Network - Audio/Video Issue	28
17-Insufficient Funds	1
24-General Information	3
25-Previous Call Vend	2
DISCONNECTED	3
Grand Total	193

Facility	City of Birmingham Michigan - Peabody Garage
Row Labels	Count of Reason
02-Credit Card Payment	11
03-Cash Payment	1
04-Invalid Ticket / Ticketless Options	27
05-Invalid Validation	2
06-Assistance On Site	2
07-Lost Ticket	6
08-Ghost Call	65
09-Vendor	1
11-Equipment Issue	24
13-Monthly	10
16-Network - Audio/Video Issue	17
17-Insufficient Funds	4
24-General Information	13
DISCONNECTED	12
Grand Total	195

Facility	City of Birmingham Michigan - Chester St Garage
Row Labels	Count of Reason
04-Invalid Ticket / Ticketless Options	4
05-Invalid Validation	2
07-Lost Ticket	1
08-Ghost Call	27
09-Vendor	1
11-Equipment Issue	3
13-Monthly	20
16-Network - Audio/Video Issue	13
24-General Information	2
25-Previous Call Vend	1
DISCONNECTED	1
Grand Total	75

Facility	City of Birmingham Michigan - Park St. Garage
Row Labels	Count of Reason
02-Credit Card Payment	14
03-Cash Payment	1
04-Invalid Ticket / Ticketless Options	9
05-Invalid Validation	6
07-Lost Ticket	4
08-Ghost Call	49
11-Equipment Issue	14
13-Monthly	24
16-Network - Audio/Video Issue	19
24-General Information	3
DISCONNECTED	4
Grand Total	147

Facility	City of Birmingham Michigan - Pierce Garage
Row Labels	Count of Reason
02-Credit Card Payment	24
03-Cash Payment	2
04-Invalid Ticket / Ticketless Options	13
05-Invalid Validation	1
06-Assistance On Site	2
07-Lost Ticket	10
08-Ghost Call	112
09-Vendor	4
11-Equipment Issue	19
13-Monthly	56
16-Network - Audio/Video Issue	51
17-Insufficient Funds	11
24-General Information	7
CSR Transfer	1
DISCONNECTED	13
Grand Total	326

FREE PARKING REPORT

December 2025

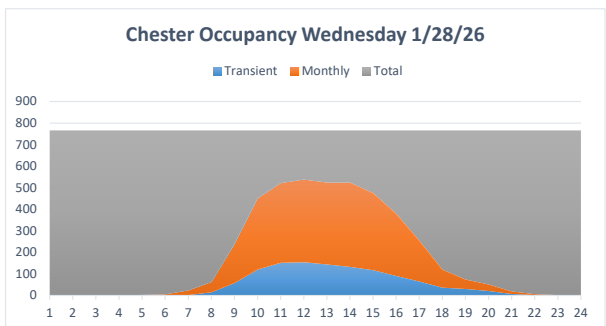
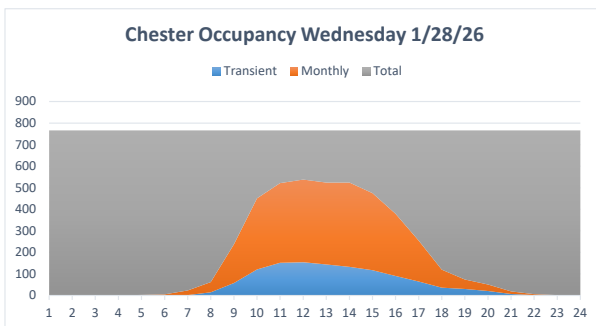
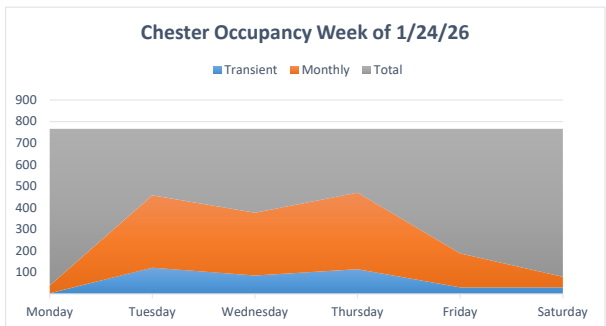
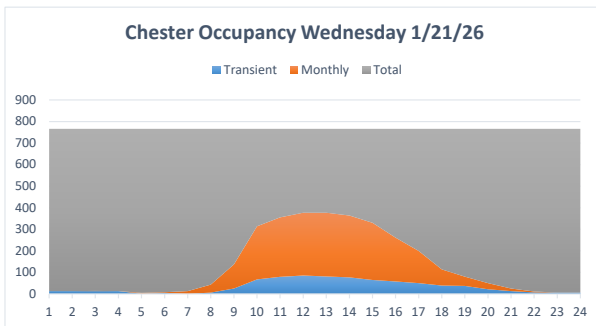
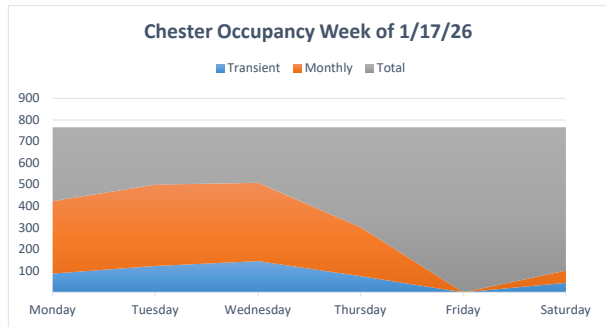
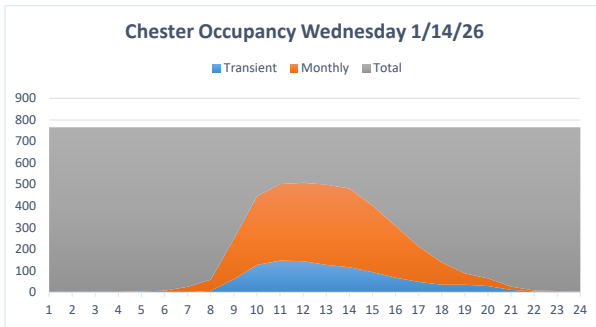
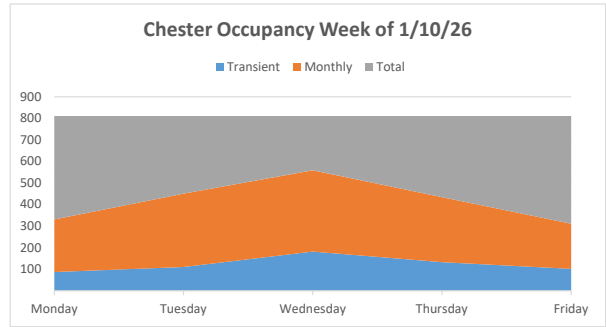
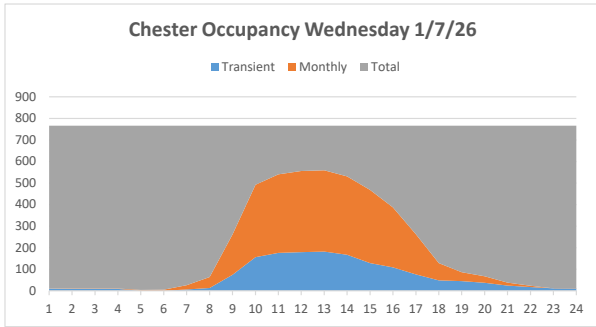
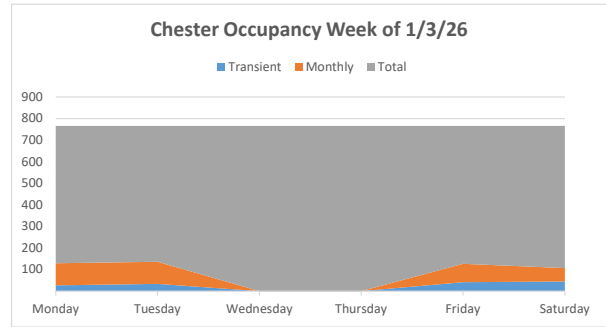
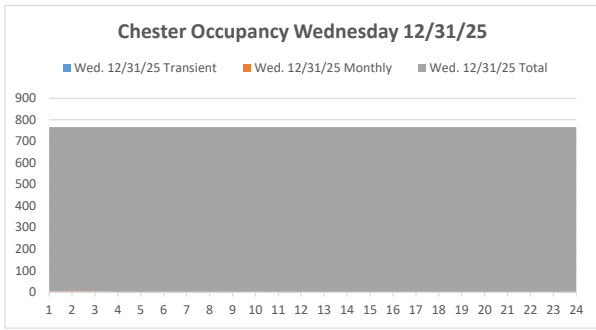
GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE VEHICLES
CHESTER	4,859	2,756	\$12,766.00	57%
OLD WOODWARD	13,815	7,110	\$42,494.00	51%
PARK	21,124	9,446	\$65,290.00	45%
PEABODY	22,582	12,583	\$50,641.00	56%
PIERCE	24,435	10,751	\$81,148.00	44%
TOTALS	86,815	42,646	\$252,339.00	49%

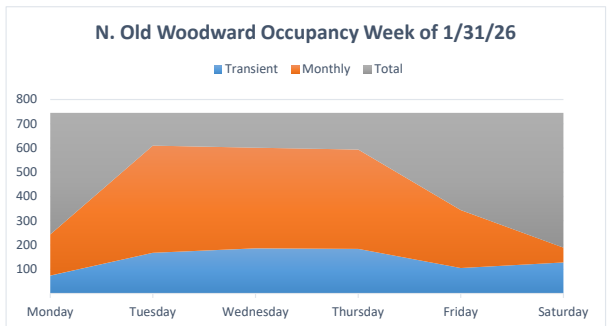
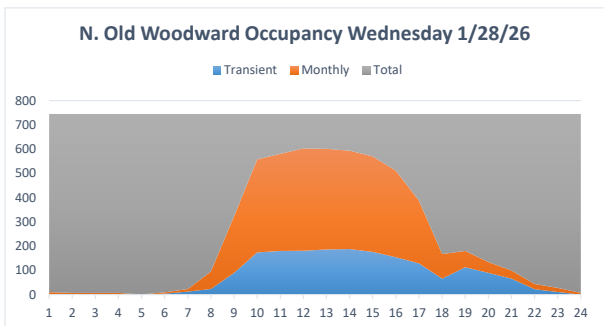
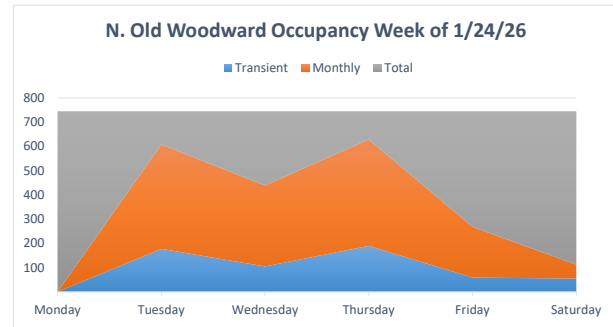
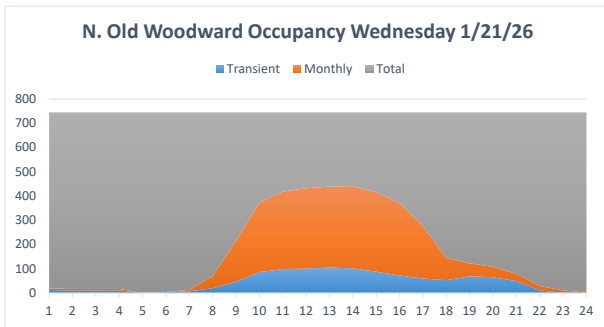
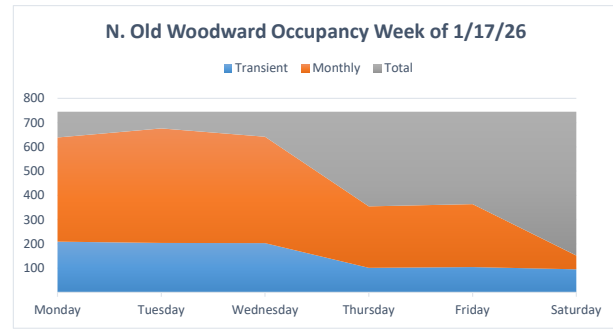
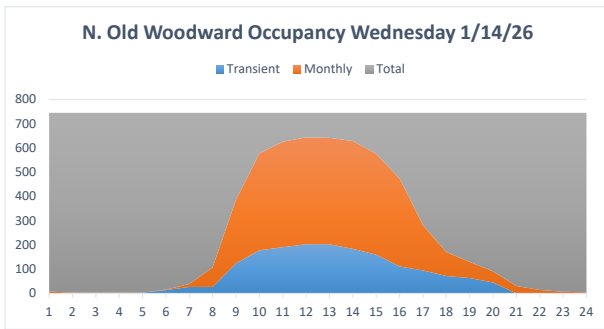
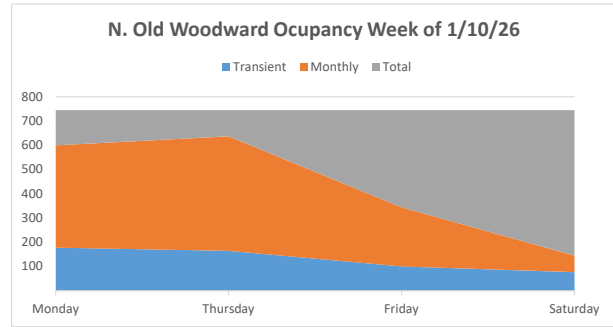
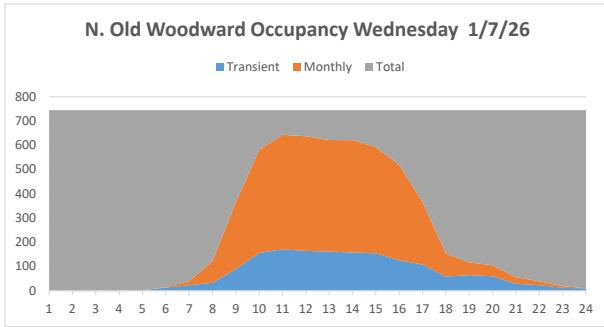
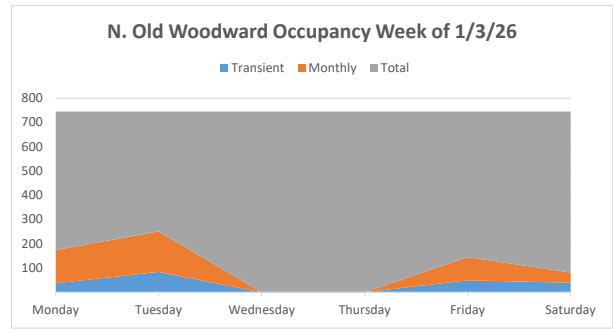
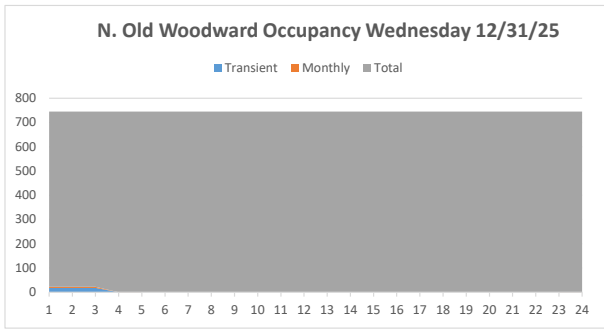
Paying cars	Rate per
2,103	\$6.07
6,705	\$6.34
11,678	\$5.59
9,999	\$5.06
13,684	\$5.93
	\$5.80

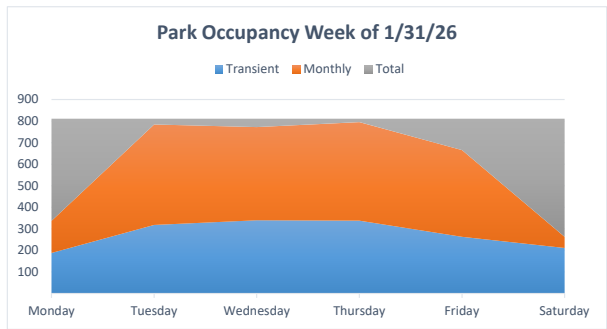
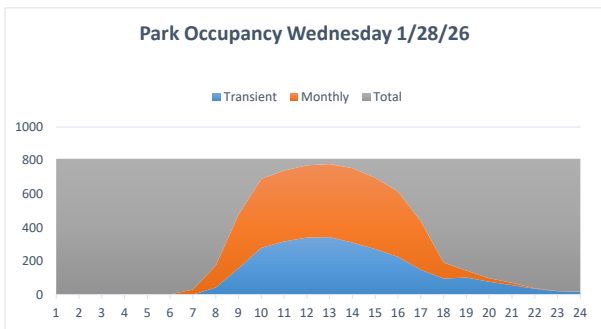
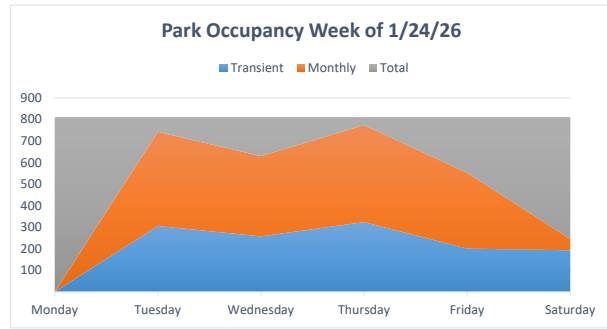
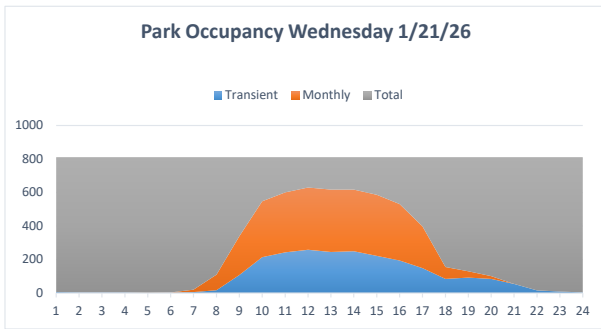
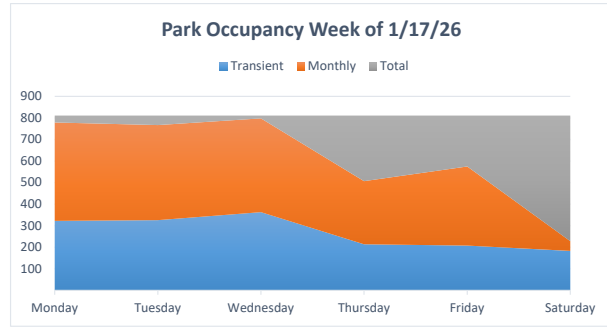
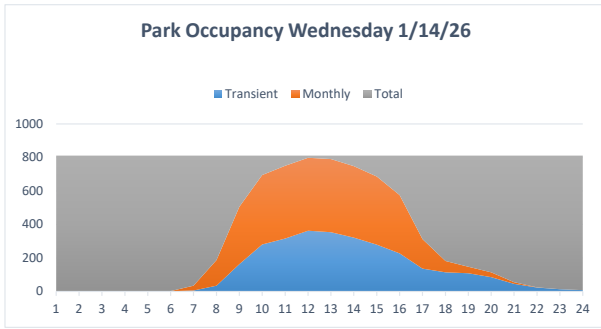
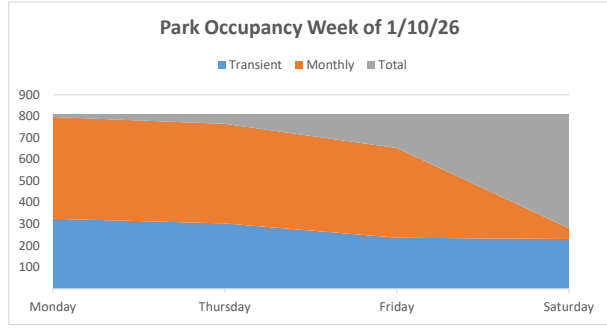
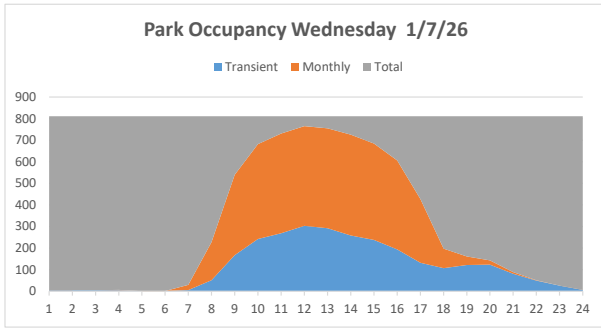
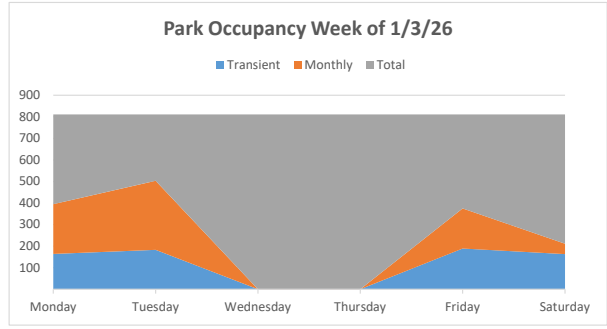
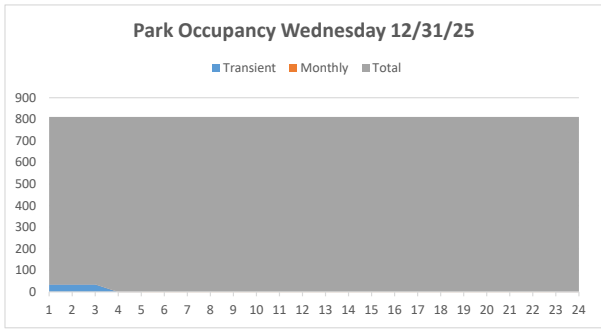
January 2026

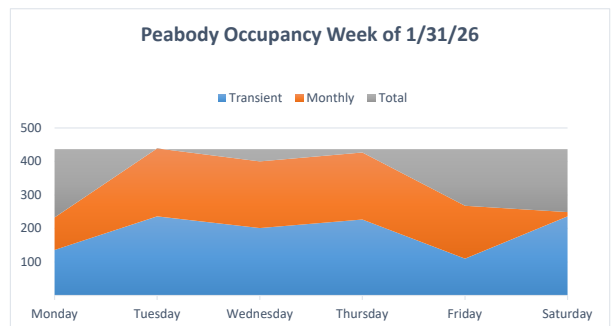
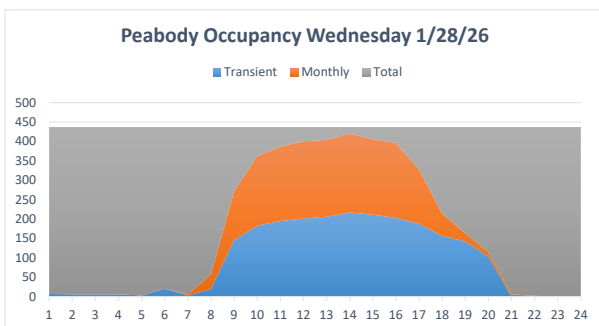
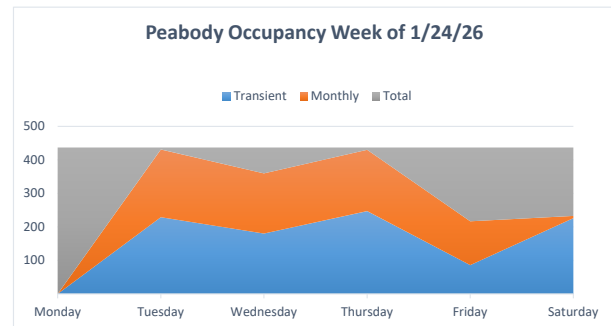
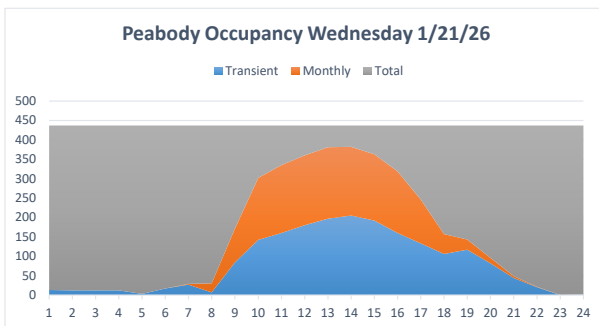
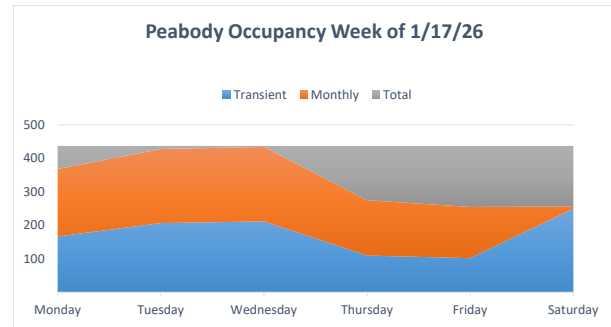
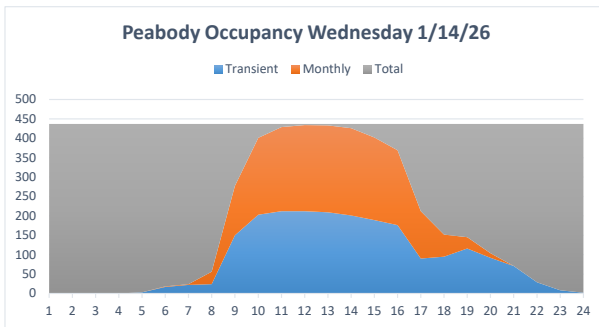
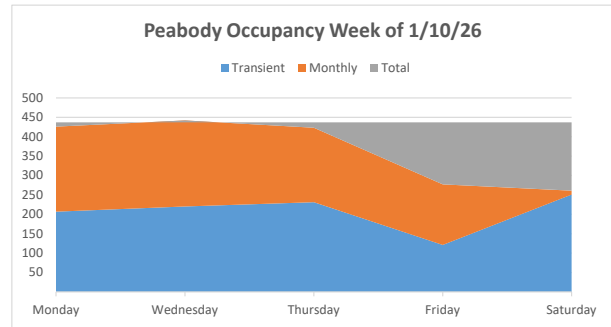
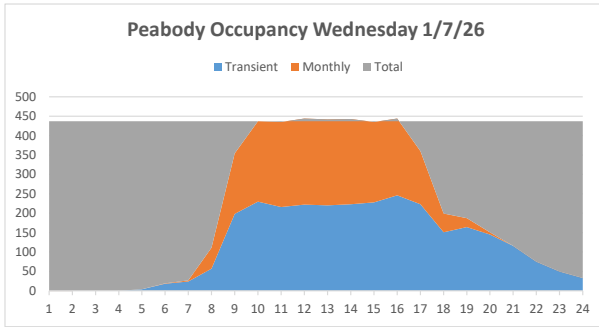
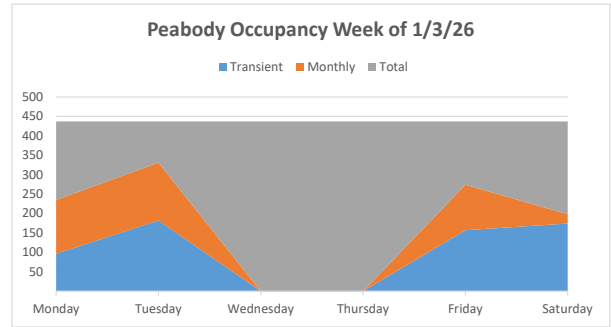
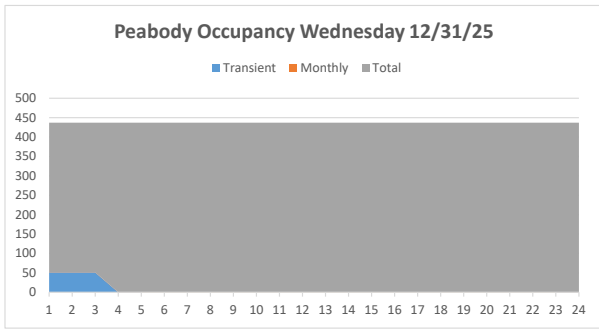
GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE VEHICLES
CHESTER	4,634	1,842	\$18,532.00	40%
OLD WOODWARD	12,896	6,663	\$42,400.00	52%
PARK	19,119	8,552	\$64,140.00	45%
PEABODY	21,381	12,166	\$50,180.00	57%
PIERCE	19,675	8,100	\$74,557.00	41%
TOTALS	77,705	37,323	\$249,809.00	48%

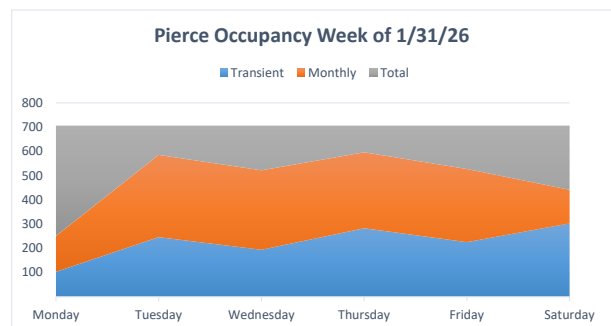
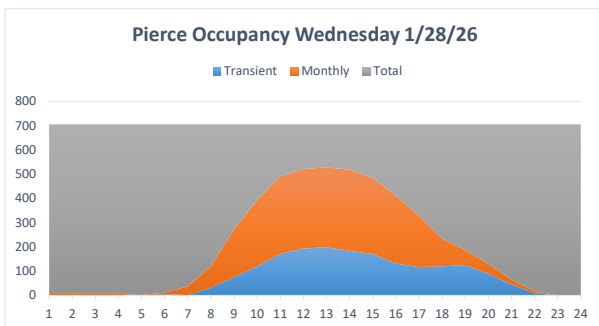
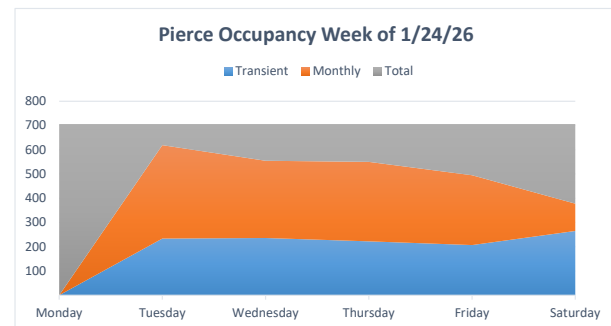
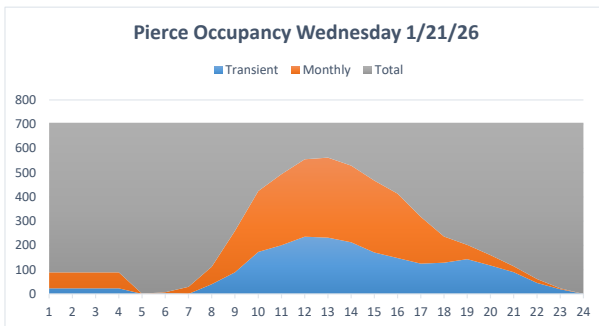
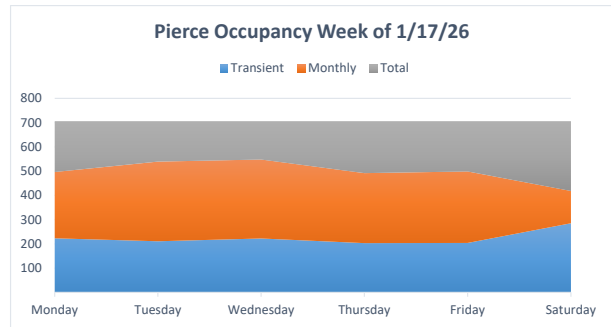
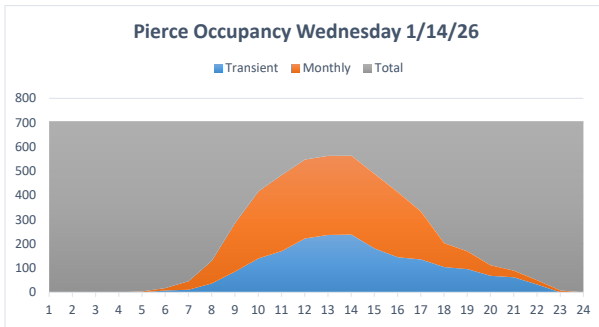
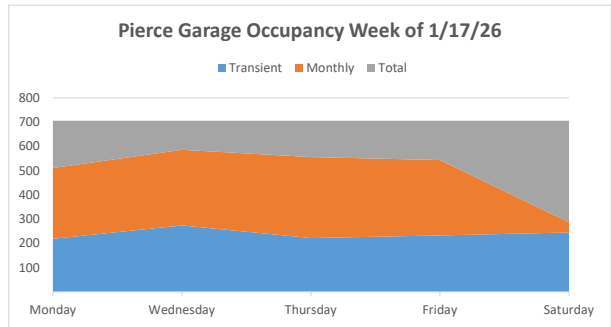
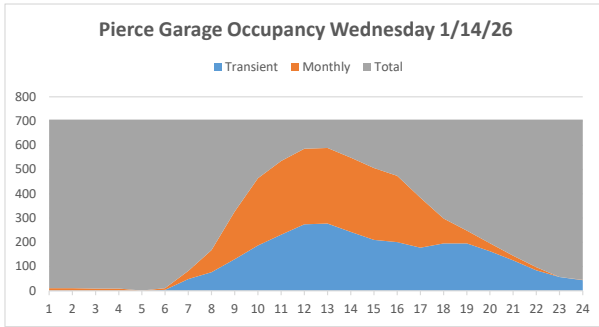
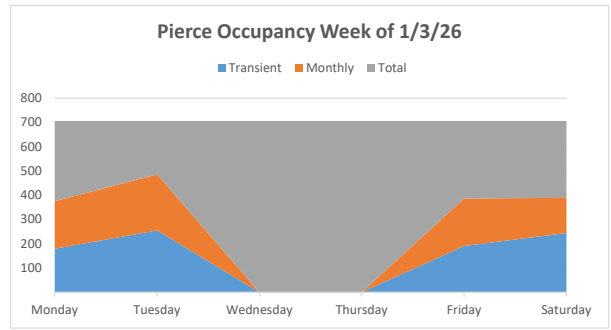
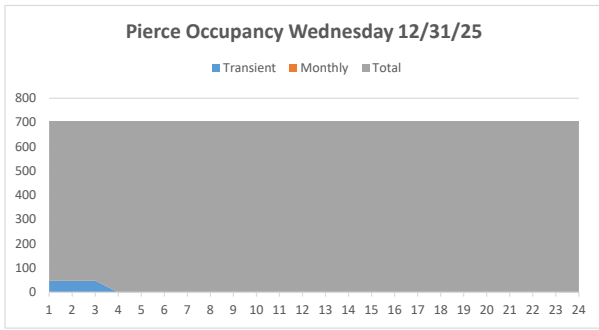
Paying cars	Rate per
2,792	\$6.64
6,233	\$6.80
10,567	\$6.07
9,215	\$5.45
11,575	\$6.44
	\$6.28





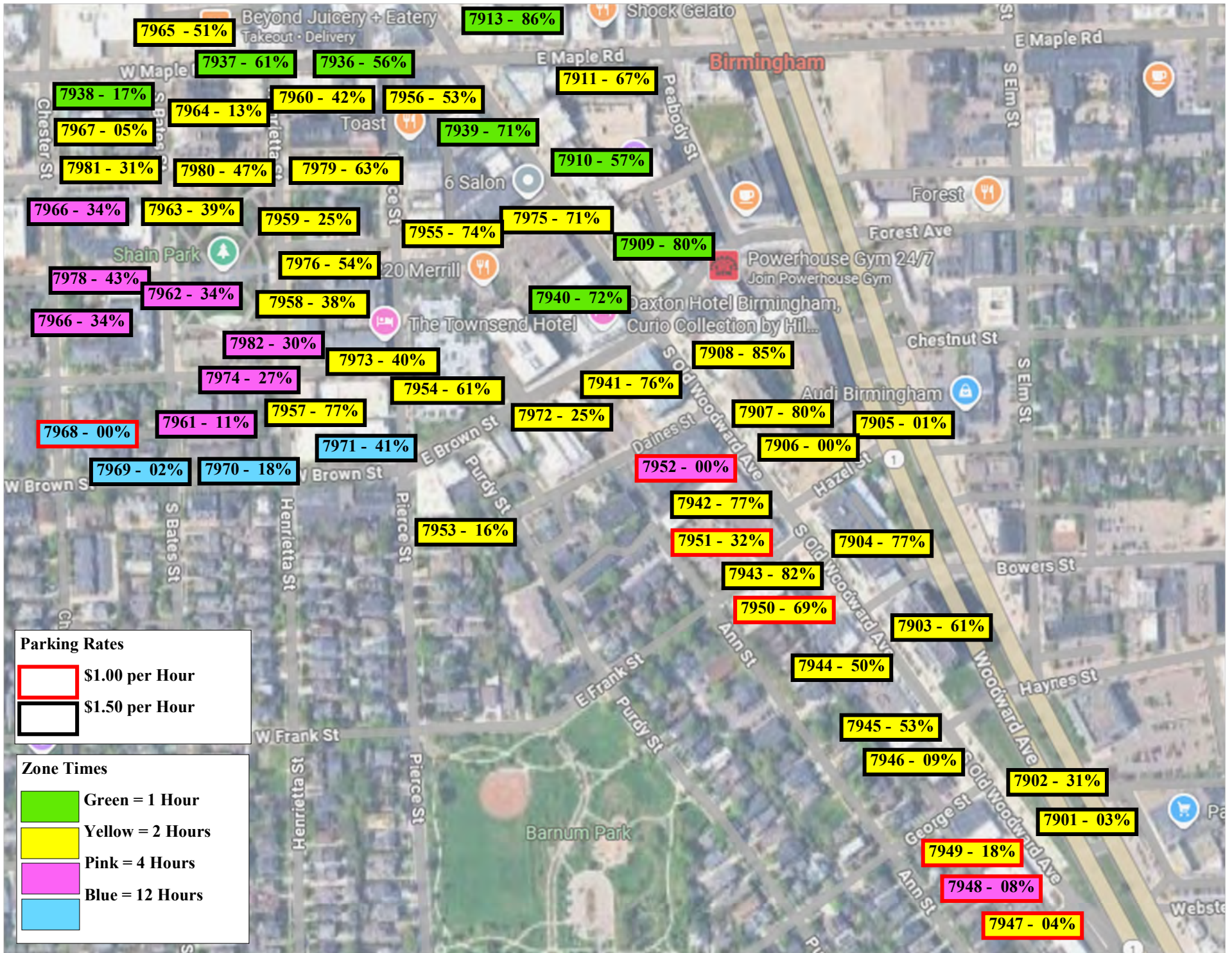






January Meter Occupancy by Minutes and Zone

Row Labels	Sum of Minutes@Total	# of Metered Spaces	Hours Per Day	Days Per Month	Minutes Per Hour	Total Minutes	% Full
7901	7,610.00	13	12	25	60	234,000.00	3%
7902	27,959.20	5	12	25	60	90,000.00	31%
7903	132,730.77	12	12	25	60	216,000.00	61%
7904	68,889.57	5	12	25	60	90,000.00	77%
7905	847.00	5	12	25	60	90,000.00	1%
7906	30.00	2	23	25	60	69,000.00	0%
7907	100,714.40	7	12	25	60	126,000.00	80%
7908	45,900.13	3	12	25	60	54,000.00	85%
7909	243,726.18	17	12	25	60	306,000.00	80%
7910	144,088.55	14	12	25	60	252,000.00	57%
7911	230,051.27	19	12	25	60	342,000.00	67%
7913	108,806.08	7	12	25	60	126,000.00	86%
7914	370,091.32	28	12	25	60	504,000.00	73%
7915	46,707.10	6	12	25	60	108,000.00	43%
7916	72,495.35	6	12	25	60	108,000.00	67%
7917	148,793.00	15	12	25	60	270,000.00	55%
7918	110,191.73	11	12	25	60	198,000.00	56%
7919	237,078.62	28	12	25	60	504,000.00	47%
7920	13,133.55	3	12	25	60	54,000.00	24%
7921	68,712.40	8	12	25	60	144,000.00	48%
7922	18,185.25	2	12	25	60	36,000.00	51%
7923	189,235.50	20	12	25	60	360,000.00	53%
7924	146,887.60	53	12	25	60	954,000.00	15%
7925	229,511.92	107	12	25	60	1,926,000.00	12%
7926	375,050.85	68	12	25	60	1,224,000.00	31%
7927	23,169.58	4	12	25	60	72,000.00	32%
7928	206,579.85	35	12	25	60	630,000.00	33%
7929	67,102.17	7	12	25	60	126,000.00	53%
7930	64,661.65	11	12	25	60	198,000.00	33%
7931	326,182.93	49	12	25	60	882,000.00	37%
7932	105,341.02	17	12	25	60	306,000.00	34%
7933	196,591.80	27	12	25	60	486,000.00	40%
7934	163,870.33	13	12	25	60	234,000.00	70%
7935	26,236.33	3	12	25	60	54,000.00	49%
7936	121,548.58	12	12	25	60	216,000.00	56%
7937	186,837.33	17	12	25	60	306,000.00	61%
7938	24,881.62	8	12	25	60	144,000.00	17%
7939	192,461.68	15	12	25	60	270,000.00	71%
7940	141,583.28	11	12	25	60	198,000.00	72%
7941	109,957.47	8	12	25	60	144,000.00	76%
7942	69,725.23	5	12	25	60	90,000.00	77%
7943	29,442.63	2	12	25	60	36,000.00	82%
7944	62,622.00	7	12	25	60	126,000.00	50%
7945	28,706.63	3	12	25	60	54,000.00	53%
7946	13,084.38	8	12	25	60	144,000.00	9%
7947	10,284.12	14	12	25	60	252,000.00	4%
7948	11,848.72	8	12	25	60	144,000.00	8%
7949	6,525.03	2	12	25	60	36,000.00	18%
7950	37,305.75	3	12	25	60	54,000.00	69%
7951	52,013.15	9	12	25	60	162,000.00	32%
7952	-	12	12	25	60	216,000.00	0%
7953	11,812.52	4	12	25	60	72,000.00	16%
7954	177,065.43	16	12	25	60	288,000.00	61%
7955	173,729.68	13	12	25	60	234,000.00	74%
7956	75,610.15	8	12	25	60	144,000.00	53%
7957	41,830.62	3	12	25	60	54,000.00	77%
7958	61,688.87	9	12	25	60	162,000.00	38%
7959	40,599.45	9	12	25	60	162,000.00	25%
7960	45,129.55	6	12	25	60	108,000.00	42%
7961	14,231.50	7	12	25	60	126,000.00	11%
7962	43,289.47	7	12	25	60	126,000.00	34%
7963	70,987.97	10	12	25	60	180,000.00	39%
7964	20,356.23	9	12	25	60	162,000.00	13%
7965	46,341.77	5	12	25	60	90,000.00	51%
7966	68,237.43	11	12	25	60	198,000.00	34%
7967	4,649.00	5	12	25	60	90,000.00	5%
7968	465.00	8	12	25	60	144,000.00	0%
7969	1,870.88	5	12	25	60	90,000.00	2%
7970	16,366.45	5	12	25	60	90,000.00	18%
7971	51,502.08	7	12	25	60	126,000.00	41%
7972	22,106.73	5	12	25	60	90,000.00	25%
7973	92,648.13	13	12	25	60	234,000.00	40%
7974	53,665.17	11	12	25	60	198,000.00	27%
7975	243,317.88	19	12	25	60	342,000.00	71%
7976	78,159.82	8	12	25	60	144,000.00	54%
7978	84,833.47	11	12	25	60	198,000.00	43%
7979	350,811.77	31	12	25	60	558,000.00	63%
7980	185,406.73	22	12	25	60	396,000.00	47%
7981	139,997.55	25	12	25	60	450,000.00	31%
7982	257,156.80	48	12	25	60	864,000.00	30%
7983	1,500.92	2	12	25	60	36,000.00	4%
7984	59,520.52	5	12	25	60	90,000.00	66%
7985	49,166.10	5	12	25	60	90,000.00	55%
79101	35,348.47	19	12	25	60	342,000.00	10%
79102	141,218.88	41	12	25	60	738,000.00	19%
79103	2,836.00	5	12	25	60	90,000.00	3%
79104	9,562.58	10	12	25	60	180,000.00	5%
79105	135.00	2	12	25	60	36,000.00	0%
79106	2,170.00	4	12	25	60	72,000.00	3%
zone1	57,670.45						
Grand Total	8,248,988					21,759,000	





JANUARY 2026

REVENUE

	Current Month	Current Month Prior Year
Chester Garage		
Monthly (\$70.00)	\$ 90,455.00	\$ 45,635.00
Transient	\$ 19,172.00	\$ 16,240.00
Subtotal	\$ 109,627.00	\$ 61,875.00
N. Old Woodward Garage		
Monthly (\$90.00)	\$ 86,340.00	\$ 81,935.00
Transient	\$ 39,760.00	\$ 32,330.00
Subtotal	\$ 126,100.00	\$ 114,265.00
Park Garage		
Monthly (\$90.00)	\$ 92,855.00	\$ 95,165.00
Transient	\$ 60,960.00	\$ 50,954.00
Subtotal	\$ 153,815.00	\$ 146,119.00
Peabody Garage		
Monthly (\$90.00)	\$ 49,330.00	\$ 50,690.00
Transient	\$ 46,742.00	\$ 40,420.00
Subtotal	\$ 96,072.00	\$ 91,110.00
Pierce Garage		
Monthly (\$100.00)	\$ 87,125.00	\$ 85,720.00
Transient	\$ 67,169.00	\$ 67,028.00
Subtotal	\$ 154,294.00	\$ 152,748.00
Total Garage Revenue	\$ 639,908.00	\$ 566,117.00
Meters - Coins	\$ 31,343.00	\$ 35,585.00
Meters - Credit Card	\$ 37,302.00	\$ 39,459.00
Meters - ParkMobile	\$ 95,748.00	\$ 110,320.00
Meter Revenue	\$ 164,393.00	\$ 185,364.00
Hangtag Permits	\$ 30,865.00	\$ 33,740.00
Total Revenue	\$ 835,166.00	\$ 785,221.00
Cash and Investments (Cash on hand)	\$ 45,320,196.00	\$ 38,540,015.00
APS Fund Balance	\$ 67,781,844.00	\$ 57,564,565.00

Notes

Information is pulled from monthly parking software not City Finance system
Revenue from the kiosks in the garage as well as validations

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Sold quarterly.

EXPENSES

	Current Month	Current Month Prior Year
Meter	\$ 20,139.00	\$ 15,671.00
General & Admin	\$ 64,960.00	\$ (68,850.00)
Chester	\$ 59,565.00	\$ 126,588.00
N. Old Woodward	\$ 24,022.00	\$ 10,284.00
Park	\$ 17,543.00	\$ 14,095.00
Peabody	\$ 22,831.00	\$ 13,945.00
Pierce	\$ 14,642.00	\$ 85,688.00
Lot 6	\$ 2,144.00	\$ 1,999.00
Other (Lot 7, 9, 10, 11)	\$ 3,968.00	\$ 3,515.00
Total Expenses	\$ 229,814.00	\$ 202,935.00

Notes

There were two months (Nov. Jan) of meter invoices
Reversal of CapEx items in 2025 that needed to be reclassified
Majority of expenses are related to capital repair project. Difference is due to timing of billing
Repair of light fixtures and elevators.

Elevator repairs more frequent than normal/projected
Reclassification of CapEx items from General & Admin line item from above