MINUTES
Downtown Development Authority Meeting
Wednesday, June 6, 2001

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

Time: The Chair, Ron Dankert, called the meeting to order at 12:04 p.m.

1. ROLL CALL

Present: Rob Aldrich, Neal Berlin, Ron Dankert, David Fritz, Rene Greff, Leah Gunn, Lorri Sipes

Absent: Fred Beal, Dave DeVarti, Bob Gillett, Karl Pohrt, Skip Ungrodt

Staff: Susan Pollay, Executive Director
Present: Sarah Armstrong
Joe Morehouse, Fiscal and Administrative Manager

Audience: Vince Caruso, Allen’s Creek Watershed Group
Ray Detter, Citizens Advisory Council
Jim Nicita, Allen’s Creek Watershed Group
Peter Pollack, Pollack Design
Ethel Potts, Urban Design Advocates/Allen Creek Group
Wendy Rampson, City of Ann Arbor, Planning Department
Martin Schwartz, Urban Design Advocates
Paul Siersma, Grad Student-Urban Planning
Will Stewart, Ann Arbor News

2. APPROVAL OF MINUTES

Moved by Mr. Fritz and Ms. Sipes seconded a motion to approve the May 2, 2001 minutes.

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

Mr. Pohrt enters.

3. CITIZENS ADVISORY COUNCIL

The Old Fourth Ward Association, the North Central Property Owners Association and the Citizens Advisory Council for the DDA want to invite all of you to our annual downtown neighborhood party, Tuesday, June 12, 6:30 p.m., in my backyard, 120 North Division. Beer, wine, punch, ham and soft drinks are provided and everyone brings a dish. Last year we had ninety downtown-related people attend and we hope you will be among those present this year. It’s a good party. Hope you can make it.

I also wanted to remind you of the date of the second Lower Town Workshop to be held at the Kellogg Eye Center auditorium and cafeteria, next Thursday, June 14, 7:00-9:30. Over a hundred people attended the first workshop and expressed a surprising consensus of belief regarding the future of this important area. Karl Pohrt and Ron Dankert were among them. Almost all agreed that the area should be developed as a carefully related total project with the cooperation of City and University leaders and private developers. This workshop continues the process of shaping a common vision around a mutually agreed upon set of goals and objectives. The Citizens Advisory Council is a member of the Urban Environment Alliance, a group made up of a number of people representing different community groups who are committed to developing a common vision regarding the future of our built and natural environment. I am passing around a list of twelve goals that are a
part of the emerging Lower Town Vision of UEA. The Citizens Council will use these twelve goals to guide us as we participate in future planning for Lowertown.

The Citizens Council devoted a major part of our meeting last night to a discussion of walking as a primary transportation mode in the downtown. The Downtown Marketing Task Force has identified this issue as one of their top three areas for future discussion. The Citizens Council is developing a supplement to our Transportation and Traffic Management statement on this issue. We will be taking a close look at some of the advantages of downtown walking, identify some of the hazards that may exist, and try to make recommendations for improvement. We will share this statement with the DDA as soon as we have a chance to complete it.

Of course, the Downtown Marketing Task Force identified renewal of the DDA as the most important of their concerns for the future. The Citizens Council recognizes that it has an important role to play in the process of shaping a new Development Plan and Tax Increment Financing Plan to extend the life of the DDA to the year 2031. We fully support the goal of DDA renewal. I have been present at all the meetings of the DDA Planning Committee that has been given the task of shaping this new DDA plan. Citizens Council members have been provided with a copy of the document and we began discussion last night. We plan to organize a special meeting of our group to carefully review the emerging plan and make recommendations.

Mr. Beal and Mr. Ungrodt enter.

4. AUDIENCE PARTICIPATION

Mr. Jim Nicita, of the Allen’s Creek Watershed Group, distributed information relative to the Allen Creek project, including resolutions of support for a study by a number of community groups. He said that the City Utilities Department has been asked to fund this study, and that State funds might be available to support a 75/25 match. He asked the DDA to provide funding support as well, proportionate to the percentage of the Creek that ran through the DDA area. Mr. Mark Schwartz also representing the Allen’s Creek Watershed Group addressed the Board, and presented drawings showing the areas involved within the lower Allen Creek valley.

Mr. Gillett enters.

Mr. Vince Caruso, also of the Allen Creek Watershed Group, said that the Mayor and some Council members had scheduled a meeting at Eberwhite School on Tuesday, June 12, at 7:30 p.m. to discuss how the Allen Creek affects Ann Arbor and possible ways to address storm water management in this system so as to create a sustainable system. He said that the City of Kalamazoo had daylighted a creek in their downtown, and that this might be able to provide insight for the possibilities that may exist in Ann Arbor.

Ms. Gunn asked what the amount of the grant they are seeking from the DDA and Mr. Nicita said it was in the range of $250,000. The request will be referred to the Planning Committee for additional discussion.

5. NEW BUSINESS

Ms. Pollay announced that the next board meeting, (which will be July 11) and all future meetings, will be held at the Kerrytown Concert House, as it is anticipated that the DDA will be moving to its new offices in early July.

6. OLD BUSINESS

None.

7. SUBCOMMITTEE REPORTS

OPERATIONS COMMITTEE
Mr. Aldrich reported on the April financial statements, including fund balances and revenues. Operations conducted a spring maintenance walkthrough of our parking facilities, and created a very detailed and lengthy list of maintenance items to be attended to, of which half have already been completed with the remainder completed by the end of the summer. Mr. Aldrich joked that both Jim Stein and Joe Morehouse are in Las Vegas attending a parking convention and hope that our parking fund balance will remain the same upon their return. All laughed.

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

**RESOLUTION RAISING PARKING RATES IN DDA-MANAGED FACILITIES**

Whereas, Engineering studies indicate that City parking structures currently under DDA management require significant repairs or replacement over the next several years to remain operational;

Whereas, The DDA has determined that parking revenues will be the primary source of funding for these repairs and replacements, in addition to the costs for on-going parking operations and maintenance; and

Whereas, A multi-year schedule (“Ten-Year Plan”) of anticipated revenues and expenses has been developed, including a forecast of proposed annual hourly and monthly parking rates;

RESOLVED, That the hourly parking rates in all structures except Fourth & Washington, shall be raised from $0.90 to $0.95 per hour;

RESOLVED, That hourly parking rates in the surface parking lots shall be raised from $1.00 to $1.05 per hour for the first three hours and from $1.20 to $1.25 per hour thereafter;

RESOLVED, That the hourly parking rate for the Fourth and Washington structure shall be raised from $1.20 to $1.25 per hour;

RESOLVED, That cost of validation stamps shall be raised from $0.50 per hour to $0.55 per hour;

RESOLVED, That the monthly rate for parking permits be raised from $100 to $105 per month;

RESOLVED, That the rate for premium parking areas be raised from $125 to $135 per month;

RESOLVED, That the rate for Art Fair parking shall be raised from $8.00 per entry to $10.00 per entry, and the five-day Art Fair pass shall be raised from $75.00 to $100.00; and

RESOLVED, That the City Council shall be notified of this resolution per its Agreement with the DDA, with the expectation that these rates shall go into effect no later than September 1, 2001.

A vote on the motion showed:

**AYES:** Aldrich, Beal, Berlin, Dankert, Fritz, Gillett, Greff, Gunn, Pohrt, Sipes, Ungrodt

**NAYS:** None

**Absent:** DeVarti

The motion carried.

Mr. Berlin asked the status of discussions with the City surrounding the transfer of the street parking meter system. Mr. Dankert said that meetings are continuing with the Mayor and Mayor Pro Tem.

**PARTNERSHIPS COMMITTEE**
Courthouse Square Apartment Building. Mr. Gillett reported on the status of Courthouse Square, saying that last fall the DDA granted a low-interest $100,000 loan for repairs contingent on the provision of an engineering assessment of the building, and contracts for the repair work to be conducted, no later than December 2000, in addition to a meeting by First Centrum with its residents to inform them of repairs. Information still has not been provided and it is suggested that the money be disencumbered and a letter sent to Mr. Solomon stating our position. It is hoped there will be more information to report at the next meeting.

First/Washington site selection. Mr. Gillett reported that the First & Washington Selection Committee had selected the Freed/TBM group, and they would schedule meetings over the next several months in order to negotiate an agreement. All five responses to our RFQ were good, and he suggested that this level of quality should encourage the DDA to attempt future mixed use, public/private developments in the future.

Ms. Sipes said she had been approached by Mark Hodesh as to why no one had contacted him. She asked that the developer be encouraged to arrange a meeting to talk to the neighbors. Ms. Pollay said she would contact Mike Conter/TBM to make sure a meeting takes place with Mr. Hodesh, as well as with others in the neighborhood.

Nickels/Maynard Project. Mr. Gillett said that this request had been tabled and returned for additional discussion by the Committee. Since then, a meeting was held with developer Jeffrey Spoon and Larry Friedman, City’s Community Development Department, and there will likely be a revised proposal in the near future.

State Street Lofts Project. A parking request from the developer will be discussed at the next Partnerships meeting on June 18. The developer has been asked to attend this committee meeting in order to respond to questions and provide additional information.

William/Thompson Project. A letter was received from Mr. Stegeman’s attorney asking for a joint meeting with the DDA Partnerships Committee and Planning Department staff. The meeting will be scheduled for July.

CAPITAL IMPROVEMENTS COMMITTEE

Fourth/William Repairs Project. Mr. Beal reported that six proposals had been received and Western Waterproofing was the low bidder. Their bid was less than the engineer’s estimate. Letters were mailed to patrons and neighbors informing them about the upcoming construction.

Fourth Avenue Improvements. Only one bid was received, and it was $150,000 over the project budget and was therefore rejected. The project will be rebid later this year or with work to begin possibly next season.

First & Washington Maintenance-Status. The City agreed that the structure could remain open until January 2002 upon completion of repairs with regular engineer inspections. The cost of repairs is approximately $100,000.

Forest Parking Structure. There are still some contractor issues that need to be resolved. Ms. Pollay reported that there was an act of vandalism on one of the elevators and it is now out of commission until the end of the month. It is anticipated that a certificate of occupancy will be received by the end of the month. Plans for the grand opening party on June 29th were coming together and all were warmly invited.

PLANNING COMMITTEE

Ms. Sipes reminded everyone of the upcoming Retreat on June 11th. Ms. Sipes went over the retreat agenda, asking Committee Chairs to give a five-minute report on the status of work plans, stating that it would be helpful to receive a short summary in advance. She said Mr. Aldrich would provide an update on the Ten Year Plan, and that the 2012 Plan will be discussed. A copy of the current 2012 Plan was distributed to all present.
She asked that the board read this document in advance of the meeting in hopes that the discussion on the 11th will help us:

1. Come to agreement on priorities and plans for the next thirty years,
2. Come to agreement on the funding assumptions underlying these plans,
3. Come to agreement on the best strategy for gaining approvals for this Plan.

She said that the retreat will be followed by an annual meeting, during which we’ll look at current committees and discuss changes to our work plans.

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<th>8. Other Business</th>
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<td>Mr. Beal commented on the Allen Creek project, stating his concern that was no central coordinating group, and shared a thought that perhaps the Parks or Utilities Departments should assume this role. Ms. Rampson, of the Planning Department, said that there appears to be interest in this project by the Planning Commission.</td>
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<th>9. Adjournment</th>
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<td>As there was no further discussion, upon motion, the meeting was adjourned at 1:15 p.m.</td>
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Respectfully submitted,
Susan Pollay, Executive Director