



**Minutes**  
**Advisory Parking Committee Regular Meeting**  
**April 15, 2026 – 7:30 a.m.**  
**151 Martin Street, Birmingham, MI**  
**City Commission Room 205**

---

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on April 15, 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 Esshaki, Lisa Silverman

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

2. Approval of Minutes – March 11, 2026

Motion by Hardy  
Seconded by Arpin to approve the minutes.

Motion carried, 4-0.

VOICE VOTE

Yeas: Taddei, Hardy, Moody, Arpin

Nays: None

3. Study Session - Sustainability Fee and Rate Increase Discussion - Continued

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

APC members discussed the following regarding the item:

- There was some concern about whether the parking system would be financially sustainable in light of anticipated future capital expenditures. Until that information is more clear, there was some discomfort about using a rate increase to collect sustainability fees, when a rate increase might be necessary for funding parking capital expenditures in the future.

- It might be easier to contemplate creating a sustainability fee if it was funding a specific project.
- The parking system was created to make Birmingham a desirable destination. Adding a sustainability fee to the parking charges might have the effect of dampening parking demand. In addition, adding a fee that does not relate directly to the system might be inconsistent with the system's mission and purpose.
- A parking fee with an additional sustainability fee may encourage shoppers and workers to find elsewhere to park or visit.
- Sustainability is important, and should be incrementally integrated into the City's overall budget.
- It was understood that the sustainability fee proposal would be presented to the City Commission by the Planning Department, regardless of the outcome at the APC.
- It would be helpful if staff would provide the APC with the proposed ordinance language for the sustainability fee once it is ready.

#### Public Comment

David Bloom supported creating a long term capital expenditure funding plan and opposed using parking fees to collect sustainability funds.

Motion by Moody

Seconded by Arpin to approve the implementation of the sustainability fee.

Motion failed, 0-4.

VOICE VOTE

Yeas: None

Nays: Taddei, Hardy, Moody, Arpin

#### 4. Staff Report - RH SLUP and Parking Reports Review

PSM Ford presented the item and answered questions.

APC members discussed the following regarding the item:

- Different sensitivities in the reports can clarify different information.
- Peabody seems to be nearly full around 4:30 p.m.
- A peak analysis could be useful for determining whether additional parking is required for the demand.
- It would be helpful to understand the projected demand and whether there is a shortage of parking.
- Perhaps adding regular staff to the Pierce and Peabody decks could help ensure better enforcement of the timed parking restrictions.
- On street metered parking near RH has experienced increased occupancy.
- It might be possible to convert Hazel Street into one way with metered parking.
- It might be useful to add smart signage that would notify drivers when a garage is full and to direct them to the nearest garage with available parking.
- The City's resident newsletter could also highlight the fact that Chester regularly has available capacity. Many residents might be willing to switch garages if they knew that parking might be easier.

- Staff should provide reports on the parking demand near RH year-over-year, month to month, and the number of days at peak utilization. These reports could be interesting for the area near Park as well.
- It would be helpful to have more data about the total parking demand in the former Parking Assessment District based on uses and square footages. This could help clarify whether there is an issue with parking demand, and could help inform capital planning for the parking garages if it is kept up to date as demand changes.
- It would be useful to understand whether it may be prudent to add on to Peabody in the future based on the data.
- As the weather gets warmer in April, revenues and utilization have gone up.
- All Police officers should be trained in removing the gate arms from the garages if necessary.
- Adding a year to date row on expenses and revenue for the reports would be helpful.
- The parking system nets approximately \$500,000 a month, and provides approximately \$250,000 a month<sup>1</sup> in free parking. This is useful to understand from an operational perspective.
- It would be of interest to explore capital improvement planning options within the OpenGov module during the June meeting, and to talk about parking demand during the June meeting.

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

Public Comment

Mr. Bloom supported adding a kiosk that could allow users of Peabody to pay before leaving, commented regarding difficulties he has encountered in trying to leave the Peabody garage, and asked about issuing refunds for residents who paid to park in Peabody over the Easter weekend.

APC members discussed the following:

- Staff should bring an update on the aesthetic improvements to the garages to the next meeting.
- A discussion of how to manage parking in Peabody during the planned improvements should also occur.
- Since Peabody may undergo an addition in the next few years, there was a question about whether it should be the next garage to be aesthetically improved after Chester.
- The concrete near the kiosks at Pierce are in poor repair and will be improved this spring.

6. Adjournment

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




---

<sup>1</sup>As amended at the June 3, 2026 meeting.

Aaron Ford, Parking Systems Manager

Laura Eichenhorn, City Transcriptionist

APPROVED