



33 North 9<sup>th</sup> Street  
 Suite B 50  
 Minneapolis, MN 55403  
 (612) 343-7275  
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July 13, 2007

Mr. Mike Sachi  
 Traffic & Parking Service Division  
 33 North 9<sup>th</sup> Street - Room 100  
 Minneapolis, MN 55403-1326

Dear Mike,

**RE: Ramp Sale Employee Concerns**

The following represents a summary of the employee statistics impacted by the ramp sale based primarily on the past six months historical data.

	Employees (fte)		Avg Hrs/Week	Avg Wage	Avg Length Employment	Avg Turnover	# Employees as % of System	# Hours as % of System
	Union	Non-Union						
Parking	26.34	20.89	1,889	\$11.99	8.41 yr	6.6%	18.3%	19.9%
Security	10.95	0	438	\$11.28	1.25 yr	7%	14.5%	17.3%
Janitorial	6.1	0	245	\$11.93	3.07 yr	19%	20%	18.6%

Detailed information by facility is provided on the attached worksheets.

Currently, we do not have any positions open, including the airport, and therefore cannot commit to relocating any displaced workers. Unfortunately, the collective bargaining agreement currently in place does not provide "bumping" rights across multiple facilities that would entitle a displaced union employee to relocate to another facility and assume the position of an employee with less seniority.

Over the past fifteen months, we have undergone a comprehensive, system-wide reorganization that has led to the elimination of approximately 25 full time positions. We have also restructured our organizational model, decreased the number of operations managers, and began a centralization process which is well underway that will likely result in greater efficiency through increased revenues, improved controls, and unfortunately, more job loss. These efforts are consistent with our commitment to reduce expenses and operate more efficiently.

Although we value our employees and are concerned about their future, instituting a retention requirement with the parking operation as a condition of the sale would obligate us to treat current employees very differently than how we have treated other employees in our past restructuring. As you will see in the attached letters from Security and Janitorial, our position is consistent with theirs.

If you have any questions, please feel free to contact me.

Sincerely,

Jon H. Seybold  
General Manager

Attach:

Cc: Tim Blazina  
Mark Muglich  
Brian Bush  
Ross Allanson



760 Harding St. NE  
Minneapolis, MN 55413-2865  
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Facsimile: (612) 378-9308

July 13, 2007

Sue Evazich:  
Ampco System Parking  
33 North 9th Street  
Suite B50  
Minneapolis, MN 55403

Re: ABM Janitorial position letter regarding pending parking ramp sale

Dear Sue,

Regarding the retention, relocation or absorption of the janitors impacted by the pending sale of the parking ramps, this is ABM Janitorial's position.

ABM Janitorial will work very hard to place the cleaners impacted by the sale of the parking ramps. We have a number of buildings we clean downtown and the likelihood of opportunity for transfer is good. Providing our cleaners will work with us regarding shift changes, assignments to other facilities and seniority compliance policies, we will do everything we can to keep our cleaners employed.

At the same time, however, we do not recommend the employees impacted by this sale be absorbed into the current parking operation. This would go against our efforts to find efficiencies and reduce our costs. Our position, all things, considered, is to find employment elsewhere for these employees.

Sincerely,

A handwritten signature in black ink that reads 'Greg Wohlforth'.

Greg Wohlforth  
North Central Region Sales Manager

Phone: 612-378-0646  
Email: [gwohlforth@abm.com](mailto:gwohlforth@abm.com)



752 Harding Street NE,  
Minneapolis, MN 55413  
(612) 331-4303 Office  
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July 13, 2007

Mr. Jon Seybold  
Ampco System Parking  
33 N. 9<sup>th</sup> Street, Suite B50  
Minneapolis, MN. 55403

Dear Jon:

Pursuant to the City Council's request for information pertaining to the impact to ABM Security employees in the event of the sale of the identified parking ramps please find ABM's response below:

1. In the event the ramps were sold and new ownership did not retain the security operation, ABM Security would layoff the impacted employees in accordance to the current CBA covering these employees. ABM Security would not be able to absorb the impacted employees into the current City of Minneapolis Parking security operation. Currently there are no open positions to offer the impacted employees. ABM Security will maintain a recall list and will offer positions to impacted employees as they become available and in accordance to the employee seniority dates.
2. As outlined above, ABM would not be able to absorb the impacted employees into other ABM operations as we do not have open positions at other locations to offer the impacted employees. ABM Security will offer positions to impacted employees as positions become available in the same manner as outlined above.
3. If the City Council proposes to maintain employment for the impacted employees regardless if positions are available the cost would be borne by the City of Minneapolis. ABM Security would not endorse this program as it would counter our efforts to create efficiencies within the security program and reduce the City's operating expense.

Please feel free to contact me with any other questions or concerns.

Regards,

John A. Zingaro  
Midwest Regional Manager  
ABM Security Services

## Effects of Ramp Closures

PARKING								
RAMP	JOB CLASS	STATUS	UNION/NON	RATE OF PAY	DATE OF HIRE	AVG TENURE	AVG HRS	WKLY PAY
<b>ST. ANTHONY</b>								
8062	Super/Office	FT/PT	NON-UNION	\$ 12.50	See Tenure	12.00	108.56	\$1,357.00
8062	CASHIER	FT/PT	UNION	\$ 11.09	See Tenure	6.90	84.03	\$931.89
8062	MGMT			\$201.85			10	\$201.85
				<b>Total Employees (FTE)</b>		<b>5.06</b>		
<b>GATEWAY</b>								
8063	Super/Office	FT/PT	NON-UNION	\$ 12.50	See Tenure	11.00	93.50	\$1,168.75
8063	CASHIER	FT/PT	UNION	\$ 11.09	See Tenure	6.10	130.43	\$1,446.47
8063	MGMT			\$312.98			17.00	\$312.98
				<b>Total Employees (FTE)</b>		<b>6.02</b>		
<b>CENTRE VILLAGE</b>								
8064	Super/Office	FT/PT	NON-UNION	\$ 12.25	See Tenure	9.50	156.89	\$1,921.90
8064	CASHIER	FT/PT	UNION	\$ 11.09	See Tenure	5.64	253.87	\$2,815.42
8064	MGMT			\$265.49			14.00	\$265.49
				<b>Total Employees (FTE)</b>		<b>10.62</b>		
<b>SEVEN CORNERS</b>								
8065	Super/Office	FT/PT	NON-UNION	\$ 12.25	See Tenure	9.10	183.95	\$2,253.39
8065	CASHIER	FT/PT	UNION	\$ 11.09	See Tenure	5.60	253.76	\$2,814.20
8065	MGMT			\$178.33			9.00	\$178.33
				<b>Total Employees (FTE)</b>		<b>11.17</b>		
<b>COURTHOUSE</b>								
8071	Super/Office	FT/PT	NON-UNION	\$ 12.50	See Tenure	10.90	82.44	\$1,030.50
8071	CASHIER	FT/PT	UNION	\$ 11.09	See Tenure	7.40	77.84	\$863.25
8071	MGMT			\$64.97			3.00	\$64.97
				<b>Total Employees (FTE)</b>		<b>4.08</b>		
<b>DOWNTOWN EAST</b>								
8076	Super/Office	FT/PT	NON-UNION	\$ 14.00			49.33	\$690.62
8076	CASHIER	FT/PT	UNION	\$ 9.83			20.17	\$198.27
8076	MGMT			\$100.82			5.00	\$100.82
				<b>Total Employees (FTE)</b>		<b>1.86</b>		
<b>RIVERFRONT</b>								
8079	Super/Office	FT/PT	NON-UNION	\$ 11.50			90.73	\$1,043.40
8079	CASHIER	FT/PT	UNION	\$ 12.00			233.58	\$2,802.96
8079	MGMT			\$197			12.00	\$197
				<b>Total Employees (FTE)</b>		<b>8.41</b>	<b>1,889.08</b>	
				<b>Total Employees (FTE)</b>	<b>47.23</b>	<b>18.30%</b>	<b>TOTAL HRS</b>	<b>Total Pay</b>
						<b>of system</b>	<b>1888.08</b>	<b>\$22,659.00</b>
							<b>19,903%</b>	<b>Avg Tenure (yrs)</b>
							<b>9482 avg system hrs</b>	<b>8.41</b>
AVERAGE TURNOVER RATE FOR PARKING SYSTEM 17 terminations 07 258 Employees 6.6% turnover THE AIRPORT DOES NOT HAVE ANY POSITIONS AVAILABLE AT THIS TIME								

## Effects of Ramp Closures

SECURITY									
RAMP	JOB CLASS	STATUS	UNION/NON	RATE OF PAY	DATE OF HIRE	TENURE	AVG HRS	WKLY PAY	
ST. ANTHONY									
8062	PATROL			\$12.25			14	\$171.50	
GATEWAY									
8063	SEC. OFFICER	FT	UNION	\$10.60	4/1/2006	1.25	40	\$424.00	
CENTRE VILLAGE									
8064	SEC. OFFICER	FT	UNION	\$11.10	4/1/2006	1.25	40	\$444.00	
8064	SEC. OFFICER	FT	UNION	\$11.10	4/1/2006	1.25	40	\$444.00	
SEVEN CORNERS									
8065	SEC. OFFICER	FT	UNION	\$10.60	4/1/2006	1.25	16	\$169.60	
8065	PATROL			\$12.25			14	\$171.50	
COURTHOUSE									
8071	SEC. OFFICER	FT	UNION	\$13.65	4/1/2006	1.25	40	\$546.00	
8071	SEC. OFFICER	FT	UNION	\$10.60	4/1/2006	1.25	40	\$424.00	
8071	SEC. OFFICER	FT	UNION	\$11.10	4/1/2006	1.25	40	\$444.00	
8071	SEC. OFFICER	FT	UNION	\$10.60	4/1/2006	1.25	40	\$424.00	
8071	SEC. OFFICER	FT	UNION	\$10.60	4/1/2006	1.25	40	\$424.00	
8071	SEC. OFFICER	FT	UNION	\$11.10	4/1/2006	1.25	40	\$444.00	
8071	SEC. OFFICER	FT	UNION	\$11.60	4/1/2006	1.25	8	\$92.80	
DOWNTOWN EAST									
8076	PATROL			\$12.25			10	\$122.50	
RIVERFRONT									
8079	PATROL			\$12.25			16	\$196.00	
							\$4,941.90		
Total Employees					10.95 FTE	14.74%	TOTAL HRS	Total Pay	Avg Tenure (yrs)
						of system	438	\$4,941.90	1.25
							17.3 % Of System		

AVERAGE TURNOVER RATE FOR ABM SECURITY IS 7%  
 ABM SECURITY DOES NOT HAVE ANY POSITIONS AVAILABLE AT THIS TIME

JANITORIAL									
RAMP	JOB CLASS	STATUS	UNION/NON	RATE OF PAY	DATE OF HIRE	TENURE	AVG HRS	WKLY PAY	
ST. ANTHONY									
8062	GEN CLEANER	PT	UNION	\$10.35	3/29/2006	1.50	19	\$196.65	
GATEWAY									
8063	GEN CLEANER	FT	UNION	\$12.77	11/10/1995	11.75	40	\$510.80	
CENTRE VILLAGE									
8064	GEN CLEANER	FT	UNION	\$12.77	4/1/2006	1.75	40	\$510.80	
8064	GEN CLEANER	FT	UNION	\$12.77	3/29/2007	0.25	40	\$510.80	
8064	GEN CLEANER	PT	UNION	\$10.35	3/22/2007	0.25	16	\$165.60	
SEVEN CORNERS									
8065	GEN CLEANER	PT	UNION	\$10.35	12/5/2006	0.50	20	\$207.00	
COURTHOUSE									
8071	GEN CLEANER	PT	UNION	\$10.35	11/30/2006	0.50	15	\$155.25	
DOWNTOWN EAST									
8076	GEN CLEANER	PT	UNION	\$10.35	10/9/2006	0.75	15	\$155.25	
RIVERFRONT									
8079	GEN CLEANER	FT	UNION	\$12.77	4/1/2006	1.50	40	\$510.80	
							245		
Total Employees					6.1 FTE	20.00%	TOTAL HRS	Total Pay	Avg Tenure (yrs)
						of system	245	\$2,922.95	3.07
							18.6% OF SYSTEM		

AVERAGE TURNOVER RATE FOR ABM JANITORIAL IS 19%  
 ABM JANITORIAL WILL MAKE EVERY ATTEMPT TO CONTINUE EMPLOYMENT WITH ALL AFFECTED EMPLOYEES