Minutes
Downtown Development Authority
Board Meeting
Thursday, August 8, 1996

Place: Council Chambers (Second Floor) - Guy C. Larcom, Jr., Municipal Building
(formerly City Hall) 100 North Fifth Avenue, Ann Arbor, Michigan 48107

Time: The Chair, Leah Gunn called the meeting to order at 5:05 P.M.

1. Roll Call

Members Present: Dave DeVarti, David Fritz, Robert Gates, Leah Gunn, Maria
Harshe, Karl Porht, Edward Shaffran.

Members Absent: Neal Berlin, Lorri Sipes, Robert Gillet, Deanna Relyea, Paul
Ungrodt.

Audience Participation: Andy Kawlewski, National Garages
Ray Detter, DDA Citizens Advisory Council

2. Minutes

A motion was made and supported that the minutes of the Regular Board Meeting
dated, Thursday, July 11, 1996, be approved with the following corrections:

1. Robert Gillett - voted "aye" on the Burger King resolution.

2. The dollar amount in the third paragraph of the preamble of the Insurance
Resolution was changed from $309,550 to $30,550.

3. The clause "and give Ms. Harshe permission to make a counter offer to the
Insurance Board" was not part of the motion in connection with the Tiffany
Hopkins Insurance Settlement and was deleted.
A vote on the motion showed:

AYES: Fritz, Gates, Gunn, Harshe, Pohrt, Shaffran

NAYES: None.

Absent: Berlin, DeVarti, Gillett, Relyea, Sipes, Ungrodt

The motion carried.


Ray Detter reported. A summary of his report is as follows:

The Citizens Advisory Council did not meet this month.

The Citizens Advisory Council is pleased by the resolution adopted by the DDA Board at its last meeting concerning the proposed development of a Burger King at Huron and Ashley. A public hearing on this project was held at the meeting of the Planning Commission on July 16. The Planning Department staff report was critical of a number of aspects of this project. Sixteen persons spoke against the project, including representatives of downtown merchant associations and owners of downtown businesses. A representative of the Burger King franchisee, Carrolls Corp., and Jerry Lax, the franchisee's attorney, were the only persons to speak in support of the project. Fourteen letters were received by the Planning Department in opposition to the project.

The Planning Commission tabled the Burger King plan and asked the petitioner to address the concerns of the Planning Department and other parties. The project may be on the agenda of the August 20 meeting of the Planning Commission.

If the project comes to fruition, the franchisee will be spending $600,000 on the land and $400,000 on the building. A local developer interested in constructing a residential project on the site made an offer to buy the property which was slightly lower than Carroll's, but this offer was not accepted by the property owner, First of America. A feasibility study for retail/office/residential development on this property prepared by three U of M business school students was distributed. Peter Allen, the students'
instructor, says the project would be feasible.

The Ann Arbor Downtown Plan indicates that this parcel should be rezoned, but this has not happened because the Planning Department does not have adequate funding.

4. **Audience Participation**

None.
Mr. DeVarti entered.

5. **New Business**

**Kerrytown Lights Project**

Mr. Fritz distributed an information sheet on the relative merits of high pressure sodium and metal halide bulbs and welcomed comments from members of the Board.

Mr. Fritz presented the following resolution:

**Resolution to Approve Purchase of Street Lights for Kerrytown Market District**

**WHEREAS**, the Kerrytown Historic Market District Association has informed the DDA that the street lights are their main priority;

**WHEREAS**, the Kerrytown Historic Market is located within the boundaries of the DDA district;

**WHEREAS**, the DDA Board approved, at its September 14, 1995, meeting, a resolution authorizing allocation of funds for the design and construction of new street lights along the South side of Kingsley, Detroit Street, Fifth Avenue, and the north side of Catherine Street and;

**WHEREAS**, pursuant to said resolution, and fund allocation, the Pedestrian Improvement Committee of the DDA recommends that a purchase order be issued in an amount not to exceed $90,000.00, to initiate acquisition of the light fixtures;
RESOLVED, that the DDA Board approves issuance of a purchase order, in an amount not to exceed $90,000.00 for the purchase of street lights to be installed around the Kerrytown Historic District.

There was discussion regarding the resolution. Mr. Fritz made a motion and Ms. Harshe supported that the resolution be adopted.

A vote on the motion showed:

**AYES:** DeVarti, Fritz, Gates, Gunn, Harshe, Pohrt, Shaffran.

**NAYES:** None.

**Absent:** Berlin, Gillet, Relyea, Sipes, Ungrodt.

The motion carried.

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6. Financial Reports

Ms. Gunn stated that the July 31, 1996, financial statements will be included with the September agenda packet.

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7. Subcommittee Reports

Parking

Mr. Pohrt reported that at its last meeting, the committee discussed the Bank of Ann Arbor's proposal that the DDA lease the vacant parcel at the northeast corner of Huron and Fifth for use as a surface parking lot. Donna Johnson of the Planning Department stated that such a use would a) be inconsistent with the Downtown Plan and b) would violate the zoning ordinance (but the DDA would not be bound by the zoning ordinance). The committee decided to table discussion of this proposal until the Carl Walker reports are received and it is known the extent to which parking structures will need to be closed for repairs. Mr. Shaffran reported that the Carl Walker report on the Ashley/Washington and Fourth/Washington structures will be delivered by September 11. This report will also identify emergency repairs necessary in the other structures. Mr. Pohrt stated that the report will be sent to all Board members. After members have had an opportunity to review it, an engineer from Carl Walker will tour the structures with Board members and then make a presentation at a Parking Committee meeting.
Mr. Shaffran stated that the City Engineering Department will shortly send out the RFP for the evaluation of the other structures.

Mr. Fritz suggested that the Board tour the structures in the evening to assess the adequacy of the lighting.

Mr. Pohrt reported Susan Pollay's suggestion that any bonding necessary for parking structure repairs be packaged with bonding for bridge and other infrastructure improvements.

Mr. Shaffran reported that the City Building Department was refusing to give National Garages a permit to wash down the parking structures at night, but that he was able to persuade the Department to relent on the condition that National Garages gives neighbors advance warning.

Mr. Shaffran - exit.

Insurance Policy

Ms. Harshe said that she would ask Dan Cullen to prepare a resolution for the City Council approving the purchase by the DDA of the insurance policy from Michigan Municipal Risk Management Authority.

Housing Committee

No report.

Pedestrian Improvements Committee

David Fritz reported that he met with the Dean Fund concerning replacement of the dead trees on Washington Street. The Dean Fund has limited funds but is sympathetic to our needs and will discuss the possibility of providing financial assistance at its September meeting.

8. Other DDA Business

Mr. Pohrt asked who will educate Susan Pollay about DDA finances since Melanie Purcell is leaving. Ms. Gunn responded that Karen Lancaster will.

9. Adjournment
There being no further business, the Chair declared the meeting adjourned.

Respectfully submitted by:

Leah Gunn, Chair