The Chair, Ed Shaffran, called the meeting to order at 12:05 p.m.

1. Roll Call

Present: Neal Berlin, Ron Dankert, Leah Gunn, Karl Pohrt, Deanna Relyea, Ed Shaffran, Lorri Sipes
Absent: Dave DeVarti, David Fritz, Bob Gillett, Maria Harshe, Skip Ungrodt

Staff: Susan Pollay, Executive Director
Present: Joseph Morehouse, Fiscal and Administrative Manager

Audience: Johanna Broughton, Performance Network
Ray Detter, Citizens Advisory Council
Bob Frazier, National Garages
Bob Henderson, Citizens Advisory Council
Adrian Iraola, City Engineering
Donna Johnson, City Planning Department
Chris Kolb, City Council Member
Audrey Libke, Citizens Advisory Council
Cathy O’Donnell, Ann Arbor News
Ned Shure, Performance Network Board
Eric Silberman, Ann Arbor Observer
Andrew Wright, Citizens Advisory Council
Peter Yates, Ann Arbor Observer

2. Approval of Minutes

Ms. Gunn moved, and Mr. Pohrt seconded, that the minutes of the February 11, 1999 meeting be approved.

A vote on the motion showed:

AYES: Berlin, Dankert, Gunn, Pohrt, Relyea, Shaffran, Sipes
NAYS: None
Absent: DeVarti, Fritz, Gillett, Harshe, Ungrodt

The motion carried.

Mr. Fritz enters.

3. Audience Participation

Johanna Broughton of the Performance Network addressed the board and explained the theater’s history and its need to relocate to the Courthouse Square apartment building, she hoped with the DDA’s possible assistance. Since the cost of the relocation was not known yet, the Board asked Ms. Broughton to contact the DDA Housing Subcommittee with a project construction budget and a specific request for funds.

Ms. Harshe, Mr. DeVarti and Mr. Ungrodt enter.

4. New Business

Mr. Gillett enters.
Mr. Shaffran introduced Jim Beuche, to the Board, explaining that Mr. Beuche had been commissioned to write a first draft of a possible agreement between the City and UM for the new Forest Structure. The goal of this document was to facilitate negotiations. Mr. Shaffran explained that Mr. Beuche would answer any questions the DDA might have. Mr. Beuche then gave a brief overview of the two possible relationships, joint-ownership and lease. He explained that the type of relationship did not matter as much as the details within the agreement. Mr. Shaffran said that some felt that a lease option would enable the City to remain in control of the structure. Mr. Berlin suggested that that a joint ownership arrangement might encourage the UM to take more of an ownership interest in the project. Mr. Beuche said that he had initially envisioned a relationship whereby the City would own the structure and land, but would lease to itself and to the UM. Mr. Berlin informed the Board that the agreement for this structure would be between the University and the City not the DDA. Ms. Pollay agreed, but said that the individuals involved with the negotiations had hoped for input from the DDA, and that a DDA recommendation to Council would be helpful.

Ms. Harshe moved and Mr. Gillett seconded the following resolution:

RESOLUTION IN SUPPORT OF AN AGREEMENT BETWEEN THE CITY OF ANN ARBOR AND UNIVERSITY OF MICHIGAN FOR THE NEW FOREST AVENUE PARKING STRUCTURE

Whereas, A 1997 study reported that parking usage in the South University area exceeded 100% of available parking spaces at peak period and new residential developments in this area have recently received approval or may soon come on line, which will certainly add to this parking demand;

Whereas, The DDA is very concerned about and responsive to the needs of the South University area whose parking opportunities are severely limited;

Whereas, Representatives of the DDA, City, and UM have been meeting for five months and have framed a series of recommendations for a proposed agreement between the City and UM which would provide for a 900-space structure, two-thirds of which will be utilized by the City and one-third by the UM;

Whereas , This proposed agreement would split project construction costs proportionate to percentage of use;

Whereas, This partnership may help alleviate UM parking demand on the southern edge of Central Campus, potentially reducing the likelihood that the UM will purchase additional land to construct an additional parking facility elsewhere in the area;

Whereas, An agreement between the City and University of Michigan would be of mutual benefit as it would create the potential to maximize the number of parking spaces while reducing construction and operations costs per space through economies of scale;

Whereas, A lease agreement appears to be the most straightforward arrangement;

RESOLVED, The DDA supports a lease between the City of Ann Arbor and the University of Michigan for the new Forest Avenue Parking Structure.

Ms. Harshe expressed support for a lease arrangement, and asked the DDA to reflect on how remarkable it was that cooperation between the DDA/City/UM had reached the point where such a project might be possible. Mr. Berlin stated he would vote against this resolution because the DDA did not have enough information to make this decision and he did not know how the City would pay itself for the land being used under the lease arrangement. Mr. Shaffran explained that the land might or might not be part of the agreement for the structure, as this was not yet decided. Mr. Pohrt expressed support for either arrangement, but that he would vote for a shared ownership arrangement to reflect his support for a strategic partnership between the City and UM.

A roll call vote on the motion showed:
AYES: Dankert, DeVarti, Fritz, Gillett, Harshe, Relyea, Shaffran, Sipes, Ungrodt
NAYS: Berlin, Gunn, Pohrt
Absent: None

The motion carried.

Mr. Dankert asked whether the University would be helping with the landscaping and site costs of the structure. Mr. Berlin reported that at the last meeting the University stated they would provide their share of the funding for the site costs.

Ms. Harshe leaves.

5. Citizen Advisory Council

Forest Street Parking Structure
The Citizens Advisory Council wishes to strongly support a proposed agreement between the University and the City for the construction, management and maintenance of the Forest Street parking structure in the form of City ownership of the structure and a leasing agreement with the University of Michigan.

Downtown Ann Arbor Historical Street Exhibit Program
The challenge of the Downtown Ann Arbor Historical Street Exhibit program is to bring the past to life by directly relating selected visual images and stories from Ann Arbor’s history to the present streetscape. Through the use of large glass frames, porcelain-enamel maps and wall images, and bronze artifacts, this spring we plan to bring the history of Courthouse Square to life. Images of the Courthouse Square Exhibit have been passed among you.

I am making this brief presentation to urge your support for our request for $6,000 to complete the project by June 18. But I would like to provide a little background for this request which is being sponsored by David Fritz, Chair of your Pedestrian Improvements Committee.

When the idea of a simple historic walking tour was proposed to the Ann Arbor Historic Commission over ten years ago, they provided the first support for the program. The four downtown business associations provided $10,000 to get the project going, and the Michigan Council for the Humanities provided another $7,000 to develop it and collect images. A combination of private and public money has continued to move the project forward ever since. Much work and thousands of donated hours of time went into the planning and organization of a 16-site historical downtown walking tour that would eventually be coordinated with public school programs, add to the cultural identity and the pedestrian experience of the downtown, and encourage the commercial and residential success of the area.

The design emerged from an all-day charrette in 1992 at which twenty-two architects, landscape architects and designers developed concepts. Architect Carl Luckenbach and designer Don Hammond, along with other creative talents, produced the final designs you have before you.

The DDA has been, and is, the chief financial sponsor of this project. In 1992 this board approved $30,000 for the capital improvement part of the project—money that still remains unspent. In 1995 you approved another $10,000 to complete all design elements necessary to proceed with fabrication and installation. That money was given on the condition that I raise another $30,000 from the private sector. I raised $35,000 which was then enough to complete the Courthouse Square Exhibit.

At last month’s DDA meeting I reported the project was going to run $13,000 over budget. A meeting last week of all the organizers, designers, and construction leaders indicated that the cost over-run will be closer to $18,000. Bob Guenzel, Washtenaw County Administrator, has already committed $6,000 to cover one third of the additional costs. Today I am asking the DDA to financially cover another third—$6,000. The remaining third will be raised from the private sector—particularly those individuals, groups and businesses that have been connected to the Courthouse Square site at some time over the years.
A public ceremony in front of the courthouse is being planned for June 18. County Administrator Bob Guenzel, Mayor Ingrid Sheldon, and a representative from the DDA will be asked to inaugurate the program and the Courthouse Square exhibit. The ceremony will be followed immediately by a large party on the entire 10th floor of 101 North Main. We hope that all of you will plan to attend.

This is a DDA-funded project, and the DDA will be recognized prominently at the public celebration, and more permanently in the plaque that will be included in the exhibit. We plan to immediately move to complete the other fifteen sites in the walking tour, making use of foundation grants and monies raised from local private sources related to the history of each site. We want the entire community to be invested in a program that connects all four downtown business areas in an exciting downtown cultural event—an event that the DDA has made happen.

6. Subcommittee Reports

Finance Committee
Mr. Morehouse reviewed the financial report with the Board noting two errors in the city accounting system and explaining that they will be corrected.

Allen Creek Subcommittee
Mr. Gillett reported on the public meeting held earlier in the day and that there was an excellent turnout for the event. There would be a bus tour of the Allen Creek area on March 30, 1999 at 10:00 a.m. leaving from the steps of the Detroit Edison Building.

Recycle/Sell Willard Houses Subcommittee
Ms. Gunn moved and Mr. Shaffran seconded the following resolution:

RESOLUTION TO OFFER WILLARD STREET HOUSES TO ANN ARBOR-AREA HOUSING NONPROFITS AND OTHERS TO ENCOURAGE THEIR REUSE

Whereas, City Council and DDA resolved to approve design scheme “F” for the proposed new Forest Avenue parking structure;

Whereas, This option will expand the footprint of the deck to meet existing and anticipated parking demand in the South University area;

Whereas, This expanded footprint will require the acquisition of three properties to its west along Willard Street, namely 1211, 1213, and 1217 Willard Street, and the demolition or relocation of the three rental houses located upon these properties;

Whereas, Housing nonprofits as Avalon Housing, Habitat for Humanity, Washtenaw Affordable Housing Corporation, and others may be able to utilize these houses if they were moved to vacant sites elsewhere in the community;

RESOLVED, That the DDA shall encourage the City’s efforts to offer the houses to housing nonprofits once it has acquired the properties to the west of the current parking structure through purchase or condemnation;

RESOLVED, That if a housing nonprofit seeks to purchase one of these houses, the DDA shall dedicate funds that would otherwise be earmarked for the demolition of this house, to help defray the cost of its relocation;

RESOLVED, That the City shall be notified of the construction schedule for the new structure to ensure that the project shall not be delayed in order to relocate any or all of these houses.
A vote on the motion showed:

AYES: Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Pohrt, Relyea, Shaffran, Sipes, Ungrodt
NAYS: None
Absent: Harshe

The motion carried.

Maintenance Storage Facility and Maintenance Subcommittee
Mr. Fritz moved and Mr. Gillett seconded the following resolution:

RESOLUTION TO SUPPORT THE 1999 DOWNTOWN SPRING CLEANUP

Whereas, the Downtown Spring cleanup annually draws more than 500 girl scout and their parents to downtown to plant flowers, remove trash and graffiti, and sweep sidewalks;

Whereas, representative of the downtown area associations provide in-kind and other contributions in addition to a number of other sponsoring organizations; and

Whereas, The DDA contributed $500 toward Downtown Spring Cleanup in 1998;

RESOLVED, The DDA will contribute $500 toward Downtown Spring Cleanup in 1999.

A vote on the motion showed:

AYES: Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Pohrt, Relyea, Shaffran, Sipes, Ungrodt
NAYS: None
Absent: Harshe

The motion carried.

Mr. Fritz moved and Mr. Berlin supported the following resolution:

RESOLUTION TO APPROVE ADDITIONAL FUNDING FOR THE DOWNTOWN HISTORIC STREET EXHIBIT

Whereas, In July 1995 the DDA allocated $40,000 for the construction and installation of Historic Street Exhibits in the DDA District;

Whereas, The allocation expired on June 30, 1997 and the project balance in the amount of $33,208.00 was added to the DDA TIF Fund Balance Account;

Whereas, these funds were appropriated by City Council in 1998 for use on the project;

Whereas, Additional funds from the Ann Arbor Historical Foundation were deposited with the City of Ann Arbor/DDA to fund this project; and

Whereas, Initial project estimates have been updated and there is now an estimated cost overrun of $18,000, most of which will be covered by private and public donations;

RESOLVED, That the DDA approve an additional contribution of $6,000.00 for construction and installation of Historic Street Exhibits

Ms. Gunn expressed support for the project, saying that it would allow for a three-way partnership.

A vote on the motion showed:

AYES: Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Pohrt, Relyea, Shaffran, Sipes, Ungrodt
The motion carried.

Ms. Gunn leaves.

**New Urbanism Symposium**
Ms. Sipes proposed a series of community forums to take place over the next eight to twelve months. Two of the proposed events included lectures by Urbanist Leon Krier and Transportation Planner Walter Kulash. More funding will be requested as events are planned. **Mr. Gillett moved and Mr. Fritz seconded a resolution to donate $500 to the UM College of Architecture for a lecture by Urbanist Leon Krier at the Chrysler Auditorium on April 5, 1999**

A vote on the motion showed:

**AYES:** Berlin, Dankert, DeVarti, Fritz, Gillett, Pohrt, Relyea, Shaffran, Sipes, Ungrodt

**NAYS:** None

Absent: Gunn, Harshe

The motion carried.

**Executive Directors Report**
Ms. Sipes moved and Mr. Gillett seconded the following resolution:

**APPOINTING A DDA FREEDOM OF INFORMATION ACT COORDINATOR**

Whereas, It is the policy of the DDA to provide access to all documents except those documents or portions of documents exempt from release by law,

Whereas, It is the policy of the DDA to make available information within its files that would not be exempt from disclosure, provided that the compilation of information can be reasonably accommodated using existing personnel while maintaining other services, and that the costs of access are recouped to the extent permitted by law; and

Whereas, An individual shall be designated to process Freedom of Information Act (FOIA) appeals;

RESOLVED, The DDA Executive Director shall be designated as the FOIA Coordinator for the DDA

A vote on the motion showed:

**AYES:** Dankert, DeVarti, Fritz, Gillett, Relyea, Shaffran, Sipes, Ungrodt

**NAYS:** None

Absent: Berlin, Gunn, Harshe, Pohrt

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8. **Adjournment**

As there was no further discussion, upon motion, the meeting was adjourned at 2:05 p.m.

Respectfully submitted,

Susan Pollay, Executive Director
Secretary