1. ROLL CALL

Present: Gary Boren, Russ Collins, Dave DeVarti, Chris Easthope (Mayor Pro Tem), Leah Gunn, Jennifer Hall, Sandi Smith, John Splitt

Absent: Rob Aldrich, Fred Beal, Rene Greff, Roger Hewitt

Staff: Susan Pollay, Executive Director
Present: Joe Morehouse, Deputy Director
Joan Lyke, Management Assistant
Lindsay Hard, Special Projects Manager

Audience: Erica Briggs, getDowntown
Ray Detter, Downtown Area Citizens Advisory Council
Mary J. Fales, City of Ann Arbor
Adrian Iraola, Washtenaw Engineering
Maggie Ladd, SUAA
Frank Nagy, Republic Parking
Ethel Potts, Citizen
Gale Redding, MSAA
Ellie Serras, MSAA

2. AUDIENCE PARTICIPATION

Mr. Detter invited everyone to the annual Downtown Party/Potluck, Wednesday, June 13 at 120 and 126 N. Division, sponsored by the Old Fourth Ward Association and the North Central Property Owners Association. At the CAC meeting the night before members watched a slide show by Christine Crockett in an effort to identify possible downtown design/character sub areas, as well as areas where a particular future character may be attained by vision or policy. The CAC continues its efforts to attend the various A2D2 committee meetings.

3. APPROVAL OF MINUTES

Ms. Gunn moved and Mr. Splitt seconded approval of the April 4, 2007 DDA meeting minutes.

A vote on the motion showed:
AYES: Boren, Collins, Easthope, DeVarti, Gunn, Hall, Easthope, Smith, Splitt
NAYES: None
Absent: Aldrich, Beal, Greff, Hewitt,
The motion carried.

4. STATUS OF CITY TASKFORCE EFFORTS

Percent for Art Taskforce: Mr. Collins reported that the Taskforce reviewed the ordinance draft which will be presented to City Council in a month or two. He said that the ordinance would assess 1% on City capital improvement projects with a maximum amount of $250,000 per project.
Allen Creek Greenway Taskforce: Ms. Smith reported that the report was presented to City Council and is available on the City web site and for purchase at the Planning Department. Ms. Gunn acknowledged Ms. Smith’s dedication serving on the Taskforce which met weekly for almost a year.

A2D2: Ms. Smith announced a follow up meeting scheduled for May 9 with City Council, DDA, AATA and Planning Commission at the Kerrytown Concert House regarding parking/transportation strategies in the downtown. She encouraged all DDA Board members to attend the meeting.

5. PARTNERSHIPS COMMITTEE

First & Washington: Ms. Smith reported that the first draft of the parking agreement was written by the DDA attorney and revised by the City attorney and is now being reviewed by Village Green. The committee has directed staff to explore whether $30/month surcharge on top of the standard monthly permit cost is equal to/less than/more than what is earned per space after hours ($3/entry) at 1st & Washington.

Mr. Beal enters.

1st & Washington: Ms. Gunn moved and Mr. Collins supported the following resolution:

RESOLUTION AUTHORIZING PROJECT COSTS TO RESTORE THE ALLEY AT FIRST & WASHINGTON

Whereas, The DDA has undertaken downtown alley repairs since 2005;

Whereas, In summer 2005 City Council asked the DDA’s assistance to help facilitate the sale of First & Washington for a mixed-use, public/private redevelopment;

Whereas, One of the benefits of the First & Washington redevelopment will be the restoration of a through, mid-block alley on the block of Liberty, Ashley, Washington and First across land that once supported the former parking structure;

Whereas, This restored alley will provide an optimal relocation of a major electrical duct bank and other utilities away from developable land and will facilitate the relocation a street light cabinet and the existing electrical transformer that will help service the new parking structure, and other adjacent developments;

Whereas, The cost to relocate this major electrical line has been estimated to be $195,000, and the cost of the other elements of the alley restoration has been estimated to be $244,000 plus a 10% contingency amount of $43,900;

Whereas, The electrical line relocation must be undertaken immediately so that the adjacent constructions can move forward and the remainder of the alley restoration will not take place until other constructions are complete;

RESOLVED, The DDA authorizes a project budget of $482,900 without regard to fiscal year to restore the alley on the block of Liberty, Ashley, Washington, and First, including the relocation of the electrical lines to be in the new alley; and
RESOLVED, The DDA Director is authorized to enter into contracts for implementation of this project budget.

Ms. Smith indicated the redevelopment of 1st & Washington and the 200 S. Ashley project will give the City an opportunity to plan for the redevelopment of the entire block, including the restoration of the alley which was abandoned when the former structure was built in the mid-1940’s. The restored alley will be pivotal to the redevelopment, including the placement of a new electrical transformer and the relocation of a major electrical line from across a corner of the City’s property which will enable the City to facilitate a land swap.

Ms. Fales provided additional details on the property boundaries and explained that the alley restoration would provide for the community’s greater good. Mr. DeVarti asked about the land swap; Ms. Fales explained that negotiations were underway and she was not at liberty to disclose information at this time.

A vote on the motion showed:
AYES: Beal, Boren, Collins, DeVarti, Easthope, Gunn, Hall, Smith, Splitt
NAYES: None
Absent: Aldrich, Greff, Hewitt
The motion carried.

Zaragon Place: Ms. Bona, Planning Commission member, provided Partnerships Committee with details about the development. Ms. Smith said that the DDA might receive a Partnership Grant request from the developer in the future, so it was helpful to be informed in advance.

Additional Parking Options: Ms. Smith reported that Partnerships described the draft DDA matrix with Council members Teall and Lowenstein, who indicated that this would meet their needs as set forward in the Council resolution. Additional information is still being developed and it is anticipated that the matrix will be provided to City Council by June 1st as requested.

6. OPERATIONS COMMITTEE

Financial Statements: Mr. Splitt said that he was reporting on behalf of Mr. Hewitt who was out of town. He said that TIF income is projected to be 2.5% above budget due to higher than anticipated interest income and capital expenses are projected to be 48% below budget due to the cost of some alley repairs and Sculpture Plaza repairs being shifted to the next fiscal year. Parking income is about 8% above budget due to greater than anticipated hourly parking demand and parking expenses are 4% above budget due to an early payment of the Brown Block rent. This will be corrected next month. The April 2007 financial reports were moved by Mr. Splitt seconded by Ms. Hall and unanimously approved.

Alternative Payment Options: Mr. Splitt reported that the pay-in-lane machines had been installed at Maynard and their usage is increasing steadily. Since April Republic has been accepting credit cards at Maynard and their use is anticipated to grow.

Maintenance: Mr. Splitt said that summer repairs/maintenance is underway and the committee will monitor progress over the next many weeks.

Mr. Splitt moved and Ms. Gunn supported the following resolution:

RESOLUTION TO INSTALL NEW PARKING VACANCY SIGNS
Whereas, The DDA has an interest in continually improving customer service for patrons using the public parking system;

Whereas, The DDA Operations Committee has approved a proposal to add 9 double-sided signs to parking facilities which would communicate to patrons how many parking spaces remain open within the facility, at a cost of $17,555 per sign or total project cost of $158,000;

Whereas, This will be the first of several phases of new signage which will communicate parking availability, including an integration with the DDA’s wayfinding program;

RESOLVED, The DDA approves a proposal to add 9 double-sided signs to downtown parking facilities which would communicate to patrons how many parking spaces remain open within the facility, at a total project cost of $158,000.

Mr. Splitt explained that the new signs would inform patrons of the number of vacant spaces in the structures and lots. A total of nine double-sided signs will be installed for a total payment of $158,000 or $17,555/sign, the majority of the cost ($95,000) is for the software that transmits the data to the signage. This software can be used in the future to transmit the information other users. Mr. Easthope asked if there was anything the City could do to expedite the sign installation; Mr. Morehouse said that they needed only approval of sign permits.

A vote on the motion showed:
AYES:   Beal, Boren, Collins, DeVarti, Easthope, Gunn, Hall, Smith, Splitt
NAYES: None
Absent: Aldrich, Greff, Hewitt
The motion carried.

7. RESEARCH AND OPPORTUNITY

DDA Communications. Mr. Boren said that the Committee is well underway with the DDA’s new website, including signing off on the basic structure of the DDA’s new home page and subpages. Each sign on to the website will feature different photographs to encourage people to return to the web site. The next meeting will focus on the specific content on the site.

Alternative Transportation: Mr. Boren said that go!Pass grant program ends October 2007 and the Link grant ended April 2007. The committee invited Chris White/AATA to the next meeting to talk about these programs and future opportunities, such as later Link service.

8. CAPITAL IMPROVEMENTS

Huron Street: No changes to report since the last DDA meeting.

Fifth & Division: No changes to report since the last DDA meeting.

Fourth & William Structure: Mr. Beal indicated that the last concrete slab was poured and work on the north elevator continues. It is anticipated that the addition will be completed in late June.

Ann & Ashley Garage Addition: Mr. Beal said that the consultant team had a kick off meeting and will deliver schematic drawings to the Committee at their May 21st meeting.

Alley Repairs: Mr. Beal reported that repairs will begin Monday at the south end of the
William/Fourth alley.

**Sculpture Plaza:** Mr. Beal said that bids would be opened on May 17. Contractor approval will be presented to the CIC at the May 21st and to the DDA at the June 6 meeting, with work scheduled to begin shortly thereafter with completion expected in August.

**Wayfinding:** Ms. Pollay provided a summary of the Public meeting and an overview of the options for the proposed Wayfinding program. Mr. DeVarti said that he strongly urged that the U/M hospitals be included in the program as he is often asked for directions. Mr. Collins said that he had raised the possibility of changing the names of the State Street Area and South University Area with the State Street Area Association board and there was no opposition to this concept.

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<td><strong>International Downtown Association Annual Conference.</strong> Ms. Gunn said that the DDA had received an email from the Main Street Area Association regarding the DDA’s decision not to sponsor a representative from each merchant association to attend the IDA conference this September. She said that in fact the DDA had not taken any action with regard to the merchant associations, but rather had only resolved to sponsor City Council and DDA representatives. She asked if ROC could discuss the matter and create a grant application that would include an action plan and accountability, with a resolution brought to the DDA at its June meeting. Mr. Boren explained that the conference is very expensive as it is in NYC, and the estimated cost per participant is over $2,500 including flight, hotel and conference fee.</td>
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<td>Mr. Detter stated that he hoped ROC would consider sending a CAC representative to the IDA conference, as well. Ms. Briggs announced that May is “Curb your car month” and she distributed brochures depicting various activities. Ms. Smith stated that the bike hoops at Ann Ashley are always full and suggested adding more bike hoops at that location; Ms. Pollay said that she would ask Republic’s assistance with this.</td>
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Ms. Ladd presented a letter to the DDA Board asking them to reconsider the decision not to sponsor a representative from each merchant area association to attend the IDA conference. She said that previous conferences had provided valuable information that was put into use in Ann Arbor, e.g., the Panhandling Taskforce.

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<td>As there was no further discussion the meeting was adjourned at 12:50 P.M.</td>
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Respectfully submitted,
Susan Pollay, Executive Director