

**Ann Arbor Downtown Development Authority
Special Board Meeting Minutes
Wednesday, March 12, 2008**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair Roger Hewitt called the meeting to order at 12:07 p.m.

1. ROLL CALL

Present: Rene Greff, Leah Gunn, Jennifer Hall, Roger Hewitt, John Hieftje, Joan Lowenstein, Sandi Smith, John Splitt

Absent: Gary Boren, Russ Collins, Dave DeVarti, John Mouat

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director

Audience: Adrian Iraola, Washtenaw Engineering

2. AUDIENCE PARTICIPATION

None.

3. NEW BUSINESS

Mr. Collins and Mr. Boren enter

Mr. Splitt said that the Committee held interviews with two design teams for the underground parking structure project on March 6th. The sessions were well attended and the two teams were clearly very highly qualified with excellent credentials. **Ms. Gunn made a motion, seconded by Ms. Smith on the following resolution:**

RESOLUTION AUTHORIZING THE SELECTION OF A CONSULTING DESIGN TEAM FOR THE SOUTH FIFTH AVENUE PARKING STRUCTURE PROJECT

Whereas, The 2003 DDA Renewal Plan sets forward the strategy for the DDA to construct parking facilities to support existing and future downtown developments;

Whereas, The 2007 Nelson/Nygaard Comprehensive Downtown Parking Study determined that "strategies for addressing an anticipated development demand for more than 50, and as many as 100, new monthly-permits each year over the next five to ten years should be a top planning priority for the DDA and the City."

Whereas, In February 2008 City Council authorized the DDA to design and construct an underground parking garage under the South Fifth Avenue lot with at least 500 parking spaces, subject to approval by the City Council of the project site plan;

Whereas, In February 2008 the DDA mailed a Request for Proposals (RFP) for this project, and in early March two design teams provided responses

Whereas, On March 6, 2008, the Capital Improvements Committee interviewed both design teams, and after extensive discussion, resolved to recommend the selection of the following team to prepare the schematic and conceptual design for the South Fifth Avenue Parking Structure: Carl Walker, Inc., Luckenbach/Ziegelman Architects, Douglas Kelbaugh, AIA, Beckett & Raeder, Inc., Alexander Resources, Midwestern Consultants, Berbiglia Associates;

Whereas, The DDA Project Manager and Capital Improvements Committee also reviewed the proposed project work plan provided by the consultant, and the fees associated with those services;

RESOLVED, The DDA approves a Professional Services Agreement in the amount of \$1,448,668.00 with the design team of Carl Walker, Inc., Luckenbach/Ziegelman Architects, Douglas Kelbaugh, AIA, Beckett & Raeder, Inc., Alexander Resources, Midwestern Consultants, Berbiglia Associates;

RESOLVED, That the DDA Capital Improvements Committee Chair and Executive Director be authorized to oversee and execute said Professional Services Agreement.

RESOLVED, That the DDA Capital Improvements Committee Chair and Executive Director be authorized to oversee changes in the scope of work as necessary to complete the design within the limits of the approved sum.

Mr. Hewitt said that each of the two design teams interviewed had strengths to offer. Some important elements that helped sway the decision toward this consulting team was their primary emphasis throughout the presentation on the many underground parking structures they had designed. This was helpful, since this will be an underground structure. The team brings with it Fran Alexander of Alexander & Associates to help elicit public input into the project, as well as Doug Kelbaugh to help with urban planning elements. Ms. Gunn added that it will be very helpful that the architect for this project, Carl Luckenbach, will be the same architect for the Library project so we can work together productively. Ms. Smith noted that the other proposal received by the DDA had great strengths as well, and in particular, she was very appreciative of Mr. Pollack's extensive professional experience and knowledge of the values of this community. Mr. Hewitt said that he wanted to echo that sentiment.

Mr. DeVarti enters.

A vote on the motion to approve the resolution showed:

AYES: Boren, Collins, DeVarti, Greff, Gunn, Hall, Hewitt, Hieftje, Lowenstein, Smith, Splitt

NAYES: None

Absent: Mouat

The motion carried.

Mr. Splitt moved and Ms. Gunn seconded the following resolution.

RESOLUTION TO RATIFY THE SELECTION OF ADAMO DEMOLITION COMPANY TO DEMOLISH THE FORMER YMCA BUILDING AT 350 S. FIFTH AVENUE

Whereas, The City of Ann Arbor purchased the former YMCA property at 350 S. Fifth Avenue in December 2003 with the financial assistance of the DDA in recognition of the value the DDA and City Council placed in preserving the 100 units of housing on this site for very low income individuals in the downtown;

Whereas, The former YMCA building was closed in 2005, is no longer habitable, and has become an eyesore;

Whereas, On November 19, 2007 City Council approved R-07-566 requesting the DDA's assistance demolishing the building as soon as possible, potentially followed by the establishment of a temporary public parking lot;

Whereas, On February 6, 2008 the DDA voted to approve the demolition of the former YMCA building as requested by City Council, including the expenditure of up to \$1.5 million for this demolition project to be paid for using the DDA's 003 TIF funds;

Whereas, The DDA Capital Improvements Committee solicited proposals, and received bids on March 4, 2008, and after evaluation of all bids, has selected Adamo Demolition Company of Detroit, Michigan as the lowest responsible bidder for this project with a base bid of \$362,912.000 ;

RESOLVED, The DDA ratifies the selection made by the DDA Capital Improvements Committee of Adamo Demolition Company, and approves the necessary expenditure of funds under the proposed contract.

RESOLVED, That the DDA Capital Improvements Committee Chair and Executive Director be authorized to oversee and execute documents relating to this demolition project.

Mr. DeVarti said that he thought that this was a reasonable bid, but he would vote against this resolution as he will for any resolution regarding this site, until a plan to replace the 100 SRO units is approved. Mr. Hieftje said that he was pleased to learn that this is a union contractor.

A vote on the motion to approve the resolution showed:

AYES: Collins, Greff, Gunn, Hall, Hewitt, Hieftje, Lowenstein, Smith, Splitt

NAYES: Boren, DeVarti

Absent: Mouat

The motion carried.

4. OTHER DDA BUSINESS MATTERS

None.

5. OTHER AUDIENCE PARTICIPATION
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None.

6. ADJOURNMENT

As there was no further discussion Ms. Gunn moved the adjournment of the meeting at 10:27 a.m.

Respectfully submitted,
Susan Pollay, Executive Director