

MINUTES
Downtown Development Authority Meeting
Wednesday, June 2, 2004

Place: Kerrytown Concert House, 415 N. Fourth Avenue, Ann Arbor, MI 48104
Time: DDA Chair Rene Greff called the meeting to order at 12:07 p.m.

1. ROLL CALL

Present: Rob Aldrich, Gary Boren, Ron Dankert, David Fritz, Rene Greff, Leah Gunn, John Hieftje, Dave Solo
Absent: Fred Beal, Dave DeVarti, Bob Gillett, Lorri Sipes
Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Adrian Iraola, Project Manager
Sarah Armstrong
Audience: Erica Briggs, Get Downtown Program
Jim Corbett, Republic Parking
Ray Detter, Citizens Advisory Council
Dana Gould, Kempf House
Mark Hodesh, Downtown Home & Garden
Donna Johnson, City Planning Department
Jim Mogensen, Citizen
Carol Mull, Kempf House
Louisa Pieper, Kempf House
Margaret Wong, Citizen
Jennifer, Charles Reinhart Co./Commercial

2. APPROVAL OF MINUTES

Mr. Solo moved and Ms. Gunn seconded approval of the May 5, 2004 minutes.

A vote on the motion showed:

AYES: Aldrich, Boren, Dankert, Fritz, Greff, Gunn, Hieftje, Solo

NAYS: None

Absent: Beal, DeVarti, Gillett, Sipes

The motion carried.

3. AUDIENCE PARTICIPATION

Ms. Louisa Pieper, President of the Kempf House Society, said that they were requesting DDA funding to be used for repairs to the Kempf House. Ms. Pieper reported that the building is an 1853 Greek Revival home, and is owned by the City but run by the Society, which is a private non-profit group. Ms. Carol Mull, Curator of Kempf House, distributed a packet of information including program information and financial statements. Ms. Dana Gould, Restorations Director for Kempf House, said that if funding can be found, that their first priority would be to hire a team of experts including a preservation architect and structural engineer to prepare a detailed building assessment and repair plan.

Mr. Gillett enters.

4. CITIZENS ADVISORY COUNCIL

Mr. Detter reported:

A committee of the Citizens Advisory Council has been working for over a year to develop a Downtown Resident Handbook that would be distributed to new and prospective downtown residents. I want to pass around a mockup today that will give you an idea of the size, color, general design and content of the handbook-- although much work still remains to perfect the final product. A table of contents and additional elements on the map will be added. The general idea for circulation is to distribute it at carefully selected locations in the downtown, among realtors, the Visitors Bureau, new downtown residents, etc. Its goal is to encourage downtown residency and to selectively provide support for those who have chosen to live downtown. It will not be distributed to all downtown residents.

Jeff Mortimer, who is the chairperson of the committee, will present an appeal for DDA support at the DDA Partnership Committee meeting this coming Friday. Jeff will present more details and answer questions on the quantity, cost and distribution of the handbook. All members of the DDA will be emailed copies of the text before that meeting.

The CAC has also asked me to give their enthusiastic support for approval of the DDA Resolution Providing Funds to Assist with the Restoration of the Kempf House that has been presented to you today. Kempf House is a city-owned historic asset and that has been for many years the center for the commitment of hundreds of Ann Arbor volunteers who have maintained the building and provided a meeting place for a myriad of historical activities related to it. As a Museum the Kempf House provides visitors with an important connection to our historic past. As a meeting place it has for years been the home for, among others, the Ann Arbor Historical Foundation which has played a significant role in developing a public awareness of Ann Arbor's historic identity. That group has provided funds and acts as fiscal agent for the Downtown Ann Arbor Historical Street Exhibit Program. The Street Exhibit Program intends to make the Kempf House the central focus for the walking tours and public school programs we are currently developing. Children and other visitors will be encouraged to gather at Kempf House or in the renovated Liberty Plaza Park to get information and begin their walking tours.

As your resolution points out, there is a strong precedent for DDA approval of this Kempf House request in your generous past support for improvements in both the Michigan Theatre and the Hands On Museum. The CAC urges you to add Kempf House to those city owned buildings that enrich our downtown and deserve public support .

5.	NEW BUSINESS
-----------	---------------------

None.

6.	OLD BUSINESS
-----------	---------------------

None.

7.	SUBCOMMITTEE REPORTS
-----------	-----------------------------

OPERATIONS COMMITTEE

Mr. Dankert reported on the April 2004 financial statements. He said that the TIF report is self-explanatory, and that there wasn't much change in that area over the past month. The Parking Fund income statement shows revenues approximately 3.7% more than last year at this time. Parking revenues are down, but the number of hourly patrons is up by 4%. As they've been for several months, the parking expenses year-to-date continue to remain over budget due to project timing. Other notable expense factors include increased parking operator personnel costs for salaries, fringes, and health care. There have also been some parking equipment purchases, notably for the Community High School lot. Mr. Dankert moved and Ms. Gunn seconded the approval of the April financial statements:

A vote on the motion showed:

AYES: Aldrich, Boren, Dankert, Fritz, Gillett, Greff, Gunn, Hieftje, Solo

NAYS: None

Absent: Beal, DeVarti, Sipes

The motion carried.

Mr. Dankert reported that Mr. Morehouse will be working with the Committee to reformat the financial statements, to better call out items in the parking facility capital maintenance account.

Mr. Dankert said that May represented the second full year for on street parking meter management by the DDA. Committee members felt that they thought operations were going very well. Elements for future discussion will include hand-held meter auditors and recognizing the reduction in the number of street meters due to new UM development and other changes.

Mr. Beal enters.

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

RESOLUTION PROVIDING FUNDS TO ASSIST WITH THE RESTORATION OF THE KEMPF HOUSE (\$128,500)

Whereas, The 2003 Ann Arbor Downtown Development Authority Renewal Plan includes a strategy to celebrate Ann Arbor's unique identity, history, and character;

Whereas, This strategy includes support for programs such as the award-winning Historical Street Exhibit Program, which educates the public about the City's rich and fascinating history;

Whereas, The City of Ann Arbor purchased the Kempf House in 1969 and the Ann Arbor Historical Foundation raised the funds for the renovation. The museum opened in 1970 and is operated by the non-profit Kempf House Society;

Whereas, The Museum has always been operated by volunteers, and is funded by donations, in addition to in-kind contributions by the City of water, electricity, and lawn mowing;

Whereas, The Kempf House Museum is designed to provide visitors with an insight into how early Ann Arbor families lived and worked, and the Society presents a regular noontime lecture series in addition to special events and exhibits focusing on aspects of Ann Arbor's rich historic past;

Whereas, The Kempf House Society provided a request to the DDA for \$128,500 which would enable them to do a thorough building assessment and repair master plan, as well as some immediate interior renovations;

Whereas, The Kempf House Society is fundraising for endowment funds that would be used for future maintenance and repairs;

Whereas, The DDA provided a \$150,000 grant to the Michigan Theater in 1999 toward its costs for façade restoration, and a \$150,000 grant to the Hands On Museum in 2002 for building repairs including a new roof, replacement of window frames and five internal and two external heating/cooling units;

Whereas, Like the Kempf House, the Michigan Theater and Hands On Museum are City-owned buildings, leased to managing nonprofits;

Whereas, The Operations Committee has reviewed the request from the Kempf House and has resolved to put forward a recommendation for funding;

RESOLVED, The DDA shall provide the Kempf House with a grant of \$128,500 to assist with its building assessment, maintenance master planning, and interior renovations.

Mr. Dankert asked that the resolution be tabled to give the Committee time to review the material presented by the earlier speakers. Ms. Gunn moved and Mr. Solo seconded the motion to table.

A vote on the motion to table the resolution showed:

AYES: Aldrich, Beal, Boren, Dankert, Fritz, Gillett, Greff, Gunn, Hieftje, Solo

NAYS: None

Absent: DeVarti, Sipes

The motion carried.

CAPITAL IMPROVEMENTS COMMITTEE

Huron/Fifth/Division. Mr. Beal said that the report is scheduled to be completed by the end of the month, which will allow the DDA time to consider its contents before the retreat.

First/Washington. Monthly inspections and "nuisance" repairs" (i.e., loose concrete removal) continue. Western Waterproofing has mobilized and has begun plugging roof leaks and installing supplemental beams.

State Street Phase III. Work continues along William St., and is scheduled to be complete by the end of June. Thayer Street repairs will be held back until after Art Fair to coincide with street resurfacing.

Forest Parking Structure-Status. Pedestrian access work has been completed except for handrails and electric work. This work to be completed in three weeks.

First/William Parking Structure. The broker representing the DDA has contacted Ashley Street property owners to determine if it would be possible to purchase an option on the back slopes, which would allow the preferred design option to move forward. It is hoped that a determination will be provided to the Design Committee in the next few weeks.

Other Projects. Mr. Beal reported they received proposals from engineering firms to do alley assessments, and interviews will be conducted on Friday, June 4th. Mr. Beal reported that the budget set aside funds for sidewalk repairs. The spring maintenance walk around was held a couple of weeks ago and several possible projects were called out. More details will be forthcoming.

PARTNERSHIPS COMMITTEE

YMCA Project. Mr. Solo reported that the Committee is working on an RFP for the affordable housing portion of the site, and that the Committee will again on Friday afternoon to continue their work.

"Development 101" Session. Mr. Aldrich said that he and Mr. Beal would meet soon to pull this session together.

Other. Mr. Solo said that on Friday the Committee will receive an overview by the Citizens Advisory Council on their proposed residential handbook, as well as preliminary information on a possible development on North Main Street.

RESEARCH AND OPPORTUNITY COMMITTEE

Transportation. Mr. Aldrich reported the Committee is reviewing a request to continue DDA funding for the Go!Pass for another three years. They will continue this review at the next Committee meeting.

Vitality Index. Mr. Aldrich reported that the Committee is working with an intern, Ms. Kim Darga, who is developing the index, as well as other benchmark data. It is hoped that this information will be available for presentation at the retreat.

DDA Retreat/Annual Meeting. Mr. Aldrich reported that the Retreat is scheduled for July 13th from noon to 5 p.m. at Arbor Brewing Company. He said that the Committee is developing the agenda, and asked committee Chairs to think about ideas for 2004/05 committee work plans.

9. OTHER BUSINESS

<p><u>Downtown Residential Taskforce.</u> Mr. Gillett reported that the Taskforce has nearly completed its report which is due before City Council on June 7th. Much of the time recently was spent discussing various rezoning options, as the Taskforce will recommend that the number of downtown zoning districts be reduced and that the permitted heights downtown be increased. Copies of the final report will be made available to DDA members.</p>

10. AUDIENCE PARTICIPATION

<p>None.</p>

11. ADJOURNMENT

<p>There being no further business, the meeting was adjourned at 12:40 p.m.</p>

Respectfully submitted,
Susan Pollay, Executive Director