

**Birmingham City Commission - Special Workshop Meeting Minutes  
Monday, October 4, 2021**

**6:00 p.m.**

**Municipal Building, 151 Martin**

**Vimeo Link: <https://vimeo.com/event/3470/videos/610358498/>**

**Workshop Session**

**This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to participate in a discussion regarding Birmingham's public parking system.**

**I. Call to Order**

Pierre Boutros, Mayor

**II. Roll Call**

Alexandria Bingham, City Clerk, called the roll.

Present: Mayor Boutros  
Mayor Pro Tem Longe  
Commissioner Baller  
Commissioner Hoff  
Commissioner Host  
Commissioner Nickita  
Commissioner Sherman

Absent: None

Administration: City Manager Markus, City Clerk Bingham, Finance Director Gerber, City Attorney Kucharek

**III. Presentation & Discussion**

CM Markus introduced the item. FD Gerber and CM Markus presented the item.

In reply to Commission inquiries, FD Gerber explained:

- The funds for the parking system are invested and have rates of return comparable to the average return of two- or three-year Treasury bonds.
- Because the parking funds are part of the City's general cash the options for investing those funds are limited and they are invested separately from the City's retirement and health care funds.

In reply to Commission inquiries, CM Markus explained:

- The parking system is an enterprise fund;
- Changing of City ordinances would not change how special assessments or impact fees occur, but there may be creative ways to set up a district that would benefit the City;
- The City could consider not requiring parking in every single residential structure, or allowing a reduction of required residential parking;
- The formula previously used to calculate assessments might be complicated by trying to assess for parking in the Triangle, and the City would have to figure out how to address that issue; and,
- In order to determine an hourly charge, the City would take operational costs, create a projection of how much use there will be, and use that to determine hours of potential service and the hourly charge.

Commissioner Baller said he would like to hear more about how other communities are dealing with similar issues, and whether there are options for assessing increased density beyond 20 years. He stated that the City and the new Commission should make pedestrian safety across Woodward one of its highest priorities. Commissioner Baller continued that he would like to see another workshop on this topic in the next three to six months with a focus on identifying the guiding questions for this topic. He concluded by saying that he would like to see these workshops publicized on the City’s social media accounts so more people are aware of ongoing discussions.

Mayor Pro Tem Longe said providing parking for larger employers in the Triangle District might meet the requirement of providing direct benefit to those assessed.

CM Markus concurred, noting that doing so would decrease the burden on the parking system to the west of Woodward.

In reply to the Mayor Pro Tem, CM Markus confirmed that building extra floors on top of parking decks would also be assessable.

Mayor Pro Tem Longe stated the City could explore reducing residential parking requirements based either on a development’s proximity to parking decks or to public transportation. She noted doing so would increase both density and sustainability.

Commissioner Nickita said the City should look for lessons in west Dearborn’s recent building of a parking deck. He noted that reducing residential parking requirements in Birmingham would be beneficial, and that a number of recent developments in Detroit have shown residents’ enthusiasm for residential options with off-site parking. He noted that the parking decks in Birmingham should be used in the evening hours for residential parking. He stated it should be understood that the Triangle District will develop differently from the downtown area and plan accordingly. He stated that a public-private partnership for parking in the Triangle would be most appropriate in order to avoid the City having to purchase land. He also cautioned that all decisions regarding parking should be analyzed appropriately, noting for instance that a pedestrian bridge across Woodward would likely have negative impacts on the City.

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| <p><b>IV. Public Comment</b></p> |
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Duraid Markus raised the issue of Brookside’s prior admission to the Parking Assessment District (PAD) and asked whether there was a way for other developments to gain entry into the PAD since that occurred.

CM Markus said that he views Brookside's admission into the PAD as a mistake and said that it should not be taken as precedential.

Mayor Boutros recommended that Mr. Markus have his attorney get in touch with the City Attorney if Mr. Markus has any further questions about his current circumstances.

**V. Adjourn**

Mayor Boutros adjourned the meeting at 7:33 p.m.



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Alexandria Bingham, City Clerk  
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