

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 18

DATE:

October 19, 2010

RECOMMENDATION

WASHINGTON STREET PARKING LEASE AGREEMENT

ACTION REQUESTED

It is recommended that the Board of Regents authorize the President to execute an agreement with the City of Ypsilanti (the "City") to lease the EMU-owned portion of a surface parking lot (the "Lot") located at Washington and Pearl Streets to the City for five (5) years.

STAFF SUMMARY

The Lot – located near the College of Business ("COB") – is owned by the City and EMU. The City and EMU have jointly maintained the Lot, but the City plans to reduce its maintenance efforts due to budget constraints. John Donegan estimates that it would cost EMU an additional \$40,000/year to maintain the Lot. The Lot is located next to the AATA bus terminal that is used by EMU students who ride the bus to the COB. Unfortunately, the terminal has a history of non-violent criminal activity. To address this problem, the City leased, to EMU, several parking meters along N. Adams Street to create a special bus stop adjacent to the COB. Students and administrators preferred this arrangement because it allowed EMU students to access the bus at the COB. EMU paid the City more than \$30,000/year for this special bus stop, but the lease expired in June 2010.

The City wishes to use the Lot for public parking. The Executive Director of Government and Community Relations is negotiating a short-term (five year) lease of the Lot to the City. This arrangement would benefit EMU because: (1) EMU would retain ownership of the Lot; (2) the City would re-open the COB bus stop at no charge (saving EMU \$30,000/year); and (3) the City would assume all maintenance expenses related to the Lot. COB students who drive a car will continue to have ample parking opportunities, including parking in the COB garage, parking at Key Bank (where the COB leases spaces after 5:00 p.m.), and parking at the Lot (for a fee before 6:00 p.m., or for free after 6:00 p.m.). Administrators – including the Chief of Operations, Chief of Police, and Executive Director of Government and Community Relations – support this proposal. The General Counsel has reviewed and approved the latest draft of the proposed lease.

FISCAL IMPLICATIONS

EMU will reduce future expenses by approximately \$70,000/year (rent paid for the COB bus stop and future maintenance expenses that will be incurred if the lease is not approved).

ADMINISTRATIVE RECOMMENDATION

The proposed Board action has been reviewed and is recommended for Board approval.

University Executive Officer

Date