

Section 12: Acquisition Cost Proposal

Since the site for our proposal is publicly-owned and our proposal intends that the property remain publicly-owned, we do not anticipate acquisition costs. The City is expected to be the initial fiscal agent, but may be managed by a representative organization or consortium of partnership organizations.

If under certain circumstances in the future, a private sustaining partnership or foundation is established, terms of financial obligation may be determined. Many public-private agreements include a nominal lease amount to suit the defined obligations of ownership and tenancy.

(From RFP #743)

Independent Cost Determination

By submission of a proposal, the submitter certifies in connection with this proposal:

1. It has arrived at the costs in the proposal independently, without consultation, communication, or agreement, for the purpose of restricting competition as to any matter relating to such fees with any other proposal submitter or with any competitor;
2. Unless otherwise required by law, the costs which have been quoted in the proposal have not been knowingly disclosed by the submitter and will not knowingly be disclosed by the submitter prior to award directly or indirectly to any other prospective submitter or to any competitor; and
3. No attempt has been made or shall be made by the proposal submitter to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

Each person signing the proposal certifies that he/she is the person in the proposal submitter's organization responsible within that organization for the decision as to the acquisition cost proposal being offered in the proposal and has not participated (and will not participate) in any action contrary to Items 1-3 above.

Section 13: Financial Capacity

As a continuing owner and fiscal agent, the City of Ann Arbor has budget data and revenue details that would inform public financial commitments for the A2C2. Private partners, yet to be determined, would enter into appropriate agreements concerning financial capacities and obligations, evaluated by the parties, reviewed and approved by the managing public non-profit body.

As with any valued or essential public asset, the commitment to support is indefinite. Community support is in great store and should rise to the timely challenges of capitalizing and implementing the Ann Arbor Community Commons.

AUTHORIZED SIGNATURE: _____

Alice J. Ralph 13 Nov 2009

PRINTED NAME OF SIGNER: _____

ALICE J. RALPH

The Ann Arbor Committee for the Commons is an unincorporated voluntary grass-roots group. Membership is open to the Ann Arbor community. The signature above has been authorized by consensus for the purpose of submitting this proposal.

Section 13: Project Financing

Information of this section is submitted with Section 12.

Alternative Section 13: Financial Prospects

The A2C2 is an evolutionary, collaborative and incremental project with richly complex and dynamic financial prospects. The opportunities for public and private partnerships are numerous. The efficiencies and added value to institutions, services and systems are nearly unlimited. Partners will structure mutually beneficial investments with measurable results.

Parking structure construction cost savings from building more conservative foundations may be applied to the alternative surface development of the A2C2.

Estimated costs of surface parking lot development could be transferred to the initial alternative installations of the A2C2. We recognize that several parking spaces will be sacrificed for the A2C2. We believe that the net benefit to the city, including the inducement to use the underground parking spaces, far outweighs the loss of surface spaces.

The **DDA Housing Fund** may support infill development to enhance the edges of the A2C2 and nearby street frontages. This housing should be in a scale and configuration that would complement the adjacent historic districts and other existing residential properties. In addition, other small-scale development would create 'secondary addresses' at Library Lane compatible with offices that face William Street.

Parking swaps for dedicated underground parking or private buildable area should also result in contributions for further public A2C2 projects.

Parks millage funds may be applicable to certain phases of the A2C2.

Future event rentals may offset a portion of costs, including costs related to event street closures.

The Dean Fund may consider participation with tree installation as an updated companion to the Dean Promenade, part of our award-winning South Main Street.

External community development and cultural grants will be applicable due to the focus that the A2C2 provides.

Programs of the Downtown Library can benefit from generous accommodation for visitors and to stage outdoor events at reasonable cost. The AADL is a highly

Downtown Development Authority (DDA)

*"Market the civic center."
(PPS)*

Parks and Recreation

External Grants

AADL

prized and top-rated public institution that plans a building replacement design that will be oriented to Library Lane and integrated with the public underground parking.

The 1% for **Public Art Fund** may consider commissions.

The **Ann Arbor Convention and Visitors Bureau** may partner with the other business development organizations to fund an interactive information center. Ideas include a digital events calendar and illustrated orientation map, a digital non-motorized travel information center.

The online **annarbor.com** recently opened a highly visible interior community space. Located diagonally from Liberty Plaza, the new space is now open to the public weekdays from 9 a.m. to 5:30 p.m. Public community space may naturally extend outdoors beyond to the A2C2 and inside the Downtown Library.

At the northern part of the “Midtown District” the City of Ann Arbor is completing city services buildings including **Fire Services, Safety and Court Services, and Administrative Services**. After the loss of the printed daily newspaper, the City will need increasingly innovative means to communicate with and inform the public. Parking directly associated with this concentrated service center is severely limited. Interactive digital installations in the A2C2 can expand access to and information about these important services. Locating this information center adjacent to the Downtown Library, directly above convenient parking and amid inter-modal transportation services makes for a dynamic and efficient partnership.

If **SPARK** achieves its ultimate goal, the City may facilitate the transformation of current offices in the Michigan Square building to incubator-style offices and meeting rooms for **non-profit organizations**. The activities of non-profits often occur outside of regular business hours and would close a gap in activity levels to benefit Liberty Square and its relationship to the A2C2.

An alternative is location in new infill development on Library Lane.

AAPAC

Ann Arbor CVB

Media

Enhance innovative news and public information outlets.

Essential Services

Expand innovative delivery of public services.

Non-profit Co-op

The programs of **Washtenaw Community College** are enjoying high demand during the current economy. The Main Campus suffers from dependency on car commuting and parking shortage. With strategic planning, a satellite campus and mixed-use development on the “Old Y” site could be a positive legacy in the periphery of the A2C2.

The A2C2 is a catalyst for **increasing community value**. Savings will compare favorably to initial costs. Taxpayers and civic volunteers have already made contributions in money and in kind. We will continue to do so. Public investment is projected to be incremental and paired with various private initiatives. At what price, in any case, do we value our democratic civil society and the physical fabric where we thrive?

WCC

Citizenry

*To paraphrase the Song of Solomon, the essence of Ann Arbor requires a worthy setting, holding **value above rubies**.*