



Advisory Parking Committee
March 11, 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 March 11, 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 Patricia Hardy, Michele Taddei

Absent: Committee Members James Eshaki, Lisa Silverman

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

2. Approval of Minutes – January 7, 2026

Motion by Arpin
Seconded by Hardy to approve the minutes.

Motion carried, 4-0.

VOICE VOTE

Yeas: Taddei, Hardy, Moody, Arpin

Nays: None

New Business

a. Finance Department Presentation

FD Chavez presented the item and staff answered questions.

APC members made the following comments:

- It is important to create a model that would include all aspects of parking in the City, including capital improvements, in order to ensure that the City will be able to meet its parking needs into the future.

Public Comment

David Bloom commented concern that the parking fund may not be able to cover the costs of building or replacing a parking deck in the future if necessary.

b. Parking Rate Adjustment

BSD Bassett presented the letter from the BSD regarding the proposed rate increase.

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

APC members discussed the following regarding the item:

- Staff did an excellent job on this item.
- The sustainability fee should not be implemented until a model for the parking system is created and implemented. This would allow the APC to better understand the potential impact.
- Staff is proposing to use the parking system to collect the sustainability fee. Staff does not propose that the parking fund contribute to the sustainability fund.
- This could establish a precedent to use the parking system as a fee collection mechanism.
- Increased parking rates could impact businesses' ability to operate within the City.
- Some parking system users have concerns about the cost to park in the City.
- The budget for potential sustainability projects has not been established yet. It might be more appropriate to fund sustainability projects once a budget is available.
- The proposed rate structure could impact employees working without a parking permit.
- The lost ticket fee should be increased.
- A discounted evening rate could be beneficial for the parking system and for employees needing parking in the evenings. The City currently has a lot of parking capacity in the evening. What time the evening rate should start and whether a substantial discount could be worthwhile to encourage use of the parking system should both be considered.
- It was unclear whether a rate increase would be consistent with the objectives of a vibrant downtown.
- It seemed more discussion was in order before a rate increase could be approved.
- It could be helpful to receive feedback from other stakeholders, including the City Manager and the City Commission.
- One compromise option might be that if the APC recommends a parking rate increase in the future, at that time a sustainability fee could be added.
- Some members of the APC might be more comfortable if staff asked for funding for individual sustainability projects with budgets, instead of asking for general sustainability funding.

Public Comment

Mr. Bloom opposed using the parking system as a mechanism for collecting other fees, supported creating a financial model for the parking system, and commented on global warming, AI data centers, and sustainability.

Motion by Arpin

Seconded by Hardy to recommend to the City Commission to approve a proposed start time adjustment of 3 p.m. and the 40% discount structure to maximize program participation and support for the downtown community.

APC members made the following comments on the motion:

- It would be helpful to understand how these changes would likely impact the parking system by using a model.

Motion carried, 4-0.

VOICE VOTE

Yeas: Taddei, Hardy, Moody, Arpin

Nays: None

4. Parking Reports Review
5. Meeting open to the public for items not on the agenda

APC members made the following comments:

- The Parking Assessment District (PAD) was used to assess businesses to fund the creation of parking within the PAD area. The PAD no longer exists for the purpose of accruing funds for parking.
- The funds required to improve the City's road, water, and sewer infrastructure will be significant. If the decision is between these infrastructure repairs and sustainability, the City should prioritize the infrastructure repairs.

6. Adjournment

No further business being evident, the APC motioned to adjourn at 8:58 a.m.



Aaron Ford, Parking Systems Manager

Laura Eichenhorn, City Transcriptionist