Place: Kerrytown Concert House, 415 N. Fourth Avenue, Ann Arbor, MI 48104
Time: Chairperson Bob Gillett called the meeting to order at 12:08 p.m.

1. ROLL CALL

Present: David Fritz, Bob Gillett, Rene Greff, John Hieftje, Dave Solo
Absent: Rob Aldrich, Fred Beal, Ron Dankert, Dave DeVarti, Leah Gunn, Lorri Sipes, Skip Ungrodt

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Adrian Iraola, Project Manager
Sarah Armstrong

Audience Present: Jim Corbett, Republic Parking
Brandt Coultas, Chamber of Commerce/Get!Downtown Program
Ray Detter, Citizens Advisory Council
Bob Henderson, Citizens Advisory Council
Donna Johnson, Planning Department
Brenda Macon, Chamber of Commerce
Cathy O’Donnell, Ann Arbor News

2. APPROVAL OF MINUTES

DDA bylaws dictate that a minimum of seven DDA members must vote in the affirmative for approval of any action, and as only five DDA members were present, it was not possible to approve the meeting minutes of the June 5, 2002, July 1, 2002, 2002 Summer Retreat, and 2002 Annual Meetings. They will be referred to the October DDA meeting.

3. AUDIENCE PARTICIPATION

None.

4. CITIZENS ADVISORY COUNCIL

CAC Chair Ray Detter reported:

You should have by now received your invitation to the dedication of the three artworks installed in the Fourth/Washington Parking structure, Friday, September 13, 2002, 4:00 P.M. This is the Commission on Art in Public Places inaugural public art project. All of the funds for these art works have come from private donations. One of the art works was paid for by Barbara Bergman in memory of former DDA Executive Director Rueben Bergman. We hope all of you will attend the ceremony and reception.

You will soon be receiving an invitation to another downtown event. We have just completed a short ten minute film on the Downtown Ann Arbor Historical Street Exhibit Program. It is excellent! We have arranged for a gala premiere showing of the film in the Michigan Theater screening from on Tuesday, September 24, 2002 from 4:30 to 5:30 p.m. As a part of the program we will be presenting our plans for exhibit installations in the State Street, campus and South University areas next year. Popcorn and soft drinks will be served. Although the historical street exhibit project is being financed by private contributions, it would not have been possible without the financial and administrative support of the DDA. We hope you will all be there.
We are pleased to report that thanks to Mayor Hieftje, Police Chief Dan Oates, the Parks Dept., and the work of the Friends of Liberty Plaza, there has been considerable improvement of the situation in that park. Trees and shrubs have been cleared, drug peddlers have been driven out and visitors now feel it safe to be there. The Program Committee of the Friends of Liberty Plaza, with the cooperation of the YMCA and the Public Library, has set up regular children’s reading programs in the park. CAC member Joan Blos recently participated in a reading program for small children that attracted more than sixty people, some adults bringing children in strollers. Herb David continues to plan musical programs for the park and a vendor now regularly sells tamales to park visitors. A Physical Improvements Committee is now also assessing the need for necessary changes in the park. No dramatic changes are indicated. But new lighting, elimination of unsafe areas, more handicap and stroller access, a new events entry sign, and specific maintenance improvements are needed. The Parks Dept. has assured us that they will have $50,000 to support necessary changes. We urge the DDA to accept the financial responsibility for the new lighting and other specific physical improvements as a part of its budget to complete its State/Liberty Street improvements.

The CAC is also pleased to report that, thanks to Mayor Hieftje and his Assistant Frances Todoro, the promised Shelter Impact Study is once again moving ahead as planned. Data collected will be available to the Neighborhood Shelter Advisory Committee, as well as other community groups, to help them measure the future success of the shelter and to provide advise on any needed operation changes. We are delighted by the County’s decision to accept continued responsibility for joint operation of the new facility along with the Shelter Alliance. With everyone’s cooperation, this facility is going to work.

The Shelter, impact study, Neighborhood Shelter Advisory Committee. Recent decision by the County to accept responsibility for assisting in the continued operation of the Huron Street Shelter. With everyone’s cooperation, this is going to work.

5. **NEW BUSINESS**

Mr. Gillett announced that the new committee assignments were passed out prior to the start of the meeting. Ms. Pollay reported that Ms. Greff had agreed to chair the Planning Committee and that Mr. Aldrich had agreed to serve as the chair for the Partnerships Committee. She asked that all DDA members confirm their committee assignments before the next DDA meeting if possible.

Mr. Gillett announced that there would be a dedication ceremony of the artwork at the Fourth/Washington parking structure on Friday, September 13th at 4:00 p.m. Ms. Pollay gave some background information on how the artwork in the structure came about. She also said that the former DDA Executive Director’s widow, Barbara Levin-Bergman, had commissioned one of the art pieces as a memorial to him, and that a small reception would be held after the dedication in his honor.

Mr. Gillett announced that there would be a presentation on the Historical Street Exhibit program at the Michigan Theater. Mr. Detter said it would be on September 24th at 4:30 p.m. and would include a ten-minute film, plus an outline for next year’s programs.

6. **OLD BUSINESS**

None.

7. **SUBCOMMITTEE REPORTS**

**OPERATIONS COMMITTEE**

Ms. Greff reported in Mr. Dankert’s absence that the June 30, 2002 financial statements were not available for approval at the Committee meeting the week before due to delays caused by the City’s new financial system. Ms. Greff said that the Committee is still working to determine if the DDA will partner with the downtown area associations on a downtown web site. A project proposal has been received
from Internet Web Solutions and Committee members will meet again with Association representatives to resolve issues such as responsibilities for updates. The Committee hopes to bring a resolution to the DDA at the next meeting.

Mr. Morehouse reported that from all indications the DDA-managed parking system had a good Art Fair. It appears that revenues are up, and exact figures will be available at the next meeting.

**PARTNERSHIP COMMITTEE**

**First/Washington Project Status.** Mr. Gillett reported that the development agreement was approved by Council and is now in the City Attorney’s office for signatures. Ms. Pollay said that the City Attorney was concerned about the legal description and would be seeking additional title work. Mr. Gillett pointed that we are half way through the “due diligence” period.

**Ms. Gunn enters.**

Ms. Pollay said that a meeting would be held with property owners abutting the alley so as to better understand their concerns relating to site plan and construction.

**Analysis of Downtown Development Sites.** Mr. Gillett said that last year a several months were spent in discussion with the owner of Grizzly Peak about his interest in leasing the ground floor of Ann Ashley for a brew pub/restaurant. Negotiations were ultimately ended to provide the Committee time to oversee the development of the First & Washington project. The DDA has been recontacted regarding Ann Ashley, and the Committee has resolved instead to consider all possible development sites, and formulate a decision on which site it would seek to develop through an RFP process.

**KAZ Parking Agreement in Forest.** Mr. Gillett said discussions were held with KAZ representatives about their proposed project and their request for parking. After these and other discussions with SUAA, KAZ elected to consider aspects of their development and said that they will get back to the DDA at a later date. Meanwhile the Committee will consider formulating a policy on premium parking and will work with the Operations Committee during its development.

**CAPITAL IMPROVEMENTS COMMITTEE**

**Mr. Iraola reported on behalf of Mr. Beal who was absent.**

**State Street Area-Status.** Mr. Iraola reported that the contractor is back on schedule and has asked permission to complete the project this year. With the exception of small items, things are coming together well and the area merchants appear to be sanguine about the project’s progress. The restoration of two-way traffic in the area will likely be completed next year after Art Fair.

**Forest.** Mr. Iraola reported there will be a meeting with the Public Service Department to finalize the last remaining items. It has been proposed to hire another contractor to remove the bridge to the Galleria and alternately, provide a ground floor access to the Galleria.

**Fourth Avenue Improvements.** Mr. Iraola said that the project is complete except for two items, including installation of lights by the Washtenaw County courthouse building, as well as resolution of sidewalk problems on the east side of the 200 block. The lights will be delivered by mid-October and installed. Estimates have been received from the Saladino Company for the second item, but first a decision will need to be made as to the best solution for the situation.

**Fourth/William Repairs.** Mr. Iraola reported that after making great progress during the spring, the contractor still has significant items yet to be completed. The northeast stairway windows are being installed now and work is proceeding on the office. The exterior lights and canopies still need to be
installed. A complaint was received about the slowness of the southwest elevator, and Otis Elevator has been asked to look into the problem.

**Summer 2002 Sidewalk Maintenance Project Status.** Ms. Pollay reported that the Committee had commissioned repairs to tree pits again this year, and under Mr. Stein’s direction, much work had been completed. In the Kerrytown/Farmer’s Market area, damaged tree pits were repaired and mulch installed. The remaining work will take place along N. Main Street, and a variety of solutions are being tried. It is anticipated that the project will be completed by the end of October. Ms. Pollay said that the Committee is planning on sidewalk repairs in the Church/Forest/E.U./S.U. area, and an RFP will be distributed to area architects within the next two weeks.

**PLANNING COMMITTEE**

Ms. Greff reported that on August 5th Council authorized setting the date of a public hearing on the DDA renewal for November 21st. This will begin the renewal process. It is anticipated that City Council will be asked to consider this renewal in February. Ms. Pollay said there would be a Committee meeting tomorrow at noon and they will review a script for an informational video about the DDA and the reasons for its renewal that will be shown on CTN. Ms. Greff said that she and the Committee members would meet with Council members to find out their expectations about public meetings and other educational efforts prior to the public hearing.

Mr. Gillett asked about the Committee meeting with members of the Planning Commission. Ms. Pollay said that a good discussion was had and it is anticipated that this will be the first of many discussions Planning Commissioners will have before framing an ordinance amendment relating to height limitations. Ms. Greff said that DDA members present at this meeting made clear that the DDA was not in favor of a maximum building height. Rather, the DDA would opt for improving basic downtown building design standards, including the insistence on ground floor windows, multiple doorways, set backs, and consideration of how a building is situated in context. Mayor Hieftje reported that the world-famous city streetscape designer, Michael Sorkin, toured the City with the Mayor and his recommendation was that buildings be no higher than six stories, although perhaps they could be higher on sites such as along Huron Street.

Mr. Gillett said this issue should be moved from the Partnership Committee to the Planning Committee work plan. Ms. Pollay said she would note the change.

Ms. Gunn asked that the Operations Committee Meetings be moved to Mondays. It was decided to move the next meeting to Monday, September 23 at 3:00 p.m.

**8. OTHER BUSINESS**

Mr. Gillett asked that it be noted that under his direction the DDA completed its meeting in less than an hour. All laughed, and congratulated Mr. Gillett for his first meeting as DDA Chair.

**9. ADJOURNMENT**

As there was no further discussion, upon motion, the meeting was adjourned at 1:07 p.m.

Respectfully submitted,
Susan Pollay, Executive Director