

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, January 5, 2011
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 12:02 p.m.

1. ROLL CALL

Present: Gary Boren, Newcombe Clark, Bob Guenzel, Leah Gunn, Roger Hewitt, Joan Lowenstein, John Mouat, Sandi Smith, John Splitt

Arrived Late: John Hieftje

Absent: Russ Collins, Keith Orr

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

Audience: V. Elaine Nutt, self
Dave Askins, *Ann Arbor Chronicle*
Ray Detter, Downtown Area Citizens Advisory Council
Ryan Stanton, *Ann Arbor.com*
Nancy Shore, *getDowntown*
Adrian Iraola, Park Avenue Consultants, Inc.
Ray Detter, Downtown Area Citizens Advisory Council
Mark Lyons, Republic Parking System
Vivienne Armentrout, self

2. AUDIENCE PARTICIPATION

None.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council: Mr. Detter said that City Council member Sabra Briere updated the CAC on the progress of the Outreach and Panhandling Task Force. Ms. Briere reported that 3 panhandlers had attended the last Taskforce meeting and reinforced that they believed that panhandling is less a problem of homelessness; rather solutions must be related to substance abuse and mental illness. The CAC also received an overview from DDA Director Pollay on the proposal to have the DDA facilitate the RFP process for the City-owned lots. Mr. Detter said the CAC has always supported area planning. Mr. Detter said that there would be a citizen's participation meeting later that evening for the proposed hotel at the corner of Washington and Division. Mr. Detter said that on January 10th proposed Downtown Design Guidelines will be presented to the Ann Arbor City Council at a work session.

4. DDA RESOLUTION OF THANKS TO JOAN LYKE UPON HER RETIREMENT

Ms. Gunn read aloud the following resolution honoring Joan Lyke, DDA's Management Assistant, upon her last day with Downtown Development Authority.

RESOLUTION THANKING JOAN LYKE

Whereas, Joan Lyke has been a committed and hard working member of the DDA staff for the Ann Arbor Downtown Development Authority for nearly two decades, first working in a part time capacity for the first DDA Director, and then in a full time capacity for the current DDA Director;

Whereas, Joan Lyke was the only staff member during the year between the first and current DDA Directors, and did an outstanding job to support the board during a challenging period;

Whereas, Over all these years Joan Lyke has served nearly four dozen DDA board members, spanning an incredible history of the organization;

Whereas, Joan Lyke epitomizes the ideals of customer service, as untold countless community members received extraordinary above-and-beyond assistance from Joan for problems large and small;

Whereas, Joan Lyke's warm and intelligent voice answering the DDA's phone created an indelible first and lasting impression of the DDA for so many citizens;

Whereas, Joan Lyke's continuous quest to do her absolute best has been a vital factor in the achievements of the DDA and has done an incalculable amount to cast a positive image of the DDA to downtown stakeholders and to the community at large;

RESOLVED, The Ann Arbor Downtown Development Authority extends its great thanks to Joan Lyke for her abundant contributions to the Ann Arbor Downtown Development Authority, and indeed to the community as a whole.

BE IT FURTHER RESOLVED, That the Ann Arbor Downtown Development Authority extends its best wishes to Joan Lyke for a happy and fulfilling retirement.

All stood to applaud Ms. Lyke and she was presented with a framed copy of the resolution. She said that she felt the DDA was a living example of how government can work for the good of the people. Ms. Lyke commented on some of the things she had learned while working with the DDA such as: nothing is simple, parking isn't free, if an idea is good it will always resurface, retreats are just extended board meetings, and criticism is ample and compliments are few. Ms. Lyke said that she looked forward to reading about the board's future accomplishments.

Mr. Hieftje enters.

5. STATUS OF TASKFORCE EFFORTS WITH DDA MEMBERSHIP

Library Lot RFP Advisory Committee: Mr. Splitt reported that the committee has not met in the past month.

Mutually Beneficial Committee: Mr. Hewitt said that the Committee was asking the DDA to approve a resolution that would let City Council know it supported Council approval of a resolution assigning responsibilities to the DDA for facilitating the RFP process for the City's downtown lots. Mr. Clark asked about the timing of the Council's resolution and what the effect the DDA resolution might have; Mr. Hewitt explained that the resolution would be on the Council's January 18 agenda and

the DDA's resolution would let the City know that the DDA would accept the responsibility set forward in the City Council resolution. Mr. Clark said that he was concerned that the DDA's resolution not be construed as the DDA's input or feedback on the council's resolution, and he asked if the Council resolution superseded the need for having an agreement between the City and DDA on this. Hewitt said that the DDA resolution expressed that the DDA board would accept this responsibility if approved by City Council. Mr. Clark asked about the phrase "applicable zoning" in the final "resolved" clause, as the City Council had not yet approved its downtown Design Guidelines.

Mr. Hewitt moved and Mr. Mouat seconded the following resolution:

RESOLUTION OF SUPPORT FOR CITY COUNCIL "RESOLUTION AUTHORIZING THE ANN ARBOR DDA TO DEVELOP AN IMPLEMENTATION PLAN TO REDEVELOP DOWNTOWN CITY-OWNED PARCELS"

Whereas, The Michigan DDA Act authorized DDAs to craft and implement development plans in accordance with the powers granted by the Downtown Development Authority Act 197 of 1975 as amended;

Whereas, The Ann Arbor DDA's 2003 Renewal Plan set forward that the DDA would work to encourage private development of public land to meet community goals, and attract people and businesses to downtown Ann Arbor, and this Plan specifically highlighted a number of City-owned downtown parking lots as sites for potential private redevelopment;

Whereas, On January 20, 2009 City Council approved "Resolution Requesting the DDA to Begin Discussions to the Parking Agreement with the City for a Mutually Beneficial Financial Agreement to Extend Payments to the City", because the City had elected to draw its rent payments early from the City/DDA Parking Agreement;

Whereas, This resolution led to the formation of the City/DDA Mutually Beneficial Committee, which has met regularly over the past year;

Whereas, This Committee has determined that they believe it would be beneficial to both the City and the DDA if the DDA were to take responsibility for facilitating the redevelopment process for City-owned downtown properties;

Whereas, On January 18, 2011 City Council will be asked to vote on "Resolution Authorizing that the Ann Arbor DDA Develop an Implementation Plan to Redevelop Downtown City-Owned Parcels", which would include the creation of a strategic parcel-by-parcel plan, solicitation of developer proposals through RFPs and RFQs, and working with City Council to select projects that best match the goals set forward in the parcel-by-parcel plan;

Whereas, The DDA looks forward to approval of this resolution by City Council;

RESOLVED, The DDA respectfully urges City Council support for "Resolution Authorizing that the Ann Arbor DDA Develop an Implementation Plan to Redevelop Downtown City-Owned Parcels."

Mr. Boren said that he had been one of the more critical members of the Mutually Beneficial Committee, and could not support the resolution unless it was to be understood that the actual

details on how the planning and execution were not yet worked out. Ms. Gunn said that she thought the Council's resolution was a good draft for discussion. Mr. Mouat said the Mutually Beneficial Committee would disappear when negotiations with the city are done, so he asked which DDA Committee would work to refine the process, and even what the next step might be. Mr. Mouat suggested that perhaps it might be helpful for City Council to have some feedback on their resolution.

Ms. Lowenstein said that she thought the Council resolution was more specific than many, and she hoped City Council would approve it. She said that the next step would be to make the resolution into something more than just a framework. She said that the resolution is clearly not a contract, but perhaps later there might be a contract.

Mr. Clark proposed an amendment to the final "Whereas" clause in the DDA's resolution which was accepted as friendly by Mr. Hewitt and Mr. Mouat:

Whereas, The DDA looks forward to approval of this resolution by City Council **and looks forward to working on the details of the development plan;**

Mr. Mouat characterized the resolution as a great first step. Mr. Hieftje concurred with Mr. Mouat's sentiments, but noted that City Council might take a couple meetings before it might approve its resolution.

A vote on the motion to approve the amended resolution showed:

AYES: Boren, Clark, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Splitt, Smith

NAYS: None

Absent: Collins, Orr

The motion carried.

6. MINUTES

Ms. Gunn moved and Mr. Hieftje seconded approval of the December 1, 2010 DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Clark, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Splitt, Smith

NAYS: None

Absent: Collins, Orr

The motion carried.

7. BRICKS AND MONEY COMMITTEE

S. Fifth Avenue Underground Structure: Mr. Splitt said that this month the second deck pour at level P-2 had been completed in addition to mass foundation pours totaling approximately 3,000 cubic yards in size. Concrete footings, columns and walls are being poured.. Mass excavation is 99% complete and dewatering continues along the Phase II area.

Financials: Mr. Hewitt reported on the November Parking Revenue Report, stating that there had been a 7% increase in revenues over November 2009. He said that the parking system is still maintaining steady usage with no significant falloff.

8. ECONOMIC DEVELOPMENT/COMMUNICATION COMMITTEE

Ms. Lowenstein reported that the Committee held its first meeting and reviewed economic development efforts by other local, regional and state organizations. She said the Committee vision for itself includes working to have the DDA become the central information point for downtown, and may include developing a brand for downtown and a marketing plan. She said that the Committee work plan may include establishing partnerships, coordinating research and information, and establishing benchmarks to measure progress. Communications will be discussed more fully next month.

9. PARTNERSHIPS COMMITTEE

Energy Saving Grant Program: Ms. Smith reported that 32 applications had been received for the 2010/11 FY and all were approved. Since the program began in 2008/9 73 energy audits have been completed, and many of the energy audit recipients have made extraordinary energy saving improvements including MAV's geothermal well field in the Kerrytown area.

10. TRANSPORTATION COMMITTEE

Mr. Mouat said that the Committee didn't meet in December. During their January meeting, they anticipate pulling out the transportation-related elements of the DDA's 2010 Parking & Transportation Demand Management Strategies Plan so they can assemble their work plan for the year. He welcomed back Nancy Shore.

11. OTHER DDA BUSINESS MATTERS

Ms. Lowenstein stated that after the regular board meeting had been adjourned, DDA members would take a short break before beginning a retreat.

12. OTHER AUDIENCE PARTICIPATION

None.

13. ADJOURNMENT

There being no other business, Mr. Hewitt moved and Mr. Hieftje seconded the motion to adjourn. Ms. Lowenstein declared the meeting adjourned at 12:38 p.m.

Respectfully submitted,
Susan Pollay, Executive Director