MINUTES
Downtown Development Authority Meeting
Tuesday, June 20, 2000

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

Time: The Chair, Lorri Sipes, called the meeting to order at 12:10 p.m.

1. ROLL CALL

Present: Rob Aldrich, Neal Berlin, Ron Dankert, Dave Fritz, Bob Gillett, Leah Gunn, Maria Harshe, Karl Pohrt, Lorri Sipes, Skip Ungrodt

Absent: Fred Beal, Dave DeVarti

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

Audience: Ray Detter, Citizens Advisory Counsel
Bob Frazier, National Garages
Jose-Marie Griffiths, Ann Arbor IT Zone
Karen Hart, City Planning Department
Adrian Iraola, City of Ann Arbor, Engineering Division
Susan Lackey, Ann Arbor IT Zone
Cathy O'Donnell, Ann Arbor News
Andrew L. Wright, Citizens Advisory Counsel

2. APPROVAL OF MINUTES

Ms. Harshe moved and Mr. Pohrt seconded the approval of the minutes of the May 16, 2000, May 24, 2000, and June 9, 2000 meetings.

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

The motion carried.

Ms. Sipes announced that since this was her last meeting as Chair, she would give a last homily from the May/June issue of Retail Operations and Construction entitled “Retail Returns to Main St.”

Mr. Beal enters.

3. CITIZEN ADVISORY COUNCIL

Mr. Detter presented the following report:

Members of the Citizens Advisory Council have always expected there would be a downtown emergency shelter as a part of a carefully developed County-wide solution to the County-wide problem of the homeless. Over the last months, the County, the Washtenaw Shelter Association and the Shelter Alliance have struggled to improve their plans for Phase II, the consolidated facility on West Huron in Ann Arbor. Citizens Council members have been involved in all the public phases of the process and we hope our involvement has helped to improve the proposed facility.

Throughout this process we have sought assurances that the Countywide solution to the problem of homelessness will not turn into a downtown Ann Arbor solution to the problem. Our goal is to assist the homeless. But we must not forget that we also have an obligation to look out for the interests of all elements of our city and county community. There were several issues that needed to be resolved before we could support the proposed downtown shelter.
ALL HAVE TO DO WITH IMPACT. WE BELIEVE WE NEED TO KNOW ABOUT IMPACT --NOT JUST UPON CLIENTS AND PROVIDERS, BUT IN RELATION TO NEIGHBORHOODS AND THE FUTURE OF THE DOWNTOWN.

1. We have sought full assurance that transitional and permanent housing adequate to accommodate former shelter clients will be available at the Phase III Ellsworth Road site or another county site not in the downtown area. Some assurances were given at the last County Commissioners meeting--contemplating future use of federal and state funds. Without that essential new county housing, where would shelter clients go? We do not believe that placing shelter clients in the nearest available housing--probably in downtown and nearby neighborhoods--is an honest fulfillment of the County's commitment. Neither do we believe their commitment will be kept if all shelter clients are placed in newly developed Ann Arbor Avalon housing. This is not what was promised in the three-phase county shelter plan. We are pleased with the County's repeated commitment to this essential Phase III part of the program for the homeless. We are counting on the County's commitment to provide at least 75 units somewhere in the county that are directly committed to supporting the needs of the downtown shelter.

2. We have argued that any plans to acquire the Ellmann property next door to the proposed shelter should be dropped. The County Administrator has assured us that the proposed site is buildable. The Ann Arbor City Council, led by the words of Councilperson Jean Carlberg, last night agreed that the shelter can be built in the floodplain as designed. There is no need for the Ellmann property. We remain totally opposed to the County taking the property of an operating business in our downtown. We are also opposed to the County buying the property. We don't want this entire block to be turned into a series of County or independent social service agencies related to the shelter. We fear the negative impact of this concentration upon the future of the downtown and its nearby residential neighborhoods. We already know that Body Works is closing. This will also be the last year for Fine Flowers. Fireside Foods is up for sale. There are already two Dawn Farms facilities at the Chapin end of the Huron Street block. We do not want the acquisition of the Ellmann property to encourage what might be a mushrooming negative impact of the shelter even before it is built. Citizens Council members believe that no block in the downtown is going to be viable if it is all social service agencies. If one disagrees, or has doubts, we believe that is another good reason for all of us to insist upon an impact study to see what past experience may teach us. (Not to mention the fact that the design of the proposed shelter follows the roof and setback lines of the Ellmann property. If it is acquired, and the house removed, the current design will appear a bit whimsical).

3. For similar reasons, we are pleased that the Shelter Association now understands and has agreed to comply with the City of Ann Arbor's resolve that the current men's night shelter building at 420 W. Huron will not be used for sheltering and sheltering services once the new shelter begins operations. We still want the Shelter Association to commit itself to selling the property for private development and use once the new shelter is built. We believe that sale of property to the private sector will have the most positive impact upon the immediate residential neighborhood. The Shelter still refuses to make a firm commitment on this issue. While they say they will not use the buildings for "sheltering activities," they insist on being free to use it for other purposes if they choose to do so. They should recognize the totally negative impact that their suspicion-breeding position will have upon the downtown and the nearby residential neighborhood all the while the proposed shelter is being built. We are pleased that City Council members last night said they will carefully monitor the Shelter Associations future actions on this issue.

All of what I have said so far points up the necessity for a serious impact study.

4. We still believe a serious impact study is essential before the County begins constructing the new shelter facility. We have been asking for such a study for the last nine months. It is unfortunate
that those who support this shelter proposal have feared and rejected the idea of an impact study. This would be a social and economic study by an independent agency to measure the impact of all phases of the proposed shelter program on the immediately adjacent neighborhood as well as the community at large in order to develop Strategies for mitigating negative impact and capturing positive opportunities. What can the experience of other comparable shelters teach us? What characteristics might reasonably be anticipated to have either a positive or negative impact on the effectiveness of the shelter either from the standpoint of client interests or neighborhood interests? What are the best practices? What models do we have for operation, collection and sharing of demographic information, for oversight and evaluation? Who is benefited? Is anyone harmed? What can we do about it? What mistakes have been made that we should avoid repeating? (See attached four-page draft outline of some ideas for a shelter impact study drawn up by the Neighborhood Shelter Advisory Group).

Last night, we were very pleased that the City Council resolution approving funds for the shelter added as one of its resolves: "The City will work with interested stakeholders, among them the Neighborhood Advisory Council, the County, the Housing Alliance and the DDA to undertake an impact study." We were also pleased that the County Administrator assured the City Council that the County and the Homeless Alliance will cooperate. We hope the DDA will also add a resolve to its resolution supporting the shelter to show its willingness to work with the City and the neighborhood Advisory Council in studying the shelter's impact. Both the City Council resolution and the proposed DDA resolution are insistent about the need for creation of a citizens advisory board to assist in the operation of the shelter. The DDA resolution you are being asked to approve today states that "Once operational, the new shelter will continue to receive input from a neighborhood advisory committee to ensure that potential negative impacts of the facility are minimized." We need to know what those potential negative impacts might be even before the shelter is built! We hope the DDA will join in a cooperative effort to find out what they are and avoid them.

5. An impact study might also inform us about the best mechanism for the successful operation of a Neighborhood Advisory Group for the new shelter. Such a mechanism was one of the contingencies required in the County’s original approval of the sheltering facility. Last night the City Council made it a contingency of their support, and your resolution of support for the shelter also includes it. We have seen a proposed outline for neighborhood involvement prepared by County Commissioner Vivian Armentrout. We approve of its concept, role, powers and organizational relationship to the county, the Shelter Alliance and the City of Ann Arbor. We want those connections to be as close as possible so all of us will be informed about, and accountable for, the positive and negative impacts of the shelter upon our community. We hope the DDA will be an important partner in the process.

Mr. DeVarti enters.

4. AUDIENCE PARTICIPATION
Jose-Marie Griffiths spoke on behalf of the IT Zone’s request for funding to enable them to provide higher-speed connections to the Internet for their members, as it is their goal to attract more high tech companies to Washtenaw County. Sue Lackey said that Ameritech is providing the equipment, but that the DDA is asked to provide the funding for a two-year lease. Ms. Pollay asked what would happen to this equipment if the IT Zone moves out of the downtown area, to which Ms. Lackey replied that wasn’t likely to happen due to the extensive wiring and other investments made by the IT Zone in its present location. Mr. Pohrt expressed concern that this high tech center provide assistance to the downtown “bricks and mortar” stores, and distributed information on the unfair advantages on-line businesses enjoy including the ability to provide goods without sales tax. He asked the Board to review his materials before the next meeting.

5. NEW BUSINESS
Ms. Sipes moved with support from Ms. Gunn on the following resolution:

RESOLUTION THANKING MARIA HARSHE

Whereas, Maria Harshe has contributed a tremendous amount of time, energy and passion to the Downtown Development Authority over the past four years;

Whereas, Maria’s tireless support and concern for smaller business-owners in the downtown have been an important factor in the achievements of the DDA over the past four years;

Whereas, Through her efforts, Maria has helped to raise the positive visibility of the DDA in the downtown business community and in the community at large; and

Whereas, Maria’s warm presence and wry wit has been appreciated by all who have had the pleasure of serving with her on the Downtown Development Authority; and

Whereas, Maria has elected not to ask for renewal on the DDA upon the conclusion of her term next month, but rather will be stepping down in anticipation of overseeing a new development in the Harshe household;

RESOLVED, The Ann Arbor Downtown Development Authority extends its great thanks and best wishes to Maria Harshe for her abundant contributions to the downtown, and indeed to the community as a whole.

A vote on the motion showed:
AYES: Aldrich, Beal, Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Sipes, Ungrodt
NAYS: None
Absent: None
The motion passed unanimously with loud applause.

Mr. Dankert then thanked Ms. Sipes, on behalf of the Board, for serving as Chairperson this past year. Ms. Pollay presented her with a beautiful bouquet of flowers as everyone applauded.

Spring Retreat Follow-Up
The Spring Retreat was held June 9, 2000 and minutes were included in the DDA packet. Mr. Aldrich said he felt that the central issues related to the 2012 renewal were agreed upon by all. The 2012 Committee will draft a plan for comment in September and then present to the Board at its next retreat October 5th.

Ms. Pollay reminded everyone that there is no meeting in July and that future meetings will be held the first Wednesday of each month from Noon to 2:00 p.m. She also reminded Committee Chairs that the board had asked each Committee to draft work plans for 2000/2001, so that in August we can discuss what it is we want to do in the coming year. The new committees are in effect as of this date.

6. OLD BUSINESS
None

7. SUBCOMMITTEE REPORTS

FINANCE COMMITTEE/ BUDGET COMMITTEE
Mr. Dankert reported on highlights from the April statement. TIF funds are over budget 18% and expenses are under by 35%. Parking revenues are up 12% despite Maynard reopening late. Fourth & Washington revenues are over budget. Parking expenses are slightly over budget, primarily due to the timing of elevator repairs. Mr. Dankert said that the City Budget Director has asked whether TIF funds need to be rebated to various governmental agencies, and until this is clarified, he suggests holding back on expending TIF funds.
Ms. Pollay reported on the DDA contract with its Project Manager per its April 2000 resolution. There was agreement to the payment terms, although Ms. Gunn indicated her wish to increase Mr. Iraola’s pay.

**PARKING OPERATIONS COMMITTEE**

Mr. Dankert reported implementation of recommendations put forward by our consultant, including better use of existing software, better car inventories, improved accounts receivables status reports, improved cash handling routines, and quicker reports when equipment malfunctions.

The wash downs will be completed this week. Ms. Pollay said the DDA had received complaints from Tower Plaza residents about noise, and we had shared information on the annual nature of the work and that work would be completed soon.

Mr. Devarti and Ms. Harshe moved the following resolution:

**RESOLUTION APPROVING A TWO YEAR GRANT TO THE IT ZONE**

Whereas, The mission of the DDA is to undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments;

Whereas, One of the most significant developments across the country is the relocation of small and emerging information technology companies to downtown, including in downtown Ann Arbor;

Whereas, The Ann Arbor IT Zone was created as a 501 (c)(3) non-profit corporation to foster and promote the information technology industry in Washtenaw County;

Whereas, The Zone offers a series of services to information technology companies including the Launch Pad, a business services center in downtown Ann Arbor, and was designed to be the focal point for the information technology community in Washtenaw County, including central meeting space;

Whereas, Launch Pad workshops and speakers regularly draw 300-600 people to the downtown each month, in addition to the services currently offered to the 160 members of the Zone;

Whereas, The IT Zone requests a grant from the DDA in the amount of $50,000 for fiscal years 1999/2000 and 2000/2001 to support T-3 telephony infrastructure within the Ann Arbor IT Zone Launch Pad;

Whereas, This high speed data connectivity will enable additional programming in the Launch Pad and will support I.T. companies who require high speed data resources to test or demonstrate new product lines;

Resolved, The DDA approves a grant to the IT Zone in the amount of $50,000 for fiscal years 1999/2000 and 2000/2001 for a total of $100,000 to support telephony infrastructure within the Ann Arbor IT Zone Launch Pad.

Mr. Pohrt said he would like to have a tour arranged sometime in July to get a better feel for the project and would like to see how the IT Zone might benefit downtown retailers, including classes, etc. Mr. Aldrich said he felt the project had merit, but would like to get a detailed overview, as well as a more clear understanding of how people would benefit from the proposed equipment lease.

Mr. Pohrt moved and Mr. Gillett seconded the motion to table, asking additional information from Ms. Lackey before the resolution returned for another vote.

A vote on table the motion showed:

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

**NAYS:** None
Absent: None
The motion was tabled.

PARKING CONSTRUCTION COMMITTEE
Mr. Berlin moved and Ms. Gunn seconded the following resolution:

RESOLUTION RECOMMENDING CLOSURE OF THE FIRST AND WASHINGTON PARKING STRUCTURE

Whereas, The Engineering Condition Appraisal Update of the First and Washington Parking Structure, completed by the Carl Walker, Inc. (CWI) on May 16, 2000, reports that the structure has experienced significant structural deterioration;

Whereas, The DDA has resolved not to go forward with an extensive slab replacement program for the structure given the tremendous cost;

Whereas, Representatives of the City Public Services Department, Building Department, and DDA met on May 24, 2000 with the City Administrator and a representative of CWI to discuss the findings of the CWI report;

Whereas, This group concurred with the recommendations of the CWI report which said the DDA should immediately limit slab loading within the deck by excluding full size vans, trucks, etc., that the deck roof level should be closed November 15, 2000, and that the structure be completely closed no later than June 30, 2001 unless subsequent inspections reveal that it would be safe to provide limited parking on the bottom level;

Whereas, This facility is used extensively by the public, and contributes significantly to the economic and residential vitality of the area;

RESOLVED, That the DDA approve the recommendations of the CWI report;

RESOLVED, That City Council be requested at its next regular meeting to direct the City Administrator to take the necessary actions to provide for the closing of the First & Washington Parking Structure effective June 30, 2001 with the possible exception of spaces on the bottom level;

RESOLVED, That the DDA expeditiously continue with its process to remediate the loss of these parking spaces.

Mr. Beal said that the Carl Walker Inc. report had been reviewed by the City’s Building and Public Services Department Directors, and they had agreed it was not necessary to close the deck immediately but appropriate to follow the recommendations set forward in the CWI report.

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

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

RESOLUTION APPROVING CONSTRUCTION OF A MIXED-USE PARKING STRUCTURE AT FIRST AND WASHINGTON AND ESTABLISHING RFC CRITERIA FOR A PUBLIC/PRIVATE PARTNERSHIP
Whereas, The DDA Plan sets forward several important objectives, including the construction of parking facilities to support existing and new developments and DDA participation in efforts to encourage mixed-use developments in conjunction with public improvements;

Whereas, The DDA has received a conditional appraisal of the First & Washington parking structure from its consultant Carl Walker Inc. that indicates the structure is in very poor condition, and should be closed by June 30, 2001;

Whereas, The DDA has determined that current and future parking demand in the First & Washington area warrants construction of a new parking structure on this site to replace the spaces lost through the closing of the First & Washington structure;

Whereas, The DDA has determined that any public parking facility built on this site shall be constructed as part of a mixed use project, rather than a free-standing parking structure;

Whereas, The process of replacing the First & Washington parking structure will include the issuance of an Request for Concept (RFC) to implement the selection of a private partner to develop this site;

Whereas, DDA members have consulted with members of City Council and the Planning Commission to consider possible criteria for this RFC;

RESOLVED, The DDA encourages City Council to approve replacement of the First & Washington parking structure to support existing and new developments in conjunction with a private developer;

RESOLVED, An RFC will be distributed to enable the selection of a developer based on the following criteria:

1. The project will meet goals as stated by the DDA Plan, the Downtown Plan, and the Central Area Plan.
2. The developer will develop a project which will generate significant tax dollars.
3. The project will contribute to the public good and City planning and development goals, for instance, by taking into account the architectural nature of the neighborhood, or by developing new retail or housing.
4. The developer will develop a project, which does not require use of the 199 parking spaces to be funded by the DDA, but if said project requires parking, the developer shall share costs of providing these spaces.
5. The project design will take advantage of the change in elevation on this site to minimize the exposure of parking by developing underground parking or retail at the ground level.
6. The project will be no more than six levels above ground.
7. The project developer will demonstrate his/her capability and financial wherewithal to carry out the project.

Mr. Beal explained that following a meeting with members of the Planning Commission, a meeting was held with representatives of City Council and Planning Commission, and criteria for a future development at this corner were developed at these meetings. Mr. DeVarti asked to make a friendly amendment striking the criterion limiting the project size to six levels which was acceptable to all. Ms. Sipes said she would be voting no to the resolution, but did not indicate why.

A vote on the amended motion showed:
AYES: Aldrich, Beal, Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Ungrodt
NAYS: Sipes
Absent: None
The motion carried.
Mr. Beal asked that on the next agenda we include specific repair plans for the Fourth/William structure.

**STATE STREET AREA IMPROVEMENTS PROJECT**

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

**RESOLUTION OF SUPPORT FOR A DEVELOPMENT OF 337 MAYNARD STREET**

*Whereas,* Since its inception in 1982, the DDA has recognized the importance of redevelopment in the Downtown area;

*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 redevelopment of 337 Maynard Street, the site of the former McDonald’s;

*Whereas,* This proposed redevelopment may expand the size of the existing building with the redesign extending the building to the front lot line eliminating a source of much neighborhood concern over blight;

*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 337 Maynard Street in his efforts and looks forward to exploring ways in which the DDA may be able to assist in this development.

**RESOLVED,** This matter is referred to the Partnership and Housing Committee and the developer is invited to contact the committee to explore possible DDA support and assistance.

Mr. Gillett asked that this resolution be referred to the Partnership Committee first for review.

Ms. Gunn moved and Ms. Harshe seconded to table and have the Partnership Committee bring back a report and recommendation at the August meeting. A vote on the motion to table showed:

**AYES:** Dankert, Fritz, Gunn, Harshe, Ungrodt

**NAYS:** Aldrich, Beal, Berlin, DeVarti, Gillett, Pohrt, Sipes

**Absent:** None

Motion to table was defeated.

The DDA returned to the vote on the original motion. A vote showed:

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

**NAYS:** None

**Absent:** None

The motion carried.

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

**RESOLUTION AUTHORIZING THE STATE STREET AREA PROJECT, INCLUDING $5 MILLION BUDGET, BOUNDARIES, PRIORITIES, AND CONSULTANT SELECTION**

*Whereas,* DDA Plan objectives include undertaking improvements to existing streets and public utilities in order to stimulate new private investment in the area;
Whereas, The DDA has undertaken extensive pedestrian improvement projects in the DDA District, including the Main Street, Kerrytown, and South University areas;

Whereas, In 1995 the DDA began discussions about future sidewalk improvements to the State Street area;

Whereas, The DDA commissioned a comprehensive study of the State Street Area from the University of Michigan and in April 2000 received an Urban Design Workbook which sets forward recommendations for future improvements to the State Street area;

Whereas, It is now time to select a consultant to design the improvements and establish a project budget for this project;

RESOLVED, The DDA shall establish a project budget for the State Street Area Improvements Project of $5 million.

RESOLVED, The project area shall be designated as S. State Street between E. William and E. Washington, Streets E. Liberty from S. State Street to S. Fifth Avenue, Maynard from E. Liberty to E. William Streets, Thompson Street from E. Liberty to E. William Streets, North University from S. State Street to Thayer, Thayer from N. University to E. Washington Street, E. William Street from S. State to S. Division, and E. Washington Street from S. State to S. Division.

RESOLVED, The project design team shall be asked to scale project funding to emphasize the blocks that draw the greatest number of pedestrians with the priority ranking as follows:
Priority A: S. State Street, from E. William to E. Washington, excluding the east side of the 300 block adjoining the University of Michigan Diag. E. Liberty Street from S. State to S. Division. North University between S. State and Thayer.
Priority B: Maynard Street between E. Liberty and E. William. E. William Street between S. State and Thompson. E. Washington Street between S. State and S. Division.
Priority C: Thompson Street between E. Liberty and E. William, excluding the east side of the 200 block adjoining the Maynard parking structure. The west side of Thayer Street between N. University and E. Washington. E. Liberty Street between S. Division and S. Fifth Avenue.

RESOLVED, The project budget shall be utilized for the design and installation of public pedestrian and automobile amenities, such as new curbs, sidewalks, planters, bicycle hoops, streetlights, traffic lights, signs, and trashcans.

RESOLVED, The project budget shall not be utilized to repair privately-owned vaults which are located beneath the sidewalks, and which may or may not have been abandoned.

RESOLVED, The DDA Executive Director, Project Manager and State Street Area Committee Chair shall distribute a Request For Qualifications as the first step toward hiring a Consultant to oversee design for this project.

RESOLVED, Once interviews have been conducted, the DDA will be provided the opportunity to approve final selection of Consultant for this project.

Mr. Pohrt said that SSAA Executive Director Tom Heywood, with assistance from Ms. Pollay, had drafted an International Downtown Association award application on the UM State Street area study, and he felt it had a good chance at winning. The project had also received coverage in the first SSAA newsletter. Mr. Beal asked if there were City funds available for some of the repairs. Mr. Pohrt said that the UM School of Public Policy would be investigating possible sources of funding support. Ms. Pollay said she would contact City engineers to determine if street millage funds were available for this project.

Mr. Dankert expressed concern about committing TIF funds in light of research on uses of TIF, and asked that project funding be limited to design funds at this time. Mr. Pohrt said he would view
that as a friendly amendment. To which the Resolution title and contents were changed to reflect approval for design only at this time:

RESOLUTION AUTHORIZING THE DESIGN OF THE STATE STREET AREA PROJECT

Whereas, DDA Plan objectives include undertaking improvements to existing streets and public utilities in order to stimulate new private investment in the area;

Whereas, The DDA has undertaken extensive pedestrian improvement projects in the DDA District, including the Main Street, Kerrytown, and South University areas;

Whereas, In 1995 the DDA began discussions about future sidewalk improvements to the State Street area;

Whereas, The DDA commissioned a comprehensive study of the State Street Area from the University of Michigan and in April 2000 received an Urban Design Workbook which sets forward recommendations for future improvements to the State Street area;

Whereas, It is now time to select a consultant to design the improvements and establish a project budget for this project;

RESOLVED, The project area shall be designated as S. State Street between E. William and E. Washington, Streets E. Liberty from S. State Street to S. Fifth Avenue, Maynard from E. Liberty to E. William Streets, Thompson Street from E. Liberty to E. William Streets, North University from S. State Street to Thayer, Thayer from N. University to E. Washington Street, E. William Street from S. State to S. Division, and E. Washington Street from S. State to S. Division.

RESOLVED, The project design team shall be asked to scale project funding to emphasize the blocks that draw the greatest number of pedestrians with the priority ranking as follows:

Priority A: S. State Street, from E. William to E. Washington, excluding the east side of the 300 block adjoining the University of Michigan Diag. E. Liberty Street from S. State to S. Division. North University between S. State and Thayer.

Priority B: Maynard Street between E. Liberty and E. William. E. William Street between S. State and Thompson. E. Washington Street between S. State and S. Division.

Priority C: Thompson Street between E. Liberty and E. William, excluding the east side of the 200 block adjoining the Maynard parking structure. The west side of Thayer Street between N. University and E. Washington. E. Liberty Street between S. Division and S. Fifth Avenue.

RESOLVED, The design project shall consider the design and installation of public pedestrian and automobile amenities, such as new curbs, sidewalks, planters, bicycle hoops, streetlights, traffic lights, signs, and trashcans.

RESOLVED, The design project shall not aim to repair privately-owned vaults which are located beneath the sidewalks, and which may or may not have been abandoned.

RESOLVED, The DDA Executive Director, Project Manager and State Street Area Committee Chair shall distribute a Request For Qualifications as the first step toward hiring a Consultant to oversee design for this project.

RESOLVED, Once interviews have been conducted, the DDA will be provided the opportunity to approve final selection of Consultant for this project.

A vote on the amended resolution showed:

AYES: Aldrich, Beal, Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Sipes, Ungrodt

NAYS: None
Absent:  None  
The motion carried.

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

Resolution Authorizing the Establishment of a Project Budget of $300,000 for the Design and Installation of Pedestrian Improvements on Fourth Avenue

Whereas, DDA Plan objectives include undertaking improvements to existing streets and public utilities in order to stimulate new private investment in the area;

Whereas, The DDA has undertaken extensive pedestrian improvement projects throughout the DDA District, including the Main Street, Kerrytown, and South University areas;

Whereas, In 1997 the DDA began discussions about future sidewalk improvements to Fourth Avenue between Kingsley and William Streets in fulfillment of the Downtown Plan’s goal to transform Fourth Avenue into a connector between the Kerrytown and Main Street areas;

Whereas, It is now time to engage a consultant to design the improvements and establish a project budget for this project;

Whereas, The DDA has received two proposals to inventory the physical elements along Fourth Avenue in anticipation of future design work;

RESOLVED, The DDA shall establish a project budget for the Fourth Avenue improvements project of $300,000.

RESOLVED, The DDA Executive Director, Project Manager and Fourth Avenue Committee Chair shall select a Consultant to inventory the physical elements along the streets as well as oversee design for this project.

RESOLVED, Once interviews have been conducted, the DDA will be provided the opportunity to approve final selection of Consultant for this project.

Ms. Harshe asked to limit funding support to design at this time. Mr. Iraola said he thought design could be completed for $10,000. Mr. Fritz indicated his support for such an amendment. Therefore, the resolution was renamed and rewritten as follows:

RESOLUTION AUTHORIZING THE DESIGN OF PEDESTRIAN IMPROVEMENTS ON FOURTH AVENUE

Whereas, DDA Plan objectives include undertaking improvements to existing streets and public utilities in order to stimulate new private investment in the area;

Whereas, The DDA has undertaken extensive pedestrian improvement projects throughout the DDA District, including the Main Street, Kerrytown, and South University areas;

Whereas, In 1997 the DDA began discussions about future sidewalk improvements to Fourth Avenue between Kingsley and William Streets in fulfillment of the Downtown Plan’s goal to transform Fourth Avenue into a connector between the Kerrytown and Main Street areas;

Whereas, It is now time to engage a consultant to design the improvements and establish a project budget for this project;

Whereas, The DDA has received two proposals to inventory the physical elements along Fourth Avenue in anticipation of future design work;
RESOLVED, The DDA shall establish a design budget for the Fourth Avenue improvements project of $10,000.

RESOLVED, The DDA Executive Director, Project Manager and Fourth Avenue Committee Chair shall select a Consultant to inventory the physical elements along the streets as well as oversee design for this project.

RESOLVED, Once interviews have been conducted, the DDA will be provided the opportunity to approve final selection of Consultant for this project.

A vote on the revised resolution showed:
AYES: Aldrich, Beal, Berlin, Dankert, DeVarti, Fritz, Gillett, Gunn, Harshe, Pohrt, Sipes,
NAYS: None
Absent: None

The motion carried.

Mr. Fritz and Mr. Ungrodt leave.

HOUSING ISSUES
Mr. DeVarti moved and Ms. Harshe seconded the following:

RESOLUTION REGARDING ANN ASHLEY AS THE SITE OF A DOWNTOWN HOMELESS SHELTER

Whereas, In 1992 the City approved a ten year lease with the DDA for all seven downtown parking structures, including the Ann Ashley parking structure, and this lease provides the DDA with two five-year extensions through 2012;

Whereas, This lease grants the DDA oversight of these parking facilities in exchange for which the DDA has taken on repair responsibilities;

Whereas, in February of 2000, the City of Ann Arbor began to explore the feasibility of locating a new downtown homeless shelter in the Ann Ashley parking structure;

Whereas, In March of 2000, the City of Ann Arbor received an assessment that it was feasible to locate a new shelter in the Ann Ashley parking structure;

Whereas, there has been no formal discussion with the DDA as the Ann Ashley management agent about the possible use of the structure as a homeless shelter;

RESOLVED, The DDA recognizes that although the City retains ownership of the Ann Ashley parking structure, during the time this and all other City-owned parking facilities are leased by the DDA, management, operation, and maintenance decisions are the responsibility of the DDA;

RESOLVED, The DDA has evaluated potential consequences of a homeless shelter in the Ann Ashley parking structure and has concluded that there would be a number of negative impacts on the users of the parking structure and the surrounding neighborhood;

RESOLVED, The DDA resolves not to support the installation of a homeless shelter in the Ann Ashley parking structure during the term of its management agreement.

Ms. Sipes indicated her need to abstain from a vote on this issue. Ms. Harshe said that she felt this resolution was no longer necessary given Council funding approval for the W. Huron site. Mr. Berlin moved to table, and Ms. Gunn seconded. Mr. Gillett indicated his interest in having on record the DDA thoughts on this topic, as it related to management issues. Mr. Berlin withdrew his motion, and Ms. Gunn withdrew her second.
A vote on the original motion showed:

AYES: Aldrich, Beal, Berlin, Dankert, DeVarti, Gillett, Gunn, Harshe, Pohrt
NAYS: None
Abstain: Sipes
Absent: Fritz, Ungrodt

The motion carried.

Mr. DeVarti moved, and Ms. Harshe seconded the following resolution:

RESOLUTION IN SUPPORT OF AN IMPROVED DOWNTOWN HOMELESS SHELTER

Whereas, There are currently three downtown homeless shelter facilities, namely the West Huron men’s shelter, the Felch Street women’s shelter, and the Ashley Street day shelter, as well as a number of meal programs for the homeless including the St. Andrew’s Breakfast program;

Whereas, The three current homeless facilities were not designed for use as shelters and have now suffered extensive deterioration;

Whereas, There are a number of concerns about the homeless in our community, particularly, the homeless in the downtown;

Whereas, There has been a three-year community-based planning process whose goal has been to improve and coordinate shelter and food services for homeless persons in our community, with the goal of moving individuals out of homelessness;

Whereas, As a result of this process, Washtenaw County and the City of Ann Arbor have selected the Washtenaw Housing Alliance (“the Alliance”) to provide integrated and comprehensive services to homeless individuals and families in the County;

Whereas, As a result of this process, there has been a decision to locate a shelter for single individuals along with related services, in a downtown Ann Arbor facility, in addition to locating a new family shelter, and transitional housing at other sites outside the Ann Arbor Central Business District;

Whereas, The DDA has considered both the necessity and possible effects of such a new downtown homeless shelter in the context of its mission to strengthen the downtown area and attract new private investments;

Resolved, The DDA supports a new downtown homeless shelter that meets the following goals which are listed in no particular order, and encourages the City, County, and the Alliance to incorporate these goals in plans for the new downtown shelter:

1. The new shelter will be part of an extensive systematic approach to addressing homelessness that will include emergency, transitional and affordable housing, and associated outreach, support and advocacy services.

2. The new shelter maintains sufficient operational funding support from Washtenaw County, the City of Ann Arbor, the Alliance, and the community, to ensure that staffing levels and maintenance remain consistent with the plan set forward during the project design and development.

3. The shelter will continue to rely on volunteer services provided by community religious congregations, other organizations and individuals, including assistance with meal programs and emergency sheltering.

4. The new shelter will provide a safe, supportive environment for homeless clients with an intensive case management approach that sets forward clear expectations of clients and is geared toward moving individuals away from homelessness.
5. The new shelter will be designed to minimize negative impacts to the surrounding neighborhood and to follow the CPTED guidelines of the Ann Arbor Police Department.

6. The new shelter will maintain only 50 overnight beds. Additional client overflow will be addressed through the Shelter Association’s overflow protocol which includes transporting clients to other out-county shelters, providing motel vouchers, and maintaining a rotating shelter system with the religious congregations.

7. The new shelter will be designed to meet the City’s newly revised storm water detention ordinance.

8. Once operational, the new shelter will continue to receive input from a neighborhood advisory committee to ensure that potential negative impacts of the facility are minimized.

Mr. Pohrt expressed an interest in supporting the neighbors who might be negatively affected by such a project. Mr. Gillett suggested adding the following sentence to the final goal as follows: “The DDA is willing to work with the City and other stakeholders to assess and minimize any negative impact of the new shelter in the neighborhood.”

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

Ms. Pollay asked the Board to consider the request from the Ann Arbor Chamber of Commerce to partner in the funding of a Housing Coordinator, and that the DDA Housing Committee will discuss this request at its next meeting as part of the Partnerships Committee.

8. Other DDA Business

Ms. Sipes asked each Committee Chair to draft a work plan for the coming year and bring it to the next meeting.

9. Adjournment

As there was no further discussion, upon motion, the meeting was adjourned at 2:35 p.m.

Respectfully submitted,
Susan Pollay, Executive Director