



**MICHIGAN
PARKING
ASSOCIATION**

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SPRING 2017

Newsletter of the Michigan Parking Association

President's Parking Space

by Jay O'Dell



Jay O'Dell
MPA President

Winter has neared its end and with the coming spring season, parking professionals all around our great state are thinking about one thing... golf. Ok, maybe that's me, but I know I'm not completely alone there.

Our board has been working on our annual golf outing and summer conference. While final details will be coming out soon, I can tell you that we have decided to travel west with a visit to Grand Rapids on June 22-23. We are also

doing some things a little different this year. Baseball fans won't want to miss this one with a visit to the West Michigan Whitecaps after golf at Quail Ridge on Thursday.

Our conference topic is continuing to evolve. We'll have more of that information to you as it becomes finalized. Do you have something

you'd like to see covered? Something you'd like to share with other parking professionals? Let us know. As has been said many times, our association is what WE make it. We need YOU to be involved. Whether it is by sharing your experience or serving on the board, there is a place for you to help

us grow. Speaking of which, we elect our board at the summer conference so be sure to come out and join us for that.

As always, please feel free to reach out to any of us on the board. We are only an email away and would love to hear from you.

Jay

Save The Dates!

THURSDAY, JUNE 22, 2017
Annual Golf Outing
Quail Ridge Golf Club- Ada & Grand Rapids, MI
followed by a
West Michigan Whitecaps Game

FRIDAY, JUNE 23, 2017
Annual Summer Conference

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Riverfront garage latest example of soaring prices

By John Gallagher, Detroit Free Press



Photo: Elaine Cromie, Detroit Free Press

The Center parking garage located on Renaissance Drive West between Hart Plaza and the Renaissance Center in downtown Detroit.

The sale of a parking deck next to the Renaissance Center is expected to close this month for \$55 million — more than triple its previously estimated market value and the latest evidence of downtown Detroit's red-hot real estate market.

The buyer, MVP REIT of San Diego, owns a portfolio of parking lots and garages around the nation. REIT reported the purchase in a recent filing with the U.S. Securities and Exchange Commission. The property is known as the Center Parking Garage at 414 Renaissance Drive W. The structure is situated between the RenCen and Hart Plaza.

The new owners are expected to continue to operate the garage as a parking facility. An official for MVP REIT could not be reached

for comment Thursday.

Steve Morris, managing partner of the Farmington Hills-based firm Axis Advisor real estate firm, said the hefty purchase price reflects the growing popularity of downtown as a business center with firms including Quicken Loans and Blue Cross Blue Shield of Michigan bringing a large number of staffers downtown in recent years. That puts a premium on the limited supply of parking downtown.

"There are thousands of additional people working in the city that weren't there before. Parking is tight," Morris said. "This (the sale) is emblematic of companies from out of town reaching to be involved in the city and knowing they will easily be able to raise the daily rates based on the strong market and the lack

of supply."

The value of downtown Detroit real estate languished for many years during the city's decline, with office vacancy rates reaching near 30% and office rents among the lowest of large metro areas in the U.S. But as multiple companies, including Ally Financial and Adient, snapped up newly popular downtown sites, office vacancies have dropped to about 11%, and residential apartment rental rates have roughly doubled in a few short years.

With the economy expanding and automakers reporting record sales of vehicles in 2016, the popularity of downtown is likely to continue, and with it, the rise in real estate values. For that reason, paying a top-dollar price for a garage near the Renaissance Center represents a bet on the future.

Built in 1978, the 1,275-space garage leases parking to General Motors' employees in the RenCen as well as to daily visitors. It stands seven stories tall and measures 382,470 square feet.

The current owners who are selling are a group of local investors including Bloomfield Hills-based attorneys Lawrence Jackier and Alan Ackerman.

City of Detroit 2016 tax information shows the garage has had an assessed value of \$7.7 million, which translates into roughly half the estimated market value. That would indicate the buyers are paying significantly more than the marketplace recently thought the garage was worth.

How popular are Grand Rapids' electric vehicle charging stations?

By Amy Biolchini | amy_biolchini@mlive.com



Photo by Amy Biolchini - mlive.com

An electric vehicle charging station sits in front of Grand Rapids City Hall on Ottawa Avenue

How much are electric vehicle charging stations used in Grand Rapids?

City officials want to know. They're extending their contract with ChargePoint Inc. for one year in order to answer that question.

It's a cost of \$2,520 so the city can conduct a one-year "wholistic" evaluation, said Mobile GR and city Parking Manager Josh Naramore.

"We want to make sure this is the best that we can offer to people," Naramore said at the Tuesday, Jan. 10, meeting of the city's fiscal services committee.

Throughout the next several months, the city will be evaluating the electric vehicle charging program's usage in the city compared to larger trends of electric vehicle adoption - and then will be making recommendations to the Parking Commission and City Commission on any needed adjustments.

Second Ward Commissioner

Joseph Jones asked Naramore if the usage was what he expected.

"The usage has been pretty low in the past two to three years," Naramore said.

The charging stations used the most are at city-owned properties: the city's environmental services building on Market Avenue and the station located outside of city hall, Naramore said.

Charging stations in parking ramps, where people have to pay for their electricity use, aren't used much, Naramore said.

The city spent about \$18,000 to install five electric vehicle charging stations around Grand Rapids in 2011 that were purchased through a grant to the city. The city started its contract with ChargePoint at that time to manage the stations and process users' purchases in 2011, and renewed it again in 2014.

The first five charging stations - each with two connections, one at 120 volts

and one at 240 volts - are on Ottawa Avenue NW in front of City Hall and in the Ottawa-Fulton, Gallery on Fulton, Weston-Commerce and Government Center parking ramps.

There are a total of nine stations now that include DeVos Place, The Gallery Apartments at 10 Commerce Ave. SW, the city's water department on Oak Industrial Drive and the city's wastewater plant at 1300 Market Ave. SW, according to the ChargePoint website.

Naramore projected that use of electric vehicle charging stations by the city's vehicle fleet would grow in the next several years.

In July 2016 President Barack Obama announced a major effort between the public and private sector to push forward the adoption of electric vehicles, which included a defined strategy signed on to by producers of electric vehicles and power companies as well as \$4.5 billion in loan guarantees for the commercial-scale deployment of charging facilities.

In 2008 there were fewer than 500 electric vehicle charging stations nationwide - and today there are more than 16,000, according to information from the White House. Electric vehicle models on the market has increased from one to more than 20 options in the past eight years.

Globally, electric vehicle sales are projected to take off by 2020 as reductions in battery prices could make them more economical than a gas-fueled vehicle.

A Bloomberg report anticipates global electric vehicle sales will hit 41 million by 2040 and will account for 35 percent of new light duty vehicle sales. That would be 90 times more than the sales figures for 2015.

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Traverse City woman proposes new method to pay parking tickets

By Raphael Pires; [UpNorthLive.com](#)

TRAVERSE CITY (WPBN/WGTU) -- A Traverse City woman is trying to bring a new way of paying parking tickets while also helping the community.

"I remember just calling my mom and crying and telling her I don't know what to do about this, I've never had a parking ticket, I can't afford this right now."

Kelsea Cole is trying to bring the Food for Fines method to Traverse City.

That would mean instead of paying for a parking ticket, you would have the option of donating 10 canned goods.

"I actually saw it online on one of those 'Did you Know' posts and I thought it was a great idea," said Kelsea Cole who is trying to bring Food for Fines to Traverse City.

"I've been saying it needs to happen here for a while and then I got a parking ticket and then I was like, okay, this really needs to happen now."

That's when Cole decided to reach out to city parking officials.

"They got back to me and said that it has been brought up to the committee a few times, but it's been turned down for a list of reasons," said Cole.

This is the List:

· Who would manage the intake of canned goods and ensure they were not expired?

· Where will food be stored?

· How do we determine what value to assign to each donated item?

· Is there a cut off as to the number of times an individual can pay with donated items?

· Would like to explore options for providing reduced parking for employee parking permits for minimum wage workers.

· How do you determine which fines can be paid with donations (\$100 handicap fine, \$10 meter violations, \$10 no permit failure to display or all fines)?

· There are many organizations in the area, how is it determined who benefits from the program?

"Even if it doesn't pass and I can just inspire people to go volunteer or to even just donate canned goods to Father Fred then I think that'll be good enough for me honestly."

Cole has been collecting signatures on an online petition.

She said her next move is to present the idea at a city commission meeting.



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