

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, November 3, 2010 12:00 Noon

DDA Offices, 150 S. Fifth Avenue, Ann Arbor, MI 48104

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: DDA Chair Joan Lowenstein called the meeting to order at 12:04 PM

1. ROLL CALL

Present: Russ Collins, Bob Guenzel, Leah Gunn, Roger Hewitt, John Hieftje, Joan Lowenstein, John Mouat, Keith Orr, Sandi Smith, John Splitt

Absent: Gary Boren, Newcombe Clark

Staff Present
Susan Pollay, Executive Director
Joan Lyke, Management Assistant
Amber Miller, Planning & Research Specialist
Joe Morehouse, Deputy Director

Audience: Dave Askins, *Ann Arbor Chronicle*
Pat Cawley, City of Ann Arbor
Ray Detter, Downtown Area Citizens Advisory Council
Ray Fullerton, Allen Creek Greenway
Alan Haber, The Commons
Adrian Iraola, Park Avenue Consultants, Inc.
Mark Lyons, Republic Parking System
Ellie Serras, MS BIZ
Ed Shaffran, MS BIZ
Stephan Trendov, The Commons
Julie Uden, Self

2. MAIN STREET BUSINESS IMPROVEMENTS ZONE (BIZ) BLUEPRINT PRESENTATION

Mr. Shaffran thanked the DDA for its grant that allowed the BIZ to get organized. He reported the BIZ is now in operation; e.g., sidewalk cleaning has begun and it has already made a noticeable difference. Mr. Shaffran also said they have met with City staff to coordinate snow removal within the BIZ district this winter. Ms. Jackson also thanked the Board for its grant and said that grant had included an expectation that the BIZ would provide a blueprint that could be used by others. Ms. Jackson presented blueprint details that would be made available on the DDA web site, on the BIZ website, and in hard copy form in the DDA office.

2. AUDIENCE PARTICIPATION

Mr. Cawley gave an overview of the new HAWK Beacon pedestrian signal that would be installed on Huron at Third/Chapin. The new high intensity signal is intended to improve pedestrian safety crossing the street. When a pedestrian approaches the intersection and activates the signal, a series of yellow and red sequences will occur. After the pedestrian has safely crossed the street the signal will go dark until the button is activated again. There will be an official HAWK ribbon cutting ceremony November 17 at the Huron and Third/Chapin intersection.

Mr. Haber said he is continuing to promote the idea of a community commons on top of the 5th Avenue underground parking structure. Mr. Haber said that the project is for the people and parks are beneficial to the surrounding areas. Mr. Trendov followed Mr. Haber and showed a conceptual sketch for what could be installed atop the underground structure, stating that his plan would not interfere with parking operations. He said it is time to consider this site as the heart of the city.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council: Mr. Detter said the CAC discussed the DDA's various regional and local transportation initiatives; the Street Outreach [Panhandling] Taskforce; and Courthouse Square. They also discussed the Liberty Square alley, as a portion has been enclosed for café seating. The CAC is opposed to an

enclosure for private use and encourages a dialogue between the city and the community to find a way to keep the alley open to the public.

4. STATUS OF TASKFORCE EFFORTS WITH DDA MEMBERSHIP

Library Lot Advisory Committee: Mr. Splitt said the committee has not met.

Mutually Beneficial Committee: Mr. Hewitt said the committee is making progress and a report will be provided at a City Council Work Session the following night on how the DDA could take more responsibility for facilitating the development of City parking lots. A second Work Session is scheduled for November 15th that will focus on proposed amendments to the Parking Agreement. Mr. Hewitt said the Committee continues to meet the 2nd and 4th Monday of each month at 8:30AM. Ms. Lowenstein encouraged all Board members to attend the Work Sessions.

5. MINUTES

Mr. Collins moved and Mr. Mouat seconded approval of the October 6, 2010 DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Collins, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Splitt, Smith

NAYS: None

Absent: Boren, Clark

The motion carried.

6. TRANSPORTATION COMMITTEE

Ypsi/Ann Arbor Transportation Enhancements: Mr. Mouat reported that the committee discussed various AATA service options, as well as estimated costs and projected ridership increases for those changes. The Committee may put forward a challenge grant as a way of getting other partners to also play a financial role.

#17 Route: Mr. Mouat said the committee discussed Mr. Orr's idea with Chris White that the route be changed from 5th/Division to 4th/5th, thus creating a mini-circulator that travels between the Blake Transit Center and Amtrak. Mr. White said that the route will be changed in the future to include the new UM dorm, and that these and other changes will likely wait until AATA completes its 30-Year County-Wide Service Plan next year.

WATS Update: Mr. Mouat attended his first WATS Policy Committee meeting representing the DDA. At this meeting he was asked if the DDA might be interested in supporting a possible park & ride lot north of Ann Arbor to help serve commuters traveling from Northfield Township.

Bicycles: Mr. Mouat announced that a representative of B-cycle, a shared bicycle program, will be in Ann Arbor to give a demonstration during the last week in November, and DDA, City, UM and community members will be invited to attend.

7. CAPITAL IMPROVEMENTS COMMITTEE

S. Fifth Avenue Underground Structure: Mr. Splitt reported that first floor deck pour on the east leg (Level P-3) was completed yesterday, and that the concrete foundation for the tower crane was installed in anticipation of the tower crane erection mid-November. The mass excavation is now 96% completed with approximately 240,000 cubic yards removed thus far. The contractor continues to work with the City to ensure compliance with its approved dewatering plan.

Fifth/Division Status: Mr. Splitt said work is 75% complete. The 100 block of N. 5th was resurfaced by the City to reduce undercarriage damage to fire trucks. Remaining project elements will be completed in the spring of 2011, including improvements on the 200 and 300 blocks of S. Fifth and 100 blocks of S. and N. Division.

6. PARTNERSHIPS COMMITTEE

Energy Saving Grant Program: Mr. Orr said that 71 energy audits have been completed. The 2010 deadline is November 30 at 5pm; applications are available on the DDA's website: [www.a2dda.org/downloads/current projects](http://www.a2dda.org/downloads/current_projects).

Shelter Association: Mr. Orr said the Committee discussed the Shelter's request for \$98,210 for solar photovoltaic panels. The estimated energy savings to the Shelter is \$4,400/yr or a 29.2 year payback; 19 years if the Shelter gets a DTE rebate. The Committee asked many questions and the discussion will continue at the committee meeting next week.

Ann Arbor Housing Commission: Mr. Orr said Marg Novak, AAHC Executive Director presented a \$500,000 grant request for Baker Commons. This and other AAHC buildings are city-owned, and there is much deferred maintenance. The Committee asked lots of questions, and will continue the discussion about this item at the committee meeting next week.

Xseed Energy: Mr. Orr reported that Xseed Energy is a project created by the Clean Energy Coalition aimed at encouraging solar energy. Xseed places government grants and private donations in a "Solar Bank" to be used to fund future solar energy projects. They are installing a demonstration project on the Michigan Theater and have asked the DDA for \$35,000 which includes funds for their "Solar Bank," communications/education/administration, and installation. The Committee asked will continue the discussion about this at its meeting next week.

Planning Commission & City Council Updates: Mr. Orr said that Planning Commission member Derenzinski shared information on their work developing zoning and licensing regulations for medical marijuana dispensaries. Ms. Teal said that Council was gathering community feedback about the potential closure of Main St. during UM home football games.

7. OPERATIONS COMMITTEE

Financials: Mr. Hewitt gave an overview of the first quarter financials. He reported DDA will collect slightly less TIF income than anticipated however the difference is within the 3% accepted variance. TIF capital expenses are within budget, and parking revenues are slightly lower than anticipated but still within 3% variation. Parking projections had anticipated a rate increase effective July 1 but the increase was delayed until September 1. There was a slight increase in direct parking expenses but the bottom line is within 3% of anticipated expenses.

10 Year Plan: Mr. Hewitt said the January 2011 Board agenda will be purposely kept short so there will be ample time for a thorough review of the DDA's 10 Year Plan. This would enable the DDA as a group to begin the process of framing their 2011/12 budget.

Village Green Parking Agreement Amendment: Mr. Hewitt said Operations had reviewed a draft document written by City Attorney, edited by Village Green and edited again by DDA staff that is intended to outline details for how the DDA will be assured that the structure designed and constructed by Village Green will attain the quality set forward in the Parking Agreement. He asked DDA members to provide additional comments/edits to Ms. Pollay as soon as possible.

8. OTHER DDA BUSINESS MATTERS

Mr. Hieftje said a Connector Study presentation will be given at the Library on November 15th.

Mr. Hieftje said that the federal government recently approved \$153 million toward a SE Michigan high speed rail system and he believes more people are beginning to recognize the importance of mass transit and its potential positive impact on SE Michigan.

