Place: DDA Office
301 E. Liberty, Suite 690
Ann Arbor, MI 48104

Time: The Chair, Ed Shaffran, called the meeting to order at 12:08 p.m.

1. Roll Call

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

Absent: Ron Dankert, Deanna Relyea

Staff: Susan Pollay, Executive Director

Present: Joseph Morehouse, Fiscal and Administrative Manager

Audience: Sarah Armstrong, DDA
Johanna Broughton, Performance Network
Susan Carney, Ann Arbor News
Phyllis Conrad, Courthouse Square Resident
Ray Detter, Citizens Advisory Council for DDA
Bob Frazier, National Garages
Larry Ferguson, Performance Network
Adrian Iraola, City Engineering
Donna Johnson, City Planning Department
Andrea Krueger, Allen & Kwan
Kevin Mallard, 311 Thompson Street
Audrey Libke, Citizens Advisory Council/Courthouse Square Resident
Jane Lumm, LISC/Avalon Affordable Housing Campaign
Mitch Meisner, Honigman Miller Schwartz and Cohn
Ned Shure, Performance Network
Jack Stegeman, Campus Rentals
Bill Stegeman, Campus Rentals
Sally Stegeman, Campus Rentals
Joseph Walters, Performance Network
Andrew L. Wright, Citizens Advisory Council

2. Approval of Minutes

Ms. Harshe moved, and Ms. Gunn seconded, that the minutes of the April 8, 1999 meeting be approved.

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

The motion carried.

3. Citizen Advisory Council

The Citizens Advisory Council has five minutes in which to express the support of downtown residents for five very important housing related items that are on your agenda for discussion and action.

1. We strongly support the Housing Committee resolution to adopt a new DDA Statement of Housing Policy for the downtown. It is succinct, but it broadly states policies and goals that can be the basis for implementing the basic objective of the DDA Plan of 1982 as well as the City’s adopted Master Plan, its Housing Policy, the Downtown Plan, and the Central Area Plan.
2. We strongly urge the DDA to use whatever means possible to assist Performance Network in achieving their goal of moving their performing arts productions to Courthouse Square. Members of the Citizens Council consider this to be a most important housing issue. The move will have the immediate effect of providing needed support to Courthouse Square, a City support senior citizen, low-income apartment building of 116 units—the largest single addition of downtown housing in the last ten years. Performance Network has strong support from the Ann Arbor community. Your contribution to that support will help to bring this exciting performance art group to what has been an underutilized and blighted area of the downtown. We can help to transform a dead interior and street space into a pedestrian destination that will not only add to the vitality of the entire downtown but also encourage the development of a busy pedestrian corridor that will join Main Street to Kerrytown. Within a year, we can have our new and beautiful parking structure, with its privately financed public art, adjoining a successful Courthouse Square, a new performing arts venue, an expanded Hands on Museum, and the Courthouse Square Historical Exhibit—all of them combining to transform this area into a vital area of downtown.

3. The Citizens Advisory Council strongly supports continued negotiations with Syndeco to work out a formula and process for using DDA funding to support the inclusion of underground parking as a part of the development of the main-Packard housing site. This important mixed-use project will not only bring over fifty units of owner-occupied housing to the Main Street area. By defining the pattern for DDA encouragement of mixed-use projects that include underground parking, provide pedestrian friendly streets, public open space and possible retail this project can set the pattern for implementing the Downtown Plan of 1988 as well as the DDA Plan of 1982.

4. The Citizens Council also wishes to encourage you to support the resolution for a residential development at Thompson and William Streets. Like Main and Packard, this project will bring a large amount of additional housing to the downtown area. It was recently unanimously supported by the State Street Area Association. Certainly there are details to be worked out, but it brings with it the promise of 76 underground parking spaces. The DDA should encourage the developer of 500 E. William in his efforts and continue to explore ways in which the DDA may be able to assist in this development.

5. Finally, the Citizens Council supports the DDA resolution authorizing a study of the Allen Creek and hopes that the necessary money will be committed to finance it. Certainly better storm water management is essential in this important area. A study is the only way we can determine the potential cost and the possibilities of greenway public open space, housing and mixed-use development along this underutilized western edge of downtown.

### Audience Participation

Jonathan Rose introduced himself as the progenitor of the current handbill ordinance, and explained that the rules allowed individuals to place flyers on public property, but that anyone could remove them. Flyers must be dated and 5 flyers must be removed for every one put up. Mr. Rose indicated that the enforcement of the current ordinance is lax and that he would prefer to look at ways to make the current ordinance work. He asked the Board to table its proposed resolution on the sign ordinance.

Johanna Broughton, Ned Shure and Joseph Walters of Performance Network gave a short update on the proposed move of the Performance Network to Courthouse Square. They stated that things were moving forward and that a capital campaign development committee had been created, and lease negotiations with First Centrum were continuing. Larry Ferguson and Ned Shure said that a long-term lease had been offered at a very favorable rate, and they hoped to have it signed by June 1. A letter from First Centrum in support of the move was presented to the DDA. They said that Performance Network was on a tight time schedule to get DDA support, which will help them in the fund raising efforts. They hope to complete the move and be in operation sometime in January 2000. Mr. DeVarti stated that the DDA Housing Issues Committee was not able to draft a proposal for the Board Meeting, but he did feel they were in favor or granting $150,000 to Performance Network for the relocation.
Phyllis Conrad, a Courthouse Square Resident, requested that Courthouse Square residents be allowed to move their parking permits to the new Fourth & Washington parking structure, as the Fourth & William structure was too far for senior citizens to walk to. She stated that the residents of Courthouse Square would also need inexpensive parking at the Fourth & Washington structure, and asked the DDA to think about taking action to help them.

Kevin Mallard of 311 Thompson Street complained about the noise from the Maynard Structure repairs. His complaints centered on the constant noise, displacement from his parking space for two days and the placement of protective plywood outside his window earlier in the week. Since he is a student who works at home he said he feels these inconveniences make it very difficult to function. He and his legal advisor met with his landlord and Susan Pollay to discuss a reduction in rent for this disruption. He is asking that the DDA Board mediate between his landlord and himself. The board noted that the major repairs are to be completed by the end of August but there will be some minor work to be done by late October.

Bob Henderson, a Courthouse Square resident, addressed the board. Speaking only for himself, He stated that the residents of Courthouse Square have held meetings on the location of their parking permits. The majority of residents were in favor of keeping the permits at the Fourth & William structure to keep the cost affordable. Bob noted that the residents were never promised any parking next door and he’s in favor of the new structure being for short term hourly parking with no permits.

5. New Business
None.

6. Subcommittee Reports

Finance Committee
Mr. Morehouse reports that the March 31 report showed some additional costs being charged by the City and he is looking into their source. Otherwise, things look good. Mr. Shaffran asked if there is any information on bonds that were refinanced in December, to which Mr. Morehouse replied that he had requested information from the Finance Department, but had not been able to secure this information.

Parking Operations
Ms. Gunn moved and Ms. Harshe seconded the following resolution:

Resolution to Commit the DDA to a Four Year Parking System Equipment Replacement Program

Whereas, Through its parking structure construction program the DDA will replace all parking equipment at the Maynard, Fourth & Washington and Forest parking structures;

Whereas, Many elements of the parking equipment in the remaining system have been in service for over seven years and are nearing the end of their useful lives;

Whereas, The current revenue collection computer software used by National Garages will not be supported after January 1, 2000;

Whereas, The DDA wishes to replace its existing revenue control equipment with equipment that will give better accountability and auditing capabilities for increased revenue control;

RESOLVED, The DDA resolves to budget funds, per the attached budget, for a total of $433,944 over the four year plan, to replace the equipment necessary to have a uniform parking equipment system at all DDA facilities;
Ms. Gunn stated that this purchase would allow all parking equipment to be standardized and updated, with the cost spread out over four years. She said that approval would allow the DDA to anticipate parking equipment expense as part of its annual budgeting process, and that all equipment would be Y2K safe.

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

Ms. Gunn moved and Ms. Harshe seconded the following resolution:

Resolution to Purchase and Install New Elevator Interiors at the Ann Ashley, Fourth & William and Liberty Square Parking Structures

Whereas, Many elevator cab interiors under the responsibility of the DDA need to be upgraded due to disintegrating floors, graffiti-defaced walls and inadequate lighting;

Whereas, The DDA has contracted to modernize the control systems of the two Ann Ashley elevators, and is considering a modernization of the two elevators at Fourth & William and could replace the interiors at the same time to keep service interruptions to a minimum;

Whereas, The interiors of the four elevators at the Liberty Square structure are also in need of repair;

Whereas, The DDA working with its elevator contractor, Otis Elevators, has solicited three bids to replace the walls, floors, ceilings and interior doors of these eight elevators with stainless steel vandal-resistant material;

RESOLVED, The DDA approves the expenditure of $105,468.00 to purchase and install new elevator interiors in the eight elevators at the Ann Ashley, Fourth & William and the Liberty Square parking structures, with the material supplied by Forms + Surfaces and installed by General Renovation companies.

Ms. Gunn explained that this resolution would renovate the elevators located at the Ann Ashley, Fourth & William, and Liberty Square structures, enhancing their appearance and decreasing maintenance costs, for a total cost estimate of $105,468. The contractor is General Renovations with the supplier is Forms and Surfaces. Mr. Morehouse explained that the material being used would be more graffiti resistant and easier to install. The money would come out of the parking facility capital improvement portion of the budget.

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

Parking Construction

Status of Fourth/Washington
Mr. Shaffran reported that construction is progressing well and the structure is anticipated to be completed by late October.

Maynard Parking Structure
Mr. Shaffran reported that the structure was closed on May 1 and the repairs are on schedule. It is anticipated that Western Waterproofing will meet the September 1st deadline to reopen the structure.
The transformer location issue raised last month was resolved by placing the transformer in the structure, which had the secondary benefit of reducing the DDA’s costs for electricity by approximately $14,000 a year.

### Forest Parking Structure

Mr. Shaffran reported that City Council will be deciding on the Forest Avenue parking structure site plan at its next meeting, and an important question would be the location of the western wall of the proposed structure. He informed the Board that if the wall was moved back five feet there would be a loss of forty-five parking spaces, and if it were notched back on the southern bay it would result in a loss of twenty-eight spaces. Mr. Shaffran reported that the negotiations between the City and the U of M are progressing.

Mr. Berlin moved and Ms. Gunn seconded the following resolution.

**Resolution to Accept the Otis Elevator Company Proposal to Modernize Elevators in the Fourth & William and Maynard Parking Structures**

Whereas, The DDA seeks to enhance its elevator maintenance program to ensure service that best meets the needs of its patrons;

Whereas, There have been a number of service-related problems with the elevators in the Fourth & William parking structure, as the equipment is outdated;

Whereas, There have been a number of service-related problems with the elevators in the Maynard parking structure as the equipment is also outdated;

Whereas, The west Maynard elevator is being replaced with completely new equipment as part of the repair project underway in Maynard;

Whereas, The DDA received a proposal from Otis Elevator Company to provide and install equipment for the east Maynard elevator, including a new microprocessor-based control system, door operator, load-weighing device, car-operating panel, emergency car lighting, new telephone cabinet, car position indicator, hall buttons and lanterns, and other equipment for $87,544.00, and this equipment is not included with other elevator repairs in the DDA’s service agreement with Otis;

Whereas, The DDA received a proposal from Otis Elevator Company to provide and install equipment for two elevators in Fourth & William, including new microprocessor-based control systems, hoistway operating devices, ropes and other equipment for $138,077.00 and this equipment is not included with other elevator repairs in the DDA’s service agreement with Otis;

Whereas, This microprocessor-based control system will continuously monitor usage and performance of these elevators on a 24-hour, year-round basis, and will automatically call for service before service problems arise;

RESOLVED, The DDA accepts the proposal from Otis Elevator Company to modernize the east Maynard elevator for a cost of $87,544.00;

RESOLVED, The DDA accepts the proposal from Otis to modernize the two Fourth & William elevators for a total cost of $138,077.00.

Mr. Shaffran reported that these funds will come from the DDA Parking Fund.

A vote on the motion showed:

**AYES:** Berlin, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Shaffran, Sipes, Ungrodt

**NAYS:** None

**Absent:** Dankert, Relyea
The motion passed.

Ms. Harshe moved and Ms. Gunn seconded the following resolution.

Resolution to Approve an Amendment to the Professional Services Agreement with Luckenbach Ziegelman Architects, PLLC for the Forest Avenue Parking Structure Project

Whereas, In February 1998 a Professional Services Agreement in the amount of $400,000.00 was approved by the DDA and authorized by City Council to retain the services of Luckenbach Ziegelman Architects, PLLC to perform the design phase of the Forest Avenue Parking Structure project;

Whereas, The initial scope of services has been affected by numerous changes, including a greatly extended design process and an increase in the capacity of the structure by 50%;

Whereas, Sufficient funds are available in the PSA to provide for the production of bid documents, but design funds have been depleted;

Whereas, Luckenbach Ziegelman Architects PLLC has submitted a proposal to the City to amend their PSA for an additional $146,950.00, including scope of services and reimbursables;

RESOLVED, That an amendment to the Public Services Agreement with Luckenbach Ziegelman Architects PLLC in the amount of $146,950 is agreed to by the DDA

Mr. Shaffran stated the cost of this contract will be paid out of the Bond Fund for the project, with the University contributing its share of the cost.

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

The motion passed.

Ms. Harshe moved and Ms. Gunn seconded the following resolution:

RESOLUTION DETERMINING PERMIT COSTS FOR THE FOURTH & WASHINGTON PARKING STRUCTURE

Whereas, The former Fourth & Washington parking structure was operated as an hourly-parking facility, providing primarily short-term parking spaces rather than monthly permitted spaces;

Whereas, In 1997 the DDA resolved to rebuild Fourth & Washington as a 277-space parking structure;

Whereas, One goal behind rebuilding the Fourth & Washington structure was to create an hourly-parking facility geared to providing short-term parking spaces;

Whereas, The cost to rebuild the Fourth & Washington parking structure will be approximately $9 million, far exceeded the initial DDA budget for the project;

Whereas, It is estimated that the amount generated by hourly spaces at this site would be greater than the amount generated by permit spaces, and can provide more revenues to cover the structure’s increased debt service;

Whereas, The DDA has been asked to create monthly permits for the Fourth & Washington structure;
Whereas, Concurrent with this project the DDA has worked with the City and University of Michigan to establish permit costs for the University’s use of the new Forest structure;

Whereas, This cost was established as a percentage of construction, debt, maintenance, and other operations costs, proportionate to percentage of use;

RESOLVED, The DDA supports the creation of a limited number of permits for the new Fourth & Washington structure, not to exceed fifteen percent of the total number of spaces, or forty one spaces;

RESOLVED, The DDA recommends that the cost of a monthly permit in the Fourth & Washington structure shall be equal to the cost to provide these spaces, including construction, debt service, operation, and maintenance costs.

Ms. Gunn asked that this resolution be tabled and deferred to the DDA Parking Operations Committee. This motion was seconded by Ms. Harshe.

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

The motion to table was approved.

Mr. Shaffran commented on the request by Mr. Mallard that while he was empathetic to his problems, the DDA could not compensate everybody who has been inconvenienced by construction. Members of the DDA indicated their agreement with this sentiment.

Downtown Shuttles
Ms. Sipes did not have a report but thanked everyone for last month’s support of the bus pass program.

Housing Funding Issues
Mr. DeVarti reported that the Housing Committee had met and was very supportive of the Courthouse Square/Performance Network proposal and will work toward giving funds to the project.

Mr. DeVarti reported that a copy of a proposed updated Housing Statement had been included in the monthly board packet. Mr. Pohrt moved and Ms. Sipes seconded the following resolution:

Resolution Approving the DDA Statement of Housing Policy

Whereas, The DDA set forward a Housing Statement in 1995/96;

Whereas, The DDA Board created a DDA Housing Fund in 1997, with the understanding that it would be used to support the overall housing goal of the DDA to encourage residential development in the downtown and help facilitate a balanced housing environment in the downtown;

Whereas, With the creation of this Housing Fund, the DDA sought to refine and update its earlier Housing Statement; and

Whereas, The DDA Housing Issues Committee has met and recommends adoption of a revised DDA Statement of Housing Policy;

RESOLVED, The DDA approves the proposed DDA Statement of Housing Policy.

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

Mr. DeVarti moved and Ms. Gunn seconded the following resolution:

_Resolution Allocating $200,000 to the DDA Housing Fund in Fiscal Year 1998/99_

Whereas, The DDA Board has created a DDA Housing Fund in 1997;

Whereas, The resolution creating the Fund stated that the DDA, “shall designate a significant annual contribution to the Housing Fund;”

Whereas, The DDA Board at its June 11, 1998 meeting provided a contribution to the DDA Housing Fund for 1997/98;

Whereas, The DDA must designate a contribution to the DDA Housing Fund for 1998/99;

Whereas, The DDA Housing Funding Committee has met and formulated a recommendation for 1998/99 in the amount of $200,000;

RESOLVED, That the DDA approve an allocation of TIF funding into the Housing Fund of $200,000 for fiscal year 1998/99.

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

Mr. DeVarti explained that the following resolution had not been included in the DDA packet, but he asked the DDA to consider it. Mr. Gillett moved and Mr. Pohrt seconded the following resolution:

_Resolution Providing Support to Local Initiatives Support Corporation (LISC) to Assist with the Development of Housing Units in the DDA District_

Whereas, The Ann Arbor DDA Plan seeks to address problems of urban decline, with a specific objective to participate in programs which stimulate new, converted, or renovated housing;

Whereas, The DDA established a DDA Housing Fund in hopes of leveraging additional support for residential developments in the DDA district;

Whereas, The DDA has received a request from Local Initiatives Support Corporation (LISC) to assist with its efforts provide support loans or guarantees for community develop corporation (CDC) projects;

Whereas, LISC works in partnership with nonprofit housing organizations to help make housing affordable for a wide range of people through such activities as low-interest loans, first-time homebuyer assistance, and equity, pre-development, and bridge financing programs;

Whereas, Commitments from new sponsors are matched dollar-for-dollar by the national LISC office, with 80% of LISC’s funds supporting loans and project guarantees, and 20% supporting training and technical assistance for CDC’s, as well as fund administration expenses;
Whereas, LISC has provided the DDA with a Memorandum of Understanding which ensures that DDA funds would be expended in a manner consistent with the DDA’s statute, regulation and ordinance, including expenditure within the DDA district;

Whereas, LISC has provided for a DDA representative to serve on the local LISC Advisory Committee to ensure that DDA’s interests are being met;

Whereas, LISC has set forward a three-year local fundraising goal of $450,000;

RESOLVED, The DDA shall agree to partner with LISC in its efforts to stimulate new, converted, or renovated housing in the DDA district;

RESOLVED, The DDA shall provide LISC with $50,000 a year for three years from its DDA Housing Fund, with the proposal of an additional $50,000 if LISC is able to meet its three-year local fundraising goal by June 2001;

RESOLVED, The DDA shall require LISC to provide a report to the DDA not less than annually, which shall contain a description of the amounts and application of locally generated funds.

Jane Lumm, representing LISC, spoke to the proposed resolution. She explained the purpose of the program was to match local funds with private sources to fund affordable housing projects. Mr. DeVarti asked that the resolution be discussed so the Housing Committee could get a sense of where the whole Board was on the issue. Supportive comments were made. Ms. Gunn moved and Mr. Gillett seconded a motion to table the resolution for consideration by the DDA Housing Issues Committee.

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

The motion passed.

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

RESOLUTION AUTHORIZING A STUDY OF THE ALLEN CREEK

Whereas, At its most recent retreats the DDA approved action plans that included a study of the Allen Creek as an important priority;

Whereas, The DDA Allen Creek Committee has formulated a number of important objectives for this proposed study;

Whereas, This study will include data collection on such issues as regulations, maps, and possible grant funding opportunities;

Whereas, It is hoped this study will lead to a better understanding of the potential cost and competing demand for new development, better storm water management, and public open space along the western edge of downtown; and

Whereas, Much of the Allen Creek watershed extends beyond the DDA District and is regulated by the Washtenaw County Drain Commission;

RESOLVED, The DDA commissions the DDA Allen Creek Committee to pursue a study of the Allen Creek, including working with the City and County to gather information on consultants and costs.
RESOLVED, The DDA will ask the City, County and other potential partners to share the financial burden as much as possible since much of the Allen Creek runs outside the DDA district.

Mr. Gillett said the Committee anticipates a cost of $200,000 for the study. Mr. Berlin asked if the County Drain Commissioner was involved in the project, to which Mr. Gillett said yes. Mr. Shaffran stated that he could not support the project because only a very small portion of the Allen Creek is in the DDA area, and that this was much more a City issue. Moreover, he said this study was not included in the DDA Plan. Andrea Krueger of Allen and Kwan asked to speak, and said that all parties interested in the issue feel there is a need for a study but that the Drain Commissioner does not have the funding for such a project. Mr. Berlin stated that he would like to see University involvement in the project.

A vote on the motion showed:
AYES: Berlin, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Sipes, Ungrodt
NAYS: Shaffran
Absent: Dankert, Relyea

The motion passed.

Main and Packard
Mr. Gillett reports that the committee had met with the development team on May 5. The discussion centered on the purchase price, affordable housing, and the parking partnership components. The developers will get back to the committee with a revised proposal, hopefully in time for the June meeting.

State Street Study Project
Mr. Ungrodt moved and Mr. Pohrt seconded the following resolution:

Resolution Seeking Modification of the City Code Pertaining to Handbills/Flyers

Whereas, City code Chapter 82, 7:102, restricts individuals from affixing handbills and/or flyers on lamp posts, utility poles, or other improvements or appurtenances within the City if certain conditions set forward in 7:102 (3) are not met;

Whereas, These conditions include the requirement that the handbill/flyer contain a date not more than fourteen days following placement of the flyer, and that the person affixing the flyer shall remove at least five outdated or undated flyers;

Whereas, These requirements are consistently unmet and have proved to be unenforceable evidenced by the large quantity of outdated and undated flyers on utility poles and lamp posts throughout the downtown;

Whereas, Flyers are regularly placed on private property, mail boxes, benches, and other locations unsanctioned by the current code, without code enforcement from the City;

Whereas, Downtown cleanliness and appearance has become an increasingly important to the ongoing vitality of the district;

RESOLVED, The DDA requests that City Council delete 7:102 (3) of the City Code enabling placement of posters;

RESOLVED, The DDA requests that City Council provide fines for any business violating the provision outlawing the placement of flyers/handbills on any privately or publicly owned building, improvement or appurtenance in the downtown, including but not limited to lamp posts, utility poles, trees, walls, traffic signs, trash containers, benches, or mail boxes.
RESOLVED, The DDA requests that this fine be not less than $10.00 for a first offense, and not less than $50.00 for each subsequent offense.

Mr. DeVarti stated he would oppose the motion on the basis of free speech. Mr. Gillett reported that he had defended a person fined for breaking the old ordinance concerning handbills. In preparing for that case it was found that the majority of people fined under that ordinance were affixing political notices. Mr. Ungrodt stated that in the cities he had traveled to, the ones the regulated handbills were much cleaner than the cities that did not regulate their posting. Mr. Pohrt stated that the SSAA was interested in building a kiosk if this proposed ordinance was adopted by City Council.

A vote on the motion showed:
AYES: Berlin, Fritz, Gunn, Harshe, Pohrt, Shaffran, Sipes, Ungrodt
NAYS: DeVarti, Gillett
Absent: Dankert, Relyea
The motion passed.

Mr. Pohrt moved and Ms. Sipes seconded the following resolution:

Resolution of Support for a Residential Development At Thompson and William Streets

Whereas, Since its inception in 1982, the DDA has recognized the importance of housing in the Downtown area and has supported the development of residential properties by private, non-profit and public entities;

Whereas, The DDA supports the City’s goals and policies as articulated by the City’s Downtown Plan and Central Area Plan;

Whereas, The DDA has received notice of a proposed development at 500 E. William, which would include the construction of three levels of underground parking and condominium and apartment units above;

Whereas, Early information on this project suggests it may meet the goals and policies of the Downtown and Central Area Plans;

Whereas, The project will likely benefit the surrounding State Street area and the University of Michigan campus area;

RESOLVED, The DDA encourages the developer of 500 E. William in his efforts and looks forward to exploring ways in which the DDA may be able to assist in this development.

Mr. Bill Stegeman of the Stegeman Development Group discussed the specifics of the proposed project and stated that he has met informally with some of the State Street merchants and they were favorable to this project. He asked the DDA’s involvement in the project, financially supporting the construction of underground parking. A formal proposal was distributed to the Board. Mr. Gillett expressed his concern that there were significant differences between this project and the Main/Packard project, and that the DDA’s involvement would likely be different. Mr. Pohrt said that at present he sought only to encourage the Stegemans, and that the current resolution did not in any way commit the DDA to involvement in the project.

A vote on the motion showed:
AYES: Berlin, DeVarti, Fritz, Gunn, Harshe, Pohrt, Shaffran, Sipes, Ungrodt
NAYS: None
Abstain: Gillett
Absent: Dankert, Relyea
The motion passed.
Ms. Pollay reported that the DDA has been asked to participate in the development of a technology center in downtown, as well as the potential installation of a high speed fiber optic network downtown. She asked if there was DDA interest in pursuing such a project, to which Mr. Pohrt and Ms. Gunn volunteered to pursue exploration of this proposal.

**New Urbanism Symposium**
No report

**GT Products/First & Washington Recommendation**
Mr. Shaffran reported that he had met with Jay Hartford, President of GT Products. Mr. Berlin reported that City Council has requested him to initiate some discussion and report back to them in ninety days.

Mr. Shaffran announced that this was his last DDA meeting and thanked members of the DDA and staff for making his term an exciting and productive one. Each board member in turn expressed their gratitude to Mr. Shaffran for his hard work and passionate commitment to the downtown.

**Executive Director Report**
Ms. Pollay reported that the 1999 City Survey included a number of questions related to downtown. She promised to share the results with the Board when they were received.

Ms. Pollay reminded the board that the Congress for the New Urbanism would be held in Milwaukee the first week of June, and if anyone was interested in attending, to please let her know as soon as possible.

She reported that there will be a visit by Bloomington, Indiana representatives May 18-19, with a series of panel presentations on May 19. The board was invited to attend the opening night reception at the UM Art Museum on the 18th. She would fax the board specific information following the meeting.

**Other DDA business matters**
Mr. Shaffran reminded everyone of the retreat on May 21.

Mr. Shaffran noted that the proposed by-law amendment should be discussed at the retreat.

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<th>8. Adjournment</th>
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<td>As there was no further discussion, upon motion, the meeting was adjourned at 2:25 p.m.</td>
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Respectfully submitted,

Susan Pollay, Executive Director
Secretary