

DDA 2004 Annual Meeting Minutes

July 13, 2004 3:30 Arbor Brewing Company, 120 E. Washington St

Present: Rob Aldrich, Fred Beal, Gary Boren, Ron Dankert, Dave DeVarti, David Fritz, Bob Gillett, Rene Greff, Leah Gunn, John Hieftje, Lorri Sipes, Dave Solo

Absent: none

Staff: Susan Pollay, Joe Morehouse, Adrian Iraola, Kim Darga (DDA Intern)

Others: Ray Detter, Citizens Advisory Council
Roger Hewitt, citizen and incoming DDA member
Mark Hodesh, citizen
Sandy Smith, citizen and incoming DDA member

1. **New Business**

Mr. Dankert moved and Mr. Solo seconded the following Operations Committee resolution:

RESOLUTION TO APPROVE A LEASE AGREEMENT BETWEEN THE DDA AND KERRYTOWN ASSOCIATES LIMITED FOR THE KERRYTOWN PARKING LOT

Whereas, On July 1, 2001 the City of Ann Arbor and the Kerrytown Associates Limited (KAL) executed a lease agreement whereby the City would collect and enforce the parking spaces in the Kerrytown Parking Lot during normal enforcement hours for public parking;

Whereas, Subsequent renewals of this Agreement expired June 30, 2002, but there were automatic renewal provisions if neither party acted to terminate the Agreement;

Whereas, The City has an Agreement with the Ann Arbor DDA to manage its public parking system through 2012;

Whereas, The existing parking equipment on the lot is in good working order and requires no new investment by the DDA;

Whereas, Representatives of the DDA and KAL have met and have agreed to the terms contained in the attached lease agreement governing the use of the parking lot: and

Whereas, The DDA Operations Committee has reviewed and recommends approval of the proposed lease agreement;

Resolved, The DDA authorizes the Board Chair to execute the attached lease agreement with KAL.

A vote on the resolution showed:

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

NAYES: None

The amendment carried.

Mr. Beal moved and Ms. Gunn seconded the following resolution which is a recommendation from the Downtown Residential Taskforce, discussed at the Capital Improvements Committee:

RESOLUTION TO SUPPORT THE DOWNTOWN RESIDENTIAL TASK FORCE RECOMMENDATION TO FUND A PLANNING POSITION TO PURSUE CHANGES TO DOWNTOWN ZONING

Whereas, In December 2003, City Council voted to create the Downtown Residential Task Force, and gave it six months to "explore possible barriers to development of residential units in the downtown and provide recommendations for addressing those barriers;"

Whereas, A final report was presented to City Council by June 7, 2004, and is scheduled to be accepted on July 19, 2004;

Whereas, Much research and analysis was done by Taskforce members, and they determined that there were four major categories of obstacles hindering the development of appropriate, reasonably priced downtown housing in sufficient quantities to support housing for downtown workers, improve transportation options, and to maintain a lively 24 hour downtown full of locally based businesses, as follows:

- Economic Barriers
- City Policy and Culture Barriers
- Zoning Barriers
- Downtown Livability Barriers

Whereas, The Council resolution accepting the Taskforce's work will direct follow up review and possible action by the Planning Commission, Environmental Commission, Housing Policy Board and DDA;

Whereas, The Taskforce has determined that changes to downtown zoning are necessary if substantial new residential development is to be encouraged and if zoning is to be more closely aligned to the Downtown and Central Area Plan goals;

Whereas, To accomplish this, The Taskforce has recommended that the DDA fund a planning position for twelve months to review and modify the zoning code of the City of Ann Arbor to reflect these recommendations;

Whereas, The Taskforce has also recommended that the Planning Commission pursue zoning changes as recommended by the Taskforce and as developed by the planner hired by the DDA;

Whereas, In its 2003 Renewal Plan, the DDA set forward strategies that would enable it to accomplish its goal of a vital, attractive, and unique downtown, including a focus on increasing the number of residential units downtown, "as a substantial residential base near and in the downtown has a positive effect on the retail climate, local transportation systems, and quality of life";

RESOLVED, Upon City Council acceptance of the Downtown Residential Taskforce final report, the DDA agrees to fund a planning position for a twelve month period to make recommended modifications to the City zoning code to reflect Downtown Residential Taskforce zoning recommendations.

Mr. Gillett suggested a friendly amendment, accepted by Mr. Beal that would strike language in the second half of the fifth "whereas" clause as follows:

Whereas, The Taskforce has determined that changes to downtown zoning are necessary if substantial new residential development is to be encouraged and if zoning is to be more closely aligned to the Downtown and Central Area Plan goals;

Mr. DeVarti asked if the planner would be a City employee. Mr. Gillett suggested an amendment that would set a specific grant amount, such as \$50,000, as this would provide flexibility when deciding if the position should be an existing City staff person or a consultant. Mr. Aldrich asked about supervision. Mr. Hieftje said that the position will work closely with the Planning Commission as well as the DDA. Ms. Greff asked if a city staff person is selected how the DDA would be able to monitor his/her progress. Mr. Gillett suggested that a project timeframe be set, and suggested that the board add a resolve to the resolution authorizing the Executive Director and Chair to shape a reporting and action plan. Mr. Beal said that in addition to salary, that there may be administrative or other overhead costs. Mr. Gillett recommended amended language as follows:

RESOLVED, Upon City Council acceptance of the Downtown Residential Taskforce final report, the DDA agrees to provide a grant in the amount of \$50,000 to fund a planning position for a twelve month period to make recommended modifications to the City zoning code to reflect Downtown Residential Taskforce zoning recommendations.

RESOLVED, The DDA Board Chair and Executive Director are authorized to prepare a document relating to this grant that will include details relating to reporting and accounting.

Mr. Dankert asked the board whether the resolution was specific enough. Ms. Smith suggested that the language be modified to say that the amount of the grant could be changed. Ms. Pollay said that the DDA could amend the grant amount at a later date if it necessary. Mr. Dankert asked which DDA committee would be responsible; Ms. Pollay suggested Partnerships or ROC.

A vote on the amended resolution showed:

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

NAYES None

The resolution was approved as amended

2. Election of Officers

Ms. Greff said that according to DDA bylaws, officers are elected at the DDA's Annual Meeting. The following slate of officers for 2004/05 was moved by Ms. Greff and seconded by Mr. DeVarti:

Chairperson: Fred Beal
Vice Chairperson: Dave Solo
Treasurer: Rob Aldrich
Secretary: Leah Gunn

A vote on the slate of officers shows:

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

NAYES None

The slate was approved as proposed.

3. Committees 2004/05

It was agreed that the DDA's four standing committees would continue their work. Committee assignments for 2004/05 are as follows:

Operations Committee (Ran Dankert, Chair)

Rob Aldrich, Ron Dankert, Leah Gunn, Roger Hewitt, Sandy Smith, Dave Solo

Capital Improvements Committee (Fred Beal, Chair)

Fred Beal, Ron Dankert, Roger Hewitt, Sandy Smith, Dave Solo

Research and Opportunities Committee (Gary Boren, Chair)

Rob Aldrich, Gary Boren, Ron Dankert, Rene Greff, Roger Hewitt, Sandy Smith

Partnerships Committee (Dave Solo, Chair)

Fred Beal, Ron Dankert, Dave DeVarti, Bob Gillett, Rene Greff, Leah Gunn, Roger Hewitt, Sandy Smith, Dave Solo

4. Resolutions of Appreciation

Ms. Greff moved the following resolution, and presented a certificate of appreciation to Ms. Sipes:

RESOLUTION THANKING LORRI SIPES

Whereas, Lorri Sipes has contributed a great deal during her twelve year tenure with the Downtown Development Authority;

Whereas, Lorri Sipes served as DDA Chair in 1999 and was an instrumental leader developing the DDA's "Spaces Between Buildings" strategies, which helped the DDA become the planning organization it is today;

Whereas, as DDA Planning Committee Chair, Lorri Sipes was integral to the development of the DDA's 2003-2033 Renewal Plan which will now direct the DDA's efforts for the next three decades;

Whereas, Lorri Sipes brought to the DDA an extraordinary background in historic preservation and urban design, which has been an important factor in the goals and achievements of the DDA over the past twelve years;

RESOLVED, The Ann Arbor Downtown Development Authority extends its great thanks and best wishes to Lorri Sipes for her abundant contributions to the downtown, and indeed to the community as a whole, through her work on the DDA.

A vote on the resolution showed:

AYES: Aldrich, Beal, Boren, Dankert, DeVarti, Fritz, Gillett, Greff, Gunn, Hieftje, Sipes, Solo
NAYES None

The resolution was approved.
(All applauded.)

Ms. Greff moved the following resolution, and presented a certificate of appreciation to Mr. Fritz:

RESOLUTION THANKING DAVID FRITZ

Whereas, David Fritz has shown great commitment to the Ann Arbor Downtown Development Authority since joining the board in 1992;

Whereas, David Fritz has been an integral member of the DDA Capital Improvements Committee, and has worked tirelessly to support pedestrian and bicycle improvements throughout the downtown;

Whereas, David Fritz's awareness of the importance of small, independent businesses and concern for their needs has been an important factor in the goals and achievements of the DDA over the past twelve years;

RESOLVED, The Ann Arbor Downtown Development Authority extends its great thanks and best wishes to David Fritz for his abundant contributions to the downtown, and indeed to the community as a whole, through his work on the Ann Arbor Downtown Development Authority.

A vote on the resolution showed:

AYES: Aldrich, Beal, Boren, Dankert, DeVarti, Fritz, Gillett, Greff, Gunn, Hieftje, Sipes, Solo
NAYES None

The resolution was approved.
(All applauded.)

Ms. Pollay thanked Ms. Greff for chairing the board over the last year and presented her with a small gift of appreciation from the DDA staff. (All applauded.)

5. Adjournment

Ms. Greff adjourned the Annual Meeting at 4:00 p.m., and restarted the DDA 2004 Summer Retreat.

Minutes respectfully submitted,
Susan Pollay, Executive Director