

MINUTES
Downtown Development Authority Meeting
Wednesday, April 2, 2003

Place: Kerrytown Concert House, 415 N. Fourth Avenue, Ann Arbor, MI 48104
Time: DDA Chair Bob Gillett called the meeting to order at 12:09 p.m.

1. Roll Call

Present: Rob Aldrich, Fred Beal, Jean Carlberg (sitting in for John Hieftje), Dave DeVarti, David Fritz, Bob Gillett, Rene Greff, Leah Gunn, Lorri Sipes, Dave Solo

Absent: Ron Dankert

Staff Present: Susan Pollay, Executive Director

Joe Morehouse, Deputy Director
Adrian Iraola, Project Manager
Sarah Armstrong

Audience: Brian Barrick, Pollack Design Associates
Jim Corbett, Republic Parking System
Brandt Coultas, Chamber of Commerce/Get!Downtown Program
Christie Dunbar, Pollack Design Associates
Ray Detter, Citizens Advisory Council
Mark Hodesh, Downtown Home and Garden
Donna Johnson, City Planning Department
Cathy O'Donnell, Ann Arbor News

2. APPROVAL OF MINUTES

Mr. Fritz moved and Ms. Gunn seconded the approval of the March 5, 2003 minutes.

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

3. AUDIENCE PARTICIPATION

Brandt Coultas, Get!Downtown Coordinator, announced a Bike to Work Challenge during Bike to Work Week, May 12-16, 2003. They are asking businesses to keep track of their employees who bike to work that week, and there will be prizes and recognition for participants. Research last year showed that 3-4% of people use a bike as their primary commuting mode; another 6-10% use it as a secondary mode and about 20% had biked in the past five years. Also it was noted that about 50% of those who work downtown own a bike, so there is potential to increase the number of people biking downtown. Bike to Work Day ride is on May 16. Folks will meet at Zion Lutheran Church on W. Liberty and ride downtown at 7:30 a.m. Everyone is invited to participate.

4. CITIZENS ADVISORY COUNCIL

The Citizens Advisory Council did not meet last night in order that our members could attend the Planning Commission meeting on the issue of Lower Town development. We believe that a carefully planned, mixed use, higher density development in Lower Town can only have a very positive affect upon achieving our goals for the downtown. We were pleased that a modified form of the Broadway Village concept was approved last night—with the help and support of Councilperson Jean Carlberg—and we look forward to the Brownfield discussions that will shape the final form of this important project.

Even though we did not meet last night, the Citizens Council would be in support of your passage of the resolution approving necessary funds for improvements in Liberty Plaza. We would also strongly support approval of your resolution urging City Council to ban Segway vehicles from high pedestrian traffic sidewalks in the DDA District. A year ago, on the urging of CAC member Richard Shackson, we wrote a letter to the Senate Committee on Transportation and Tourism opposing legislation that would have limited the power of local governments to restrict the use of these vehicles. A part of that letter states our position exactly:

“We oppose on several grounds, but the most serious is for the safety of pedestrians. We believe that a safe, pleasant pedestrian environment is absolutely necessary for the health of downtown and its people, and we have concentrated on improving this environment. We are currently considering measures to reduce the unacceptable level of bicycle-pedestrian collisions that are now occurring on our sidewalks. We have pedestrian injuries in collisions with light bicycles at speeds of five to ten miles per hour, and we are appalled by the prospect of seventy pound vehicles and hundred and fifty pound drivers moving at ten to twenty miles per hour on these sidewalks. We urge you to consider the safety of the millions of rightful users of sidewalks, and permit local authorities to continue to control the use of these facilities for the public good.”

Finally, I wish to announce that the City of Ann Arbor has been selected to receive the Michigan Historic Preservation Network 2003 Government/Institution Award for the Downtown Ann Arbor Historical Street Exhibit Program. This award is presented to agencies, cities and/or institutions who by their actions have accomplished significant positive changes in the historic preservation climate and activities which have made a significant contribution to the preservation of Michigan's heritage. The Citizens Council wishes to congratulate the DDA on this award. Without the DDA encouragement and financial support the Historical Street Exhibit Program would not have been possible.

5. NEW BUSINESS

Mr. Gillett reported that the Executive Committee completed their evaluation of the Executive Director and thanked the board members for their input. He said that she had received excellent ratings.

Mr. Gillett reported that after discussions with LibertyFirst, that the First and Washington development agreement is now officially terminated on terms acceptable to the Executive Committee. He thanked LibertyFirst, saying that the DDA recognized their hard work and that the DDA and LibertyFirst began the project as partners and now are working together in the spirit of partnership as the project terminates.

6. OLD BUSINESS

None.

7. SUBCOMMITTEE REPORTS

OPERATIONS COMMITTEE

Ms. Gunn reported, in Mr. Dankert's absence, that the Committee had reviewed the financial statements in detail with staff, and that the DDA's finances were in good shape. Of note is that parking revenues are slightly above budget, particularly for the Forest Avenue parking structure. Ms. Gunn moved and Mr. Fritz seconded the motion to approve the financial report. Mr. Morehouse answered questions from the board, and then the vote was taken:

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

Ms. Gunn pointed to a memo in the packet showing the cost for the DDA laptop computers.

Meter Bag Rental Policy. Ms. Gunn reported that the committee has recommended meter bag policy guidelines and will submit a resolution urging the City to modify its policy requiring meter bag placement 24 hours in advance because it is excessive and people have been complaining because it causes valuable street meter spaces to be out of service longer than needed. Comments were made that it appears that there has been a much greater number of meter bags in use lately.

LEOPARD. Ms. Gunn said that they had a request from the Police Department to use the Kline lot in June for an obstacle course for law enforcement officers to compete. The event will be sponsored by ESPN, and competitors will come from all over the region, with the winners competing on a national level. The Main St. Area Association strongly supported this, as they see it as a draw to downtown.

Antenna request. Ms. Gunn reported that they received a request to place an antenna in the Forest structure. The price is being negotiated.

Mr. Beal asked what happened to the request to install artwork in the stairwells at Fourth/William. Ms. Pollay said that the Committee is awaiting additional information, including maintenance expectations.

PLANNING COMMITTEE

Ms. Greff thanked DDA members for getting Renewal Plan changes to her. She said that the edits helped the Plan to read better, and clarified language in important ways. She said that it was understood that this was meant to be a working document, and DDA approval of the Plan would represent our understanding of the starting point for discussion with City Council, not the end of it. Mr. Gillett thanked Ms. Greff for her hard work on the project and moved the following resolution with support from Ms. Sipes:

RESOLUTION TO APPROVE THE 2003-2033 DDA RENEWAL PLAN

WHEREAS, The DDA Planning Committee began discussions in September, 1999 regarding the need to renew the Ann Arbor Downtown Development Authority prior to its expiration in 2012;

WHEREAS, DDA board members, Citizens Advisory Council members, and numerous others contributed hundreds of hours drafting a new DDA 2003-2033 Renewal Plan;

WHEREAS, Over the past three and a half years many discussions have taken place with City Council and Planning Commission members, downtown and nearby residents, downtown business owners, representatives of the Chamber of Commerce and many others, and these discussions have provided valuable input into the 2003-2033 DDA Renewal Plan;

WHEREAS, A public hearing was held November 18, 2002 and carried over until December 2, 2002 to elicit comments from the community on the DDA Renewal, and nearly all of the thirty-six participants spoke passionately about the need for a DDA and the many successes achieved by this DDA in its first twenty years;

WHEREAS, Following this public hearing, additional input was gathered and text of the 2003-2033 Renewal Plan was reorganized and refined;

WHEREAS, The next step following DDA approval will be to work with the City Council to ensure that the DDA 2003-2033 Renewal Plan meets the goals of the City;

Whereas, The DDA recognizes this Plan is a working document and looks forward to continuing its dialogue with Council to ensure the Plan addresses future downtown planning issues;

WHEREAS, DDA approval of this Plan is needed to move forward;

RESOLVED, The DDA approves the 2003-2033 Renewal Plan as recommended by the DDA Planning Committee.

A roll call vote on the motion showed:

AYES: Aldrich, Beal, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Abstain: Carlberg

Absent: Dankert

The motion carried.

Ms. Greff moved and Ms. Gunn seconded the following resolution:

RESOLUTION URGING CITY COUNCIL TO BAN SEGWAY VEHICLES FROM HIGH PEDESTRIAN TRAFFIC SIDEWALKS IN THE DDA DISTRICT

Whereas, As part of its 2003-2033 Renewal Plan, the DDA promotes the downtown as a pedestrian-friendly environment, in which the preferred mode of transportation is on foot;

Whereas, This Plan specifically directs the DDA to support programs and policies that aim to reduce conflicts between pedestrians and vehicles, both on the sidewalk and in the street;

Whereas, As an example of this, at its March 5, 2003 meeting the DDA approved a proposal from the Greenway Collaborative, Inc. to study ways to improve pedestrian and bicycle safety in the State Street Area;

Whereas, The Segway is being promoted nationally as a "Human Transporter" and as an "environmentally friendly" vehicle, and is in fact a battery-powered, upright scooter-like device controlled by body movements with the help of tiny computers and balance-controlling gyroscopes;

Whereas, Communities such as San Francisco have outlawed use of the Segway on its sidewalks despite intense lobbying by Segway LLC;

Whereas, Banning Segways from sidewalks was done because this device was perceived as a safety hazard because it weighs 69 pounds and travels at up to 12.5 mph -- three times faster than the typical pedestrian;

Whereas, No states, including Michigan, require that its Segway drivers be trained to operate this equipment safely;

Whereas, Sidewalks in the DDA District are heavily trafficked by pedestrians and a swift, nearly silent vehicle coming at them or behind them would place them at risk;

Whereas, This vehicle in particular would place our elderly and mobility-impaired members of our community at risk;

Whereas, The DDA has heard concerns raised by representatives of the City's Commission on Disabilities about the potential for conflicts between Segway riders and other people using the sidewalks or crossing the street;

Resolved, The DDA resolves to urge City Council to formally ban Segways from sidewalks in the DDA District for reasons of pedestrian safety.

Ms. Greff said that at the last meeting Mr. Hieftje had asked if the DDA would consider a resolution like this. Mr. Solo asked if postal employees would be included. Ms. Pollay said that if Council supported

this action, it would affect all users on City sidewalks. Ms. Gunn said that she felt this was appropriate, as fast-moving vehicles on the sidewalks were not in keeping with a pedestrian-friendly downtown.

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

Ms. Greff reported that the committee will be recommending an amendment to the bylaws clarifying DDA board attendance and committee expectations. This will clean up the language and help incoming board members understand what is expected of them. A resolution will be brought to the June meeting.

Ms. Greff reminded everyone that there is a work session with City Council on April 14th to discuss renewal. All were invited to attend.

CAPITAL IMPROVEMENTS COMMITTEE

State Street Area Pedestrian Improvement Project, Liberty Plaza Park Repair Project, and EU/Church/Forest Sidewalk Repair Project, Clean Up Bridge Removal at Forest-Status. Mr. Beal reported that bids were received and explained the process involved. With that Mr. Beal moved and Mr. Solo seconded the following resolutions:

**RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH PETER A. BASILE SONS, INC.
FOR THE E.U./CHURCH/FOREST SIDEWALK REPAIR PROJECT**

Whereas, DDA Plan objectives include undertaking improvements to existing streets and public utilities in order to stimulate new private investment in the area;

Whereas, Several DDA members participated in the annual downtown spring maintenance walk through with City staff in Spring 2002, and determined that a number of sidewalks in the S.U. area were in need of extensive repair, including E. University, Church and Forest;

Whereas, The DDA selected Mitchell & Mouat architects to design the repair/improvement project on November 6, 2002;

Whereas, On January 20, 2003, this project was advertised in the Michigan Contractor and Builder Magazine, soliciting information from interested contractors;

Whereas, In mid January 2003, a selection panel was formed to review responses from contractors;

Whereas, On February 3, 2003, seven responses from general contractors were received. One response from a subcontractor was received, resulting in the invitation of Warren Contractors, Peter A. Basile Sons, Inc., Krull Construction Co. Inc., and Doan Construction to bid;

Whereas, On March 31, 2003 one base bid was received for this project from Peter A. Basile Sons, Inc. in the sum of \$267,830.40, which amount is \$5,330.40 more than the construction estimate;

Whereas, The bidder also submitted, as required, alternate proposals;

Whereas, The DDA approved construction budget of \$400,000 will enable us to complete work included as part of the base bid, plus some additional work included as alternates;

Whereas, The DDA Capital Improvements Committee Consultants and Staff have reviewed the bid quantities and alternates;

RESOLVED, The DDA approves a construction contract with Peter A. Basile Sons, Inc. for sidewalk repairs and improvements on E. University, Church, and Forest Avenue;

RESOLVED, The Capital Improvements Committee and DDA Project Manager are authorized to oversee and execute a construction contract as necessary for the completion of this project within the limits of the approved budget.

Ms. Gunn proposed a friendly amendment to change "construction budget" to "project budget" under the second to last Whereas. Mr. Beal said that this was acceptable.

A vote on the amended motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The amended motion carried.

Mr. Beal moved and Ms. Gunn seconded the following resolution:

**RESOLUTION INCREASING THE LIBERTY PLAZA PARK REPAIR PROJECT BUDGET TO \$225,000
AND APPROVING A CONSTRUCTION CONTRACT WITH PETER A. BASILE SONS, INC.**

Whereas, The DDA's 2003-2033 Renewal Plan strategies include:

- Installation of improvements, including furniture and lighting, to downtown open spaces including Liberty Plaza Park.
- Partnership with the City Parks Department to provide for maintenance of downtown parks.

Whereas, An assessment of Liberty Plaza Park has shown that repairs are needed, including the replacement of lights, concrete pavers, and miscellaneous street furniture;

Whereas, A proposed plan to repair and improve the Park was voluntarily developed by Pollack Design Associates and refined through a series of meetings by the Friends of Liberty Plaza Park, in collaboration with the Parks Department, Police Department, Kempf House, District Library, First Martin Corporation, and other stakeholders;

Whereas, The plan has also been presented to representatives of the City Parks Advisory Committee who have also indicated their support for the DDA moving forward;

Whereas, The initial cost of the project was estimated to be \$200,000 including contingencies, and the DDA approved a project budget in the amount of \$200,000 at their December 2002 meeting;

Whereas, The Parks Department has indicated it can provide \$50,000 toward the cost of repairs in the Park;

Whereas, On January 20, 2003, this project was advertised in the Michigan Contractor and Builder Magazine, soliciting information from interested contractors;

Whereas, In mid January 2003, a selection panel was formed to review responses from contractors;

Whereas, On February 3, 2003, seven responses from general contractors were received: One response from a subcontractor was received, resulting in the invitation of Warren Contractors, Peter A. Basile Sons, Inc., Krull Construction Co. Inc., and Doan Construction to bid by the selection committee;

Whereas, On March 31, 2003 two bids were received, the lesser base bid from Peter A. Basile Sons, Inc. in the amount of \$268, 974.91 and the second one from Krull Construction Co. Inc. in the amount of \$341,591.00;

Whereas, The low bid amount is approximately \$110,000.00 more than the construction estimate;

Whereas, Discussions with the low bidder on April 1, 2003 indicate that several construction items can be deleted from the project;

Whereas, The DDA Capital Improvements Committee Consultants and Staff have reviewed the bid quantities and proposed additions, and recommend increasing the project budget to \$225,000 to enable the substantial completion of the project as envisioned;

RESOLVED, The DDA approves a construction contract with Peter A. Basile Sons, Inc. for improvements to Liberty Plaza Park.

RESOLVED, The DDA authorizes increasing the project budget to \$225,000;

RESOLVED, The Capital Improvements Committee and DDA Project Manager are authorized to oversee and execute a construction contract as necessary for the completion of this project within the limits of the approved budget.

Mr. Beal explained that this project has evolved over time. This resolution proposes we raise the project budget by \$25,000 to \$225,000, of which \$50,000 is coming from the Parks Department, and take some of the work around the perimeter of this project and put it into the State Street project. Once completed, the project will give the Park a new, freshened look.

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

Mr. Beal explained that the next resolution approves a construction contract with Doan Construction for the base bid and authorizes the Committee and DDA Project Manager to select the alternates that will fit within the State St. Area Improvement Project budget. The primary scope of work with Doan would be Washington St. from State to Fifth, and Liberty Street from S. Division to Fifth.

Mr. Beal moved and Mr. Solo seconded the following resolution:

**RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH DOAN CONSTRUCTION CO.
FOR THE STATE STREET AREA PEDESTRIAN IMPROVEMENTS PROJECT ~ PHASE II**

Whereas, On April 4, 2001 the DDA approved a conceptual plan for the State Street Area Pedestrian Improvement Project as follows:

1. Lighting, paving, planters, trees, furniture, etc. on the following blocks:
 - State St. ~ Washington to William
 - Liberty St. ~ State to S. Division
 - North University ~ State to Thayer
 - Maynard St. ~ Liberty to William
 - William St. ~ State to Thompson
2. Lighting only improvements for:
 - Washington St. ~ State to Fifth
 - Thompson St. ~ Liberty to William
 - Thayer St. ~ Washington to N. University
 - Liberty St. ~ S. Division to S. Fifth

3. Alternate Improvements:

Lighting improvements to the Maynard and Liberty Square parking structures, sidewalk replacement on tertiary streets (Washington, Thompson, Thayer, Liberty from Division to Fifth, and William from Thompson to Fifth), lighting on William between Thompson and Fifth

Whereas, On January 9, 2002, the DDA resolved to increase its project budget to \$5.5 million, and authorized the Capital Improvements Committee to oversee the contractor selection process and make recommendations on project scope;

Whereas, Construction drawings were distributed, and bids were opened on Tuesday, January 15th, 2002, with Abbott Construction, Inc. the lowest responsible bidder;

Whereas, The Capital Improvements Committee has determined that sufficient contingency funds remain in the project budget to enable the completion of remaining alternate items included in the approved conceptual plan but not included in the Phase I contract;

Whereas, The DDA Project Manager and consultants made a recommendation to the DDA Capital Improvements Committee to pursue a different contractor to complete the improvements labeled State Street Phase II Project;

Whereas, On January 20, 2003, this project was advertised in the Michigan Contractor and Builder Magazine, soliciting information from interested contractors;

Whereas, In mid January 2003, a selection panel was formed to review responses from contractors;

Whereas, On February 3, 2003, seven responses from general contractors were received. One response from a subcontractor was received, resulting in the invitation of Warren Contractors, Peter A. Basile Sons, Inc., Krull Construction Co. Inc., and Doan Construction to bid;

Whereas, On March 31, 2003 two bids were received, the lesser base bid in the amount of \$334,137.50 from Doan Construction Co.;

Whereas, The bidder also submitted, as required, several alternate proposals;

Whereas, The DDA Capital Improvements Committee Consultants and Staff have reviewed the bid quantities and alternates, and recommend the DDA approving a construction contract with Doan Construction Company;

RESOLVED, The DDA approves a construction contract with Doan Construction, Co. for improvements to the State Street Area Project ~ Phase II.

RESOLVED, That the Capital Improvements Committee and DDA Project Manager be authorized to oversee and execute a construction contract as necessary for the completion of this project within the limits of the approved budget.

Mr. Beal made a friendly amendment, and Mr. Solo seconded it, to say in the last Resolved "...within the limits of the approved budget for the State Street Area Improvements project."

A vote on the amended motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The amended motion carried.

Mr. Beal moved and Mr. Solo seconded the following resolution:

RESOLUTION TO REPAIR BIKE LOCKERS IN FRONT OF CITY HALL AND INSTALL UP TO 20 NEW LOCKERS

Whereas, The DDA Renewal Plan directs the DDA to support commuter and recreational bike ridership to and through downtown, including the installation of bicycle lockers, bicycle racks, and placement of bicycle parking within parking structures wherever feasible.

Whereas, The DDA has previously demonstrated its commitment to bicycle ridership in its funding support to the City's Bicycle Coordinating Committee's bike hoop installation program; to Dr. Jonathan Levine's study of successful bicycle-use programs throughout the U.S.; and to the Get!Downtown program which provides transportation information for downtown employees, including encouraging bike ridership.

Whereas, The City's Park Planner provided a request to the DDA to fund repairs to the 12 bicycle lockers in front of City Hall at an estimated cost of \$3,400;

Whereas, The DDA Capital Improvements Committee reviewed this request, and analyzed the condition and use of the bicycle lockers in front of City Hall;

Whereas, The Committee also discussed the importance of bicycle storage facilities as a way to encourage greater access to downtown;

Whereas, Staff assessed parking lots and structures managed by the DDA and determined that approximately 20 new bicycle lockers could be installed without a loss of any automobile parking, at an approximate cost of \$1,000 each;

RESOLVED, The DDA approves an expenditure of up to \$25,000 to repair the bicycle lockers in front of City Hall and purchase and install up to 20 new bicycle lockers;

RESOLVED, The DDA Capital Improvements Committee will work with the Chamber Get!Downtown Coordinator to determine the best locations for these lockers and will rely on the Get!Downtown Program to lease these lockers to downtown employees.

Mr. Beal said that the intent is to replace the broken lockers in front of City Hall and install up to twenty new lockers around the downtown, and have the Get!Downtown program oversee their use. Mr. Coultas said that the Chamber would develop a use policy and agreement for these lockers.

Mr. Aldrich made a friendly amendment to say that this will be funded out of the parking fund. Mr. Solo seconded the amendment.

A vote on the amended motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The amended motion carried.

Mr. Beal moved and Ms. Gunn seconded the following resolution:

RESOLUTION TO SUPPORT THE 2003 DOWNTOWN SPRING CLEANUP (\$2,750)

Whereas, The Downtown Spring Cleanup annually draws 100-400 volunteers, including children and their parents to downtown Ann Arbor to plant flowers, remove debris, paint over graffiti, and sweep sidewalks;

Whereas, The City of Ann Arbor, downtown associations, and other sponsoring organizations provide a number of contributions to this event;

Whereas, The DDA has contributed annually to this event for several years, including a \$750 contribution in 2000, 2001, and 2002;

Whereas, The DDA has been asked to increase its contribution to support enhanced marketing efforts to bolster attendance, as well as to purchase anti-graffiti paint/paint brushes, plastic flower planters, and additional flowers;

Whereas, It has been estimated that the full cost for Downtown Spring Cleanup is approximately \$7,500, including materials (flowers, t-shirts, etc.) and labor (City staff on overtime);

RESOLVED, The DDA will contribute \$2,750 toward the 2003 Downtown Spring Cleanup.

Mr. Beal said that there has been an annual allocation and this year the amount is increased to support marketing efforts and project costs.

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

Mr. Beal reported that the Committee has been discussing the feasibility of constructing public restrooms in the downtown area. The topic was discussed with the police and Republic Parking and neither advocate putting them into the parking structures. The Committee will continue to discuss this.

Mr. Beal said that the Committee received an excellent presentation by a Chamber's Leadership Ann Arbor group who conducted research on "wayfinding," which is an important element in the DDA's goals to improve access to and through downtown. He said the Committee will discuss this again in the future.

PARTNERSHIP COMMITTEE

Mr. Solo moved and Mr. Beal seconded the following resolution:

RESOLUTION TO HIRE A MECHANICAL ENGINEER TO ASSESS CHILLER REPLACEMENT NEEDS AT BAKER COMMONS (\$10,000)

Whereas, The DDA received a request from the Ann Arbor Housing Commission to provide funding to replace an old chiller unit at Baker Commons, located at the corner of Packard and S. Main Streets;

Whereas, Baker Commons houses individuals with very low income and extremely low income, including many residents 60 years old or older and many non-elderly disabled;

Whereas, Air circulation and adequate cooling in this building has been a long-standing concern, as residents must rely on a 30-year old chiller unit which is insufficient to moderate temperatures, thus creating problems for many senior and disabled residents;

Whereas, Cost estimates to replace this chiller unit range from \$75,000 to \$125,000;

Whereas, The DDA Partnerships Committee met with the Director of the Housing Commission to discuss this request and determined that additional information was needed from a mechanical engineer, especially about the added electrical service the new unit might demand, as well as for a more exact cost estimate;

Whereas, The Housing Commission has received substantial cuts in its federal funding and does not have sufficient means to hire this mechanical engineer;

Whereas, The DDA Partnerships Committee seeks to learn more about the chiller problem at Baker Commons and recommends approval to hire a mechanical engineer for a cost not to exceed \$10,000 to enable it to determine how the DDA might assist with this problem;

Resolved, The DDA authorizes hiring a mechanical engineer at a cost not to exceed \$10,000 to report to the DDA Partnerships Committee on chiller problems at Baker Commons, and to frame recommendations for solutions, including a more exact cost estimate.

Mr. Solo reported that a request had been received from the Ann Arbor Housing Commission to support replacement of a cooler at Baker Commons. The building houses low income residents, many of which are 60 years old or older and non-elderly disabled. The Housing Commission's budget was recently reduced and they are asking for our assistance.

A vote on the motion showed:

AYES: Aldrich, Beal, Carlberg, DeVarti, Fritz, Gillett, Greff, Gunn, Sipes, Solo

NAYS: None

Absent: Dankert

The motion carried.

First/Washington. Mr. Solo reported that a community meeting was held on March 6 to get feedback from the community on possible next steps. Included in the packet was a report on that meeting. A meeting was also held with the Washtenaw County Drain Commissioner to find out what would be involved if we built a structure at First/William (which is located directly on top of the Allen Creek). She said in essence that she would have no problem with redirecting Allen Creek in that area but it was probably too expensive, with cost estimates around two million dollars. The Committee will continue its research into the viability of using the First/William lot rather than First/Washington for a parking structure.

300 S. State Façade Loan. Mr. Solo reported that the project costs include \$125,000 for façade repairs. Ms. Pollay said the next step is to meet with the developers to come up with a loan agreement.

Collegian. Mr. Solo reported that the DDA received a request from the Collegian for assistance with a water main, electrical connection, and parking. The Committee has resolved to assist with the parking request, and will continue its discussion about the other request items at a subsequent meeting.

8.	OTHER BUSINESS
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None.

9.	AUDIENCE PARTICIPATION
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None.

10.	ADJOURNMENT
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As there was no further discussion the meeting was adjourned at 1:44 p.m.

Respectfully submitted,
Susan Pollay, Executive Director