Board Meeting Minutes
Downtown Development Authority Meeting
Thursday, October 10, 1996

Place: Council Chambers (Second Floor), Guy C. Larcom, Jr.
Municipal Bldg., 100 North Fifth Avenue, Ann Arbor,
Michigan 48107.

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

1. Roll Call


Members Absent: Deanna Relyea, Edward Shaffran.

Staff Present: Susan Pollay, DDA Executive Director

Audience: Ray Detter, DDA Citizens Advisory Council
Tom Hunt, Bicycle Coordinating Committee
Ken Clark, Bicycle Coordinating Committee
Andy Kawlewski, National Garages
Ulrich Stoll, Library Lot Task Force

2. Approval of Minutes

Ms. Harshe made a motion and Ms. Sipes supported that the Board meeting minutes dated September 12, 1996, be accepted.

A vote on the motion showed:
AYES: Fritz, Gates, Gunn, Harshe, Pohrt, Sipes, Ungrodt.

NAYS: None.

Absent: Berlin, DeVarti, Gillett, Relyea, Shaffran.

The motion carried.

3. Report by DDA Citizens Advisory Council

Mr. Detter submitted the following report:

The proponents of the Burger King drive-in have chosen to ignore strong community opposition and the Planning Commission's unanimous denial of their petition. They intend to pursue their proposal before City Council on Monday, October 21.

The Planning Commission's September 17, denial was based upon a Planning Department recommendation opposing the project "Because the on-site and off-site circulation patterns will create a public and private nuisance and a safety hazard for automobile and pedestrian traffic in the area, and the site plan is not in conformance with the recommendations of adopted plans and policies of the City."

In their discussion, Planning Commissioners agreed that no matter how the drive-in might be nipped and tucked to try to deal with technical problems, it could not be reconfigured enough on this limited site to overcome safety and design objections. At the public hearing that preceded the unanimous vote by the Planning Commission, only the New York franchiser and his lawyer, claiming a right to approval because zoning regulations permit it, favored the proposal.

In contrast with this argument, twenty speakers stressed the potential danger to pedestrians and traffic, the noise, trash, negative neighborhood image and smells likely to result, the incompatibility of a drive-in fast food facility in a
downtown “core” area of stores, banks, private and government offices, a multiplicity of restaurants and increasing variety of residences. Others cited Burger King’s inadequate traffic study and the project’s apparent indifference to the recommendations and goals embodied in the Downtown Plan of 1988 and the Central Area Plan of 1992.

We have every reason to hope that the City Council on October 21, will solidly support the recommendation of our Planning Commission. The Citizens Council would like to congratulate the DDA for providing the leadership that has made this united opposition possible.

At the same time, we would like to point to gains that have been made in the process. The unity of the DDA, the State Street Area Association, the Main Street Area Association, organized neighborhood groups, and countless downtown businesses, merchants and residents are to be celebrated. All of us, working together to follow the guidelines and policies outlined in the Plan, are bound to help provide an exciting and successful future for our downtown.

But it is no time to be complacent. It is important that we be present on October 21, to show our support for the Planning Commission and the City Council in taking a strong position. It is also important that we continue to work together in the process of making sure that our adopted Downtown Plan remains the most important guide that we turn to when making future decisions affecting the pattern of Downtown Ann Arbor development. The Citizens Advisory Council intends to do its part. We look forward to working with you in achieving this goal.

4. Audience Participation

Downtown Plaza

Ulrich Stoll requested that the DDA Board review the report that outlines key information for creating a downtown plaza. Also, he urged the Board not to make a decision to repair the parking structures until they have considered other options. Mr. Pohrt added that he would like for all Board
members to review the video prepared by Mr. Stoll subsequent to the Board’s retreat.

**Bicycle Committee**

Tom Hunt, a member of the Bicycle Committee gave the Board an overview of the need for more bicycle parking areas downtown. His presentation consisted of slides that outlined the current state of bicycle parking on State Street, North University, South University, Church, and Liberty Streets.

Ken Clark identified areas in the downtown where bike parking hoops could be placed. The Bicycle Committee is proposing the following: 14 hoops on Main Street; 6 hoops on Maynard Street; 10 racks on North University; and 10 hoops on South University.

The Committee stated that they will be making a presentation to the Pedestrian Improvement Committee. Also, they are requesting a grant of $10,000.00 from the DDA. The Parks and Recreations Department will be installing the racks.

There was discussion regarding the presentation by the Bicycle Committee. The Board requested that the Committee do the following: find out if there is a city ordinance for placing bicycles against meters and trees; make a presentation to area merchant associations that will be impacted by the project; access the impact that the bicycle hoops will have on snow removal, pedestrian pick up, and drop off; and determine who will be responsible for maintaining the bike racks once they are installed. Ms. Pollay added that the merchants have voiced a concern about abandoned bikes left attached to bike racks in front of their businesses.

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5. **New Business**

a. **Schedule Board Retreat**

The Board’s retreat was tentatively scheduled for November 14, 1996, from 1:00 - 5:00 P.M. Ms. Pollay will notify Board members of the location.
She requested that a small committee be developed to frame the meeting and develop an agenda. Lori Sipes volunteered to help develop the retreat.

b. Insurance Board

No report.

c. DDA Maintenance Idea

Ms. Pollay distributed a draft proposal that recommended a proactive way of targeting maintenance needs downtown. There was discussion regarding the draft. Board members expressed concern regarding the DDA's involvement with maintenance. Mr. Berlin recommended that a survey be conducted to find out what the DDA's responsibilities entail. The Chair recommended that the item be discussed further at the Board's retreat.

6. Financial Reports

Ms. Pollay reviewed the financial statements for July 31, 1996, and September 30, 1996. She stated that Sharon Lancaster will provide the annual audit report prior to the Board's retreat on November 14, 1996. Also, a year-to-date column has been added to the financial statements.

Ms. Gunn made a motion, and Mr. Ungrodt supported that the financial statements be accepted.

A vote on the motion showed:


NAYS: None.

Absent: Relyea, Shaffran.

The motion carried.
7. Subcommittee Reports

Parking Committee

Ms. Gunn reported that National Garages will be implementing valet parking at the Maynard Street structure for a special event by the Purple Rose Theater in November.

Andy Kawlewsksi, Manager of National Garages reported that the elevator in the Fourth & William Parking Deck has been shut down until emergency repairs are made. He referred the Board to the report in the Board package from Schindler Elevator and Escalator Company - Item #4. The estimated repair cost is $56,288.00.

Mr. Gates made a motion that the item be referred to the Parking Committee. Mr. Gillett supported the motion, and amended it as follows:

The Parking Committee is authorized to act on behalf of the Board for approval of the necessary elevator repairs in the Fourth & William Parking Deck.

A vote on the motion showed:


NAYS: None.

Absent: Relyea, Shaffran.

The motion carried.

The Parking Committee will meet on Monday, October 14, 1996, to review and approve the expenditure for the elevator repairs. Board members requested that Mr. Kawlewsksi attend the Parking Committee meeting on
October 14, and provide the committee with a detailed report of the following information: necessary repairs to be made by Schindler Elevator Company; the current maintenance contract; a history of the elevator repairs; and if another elevator company can be contracted to make repairs on the elevator.

**Budget Committee**

No report.

**Housing Committee**

A Housing Committee meeting was scheduled for October 17, 1996.

Mr. Gillett stated that the Ann Arbor Shelter Association is experiencing problems with the shelter's physical structure. There is a possibility that the Shelter Association will approach the DDA for financial assistance.

**Pedestrian Improvements Committee**

Mr. Fritz reported that the Pedestrian Improvements Committee met and reviewed the fixtures proposed for the Kerrytown Lighting project. The Committee recommended that #3 Dynamic Group Lighting Fixtures be purchased for Kerrytown.

Mr. Fritz made a motion and Ms. Gunn supported that the DDA approve purchase of the #3 Dynamic Group Lighting Fixtures.

A vote on the motion showed:

**AYES:** Berlin, DeVarti, Fritz, Gates, Gillett, Gates, Harshe, Pohrt, Sipes, Ungrodt.

**NAYS:** None.

**Absent:** Relyea, Shaffran.

The motion carried.
Mr. Ungrodt read a letter written by the City of Chicago Streets and Sanitation Department regarding ticketing for personal service signs. He also read a copy of the City of Ann Arbor ordinance regarding posting personal service signs. He recommended that the city ordinance be revised.

There was discussion regarding city ordinances. Board members suggested that the item be discussed further at the Board’s retreat.

Mr. Gillett - exit.

Mr. Fritz referred the Board to the letters in the Board package regarding the Del Rio sidewalk repairs resulting from Washington streetscape improvements.

Mr. Fritz made a motion and Ms. Sipes supported that the Del Rio Bar, Inc., be reimbursed $1,041.96 for repair expenses.

A vote on the motion showed:


NAYS: None.

Absent: Gillett, Relyea, Shaffran.

The motion carried.

The Board asked Ms. Pollay to follow up with the Engineering Department to see if the above funds can be reimbursed to the DDA from the contractor.

Mr. Fritz referred the Board to the letter dated September 10, 1996, from Adrian Iraola regarding the sidewalk at Hertler Brothers Hardware, file #92063.17. He stated that the sidewalk was not repaired correctly when the Washington Street pedestrian improvements were made.
Mr. Fritz made a motion and Ms. Gunn supported that the DDA approve the amount of $400.00 for sidewalk repairs.

A vote on the motion showed:


NAYS: None.

Absent: Gillett Relyea, Shaffran.

The motion carried.

Mr. Fritz reported that the Dean Fund has granted the DDA $5,000 for replacement of trees. Tree replacement will take place in the Spring 1997. The committee is also looking at the need for grate replacement. Approximately two of the grates have been broken.

The next Pedestrian Improvement Committee will be held Friday, October 18, 1996.

8. Other DDA Business Matters

Surplus Parking Fund

Ms. Pollay reported that the Finance Department transferred surplus parking funds to the General Fund in error. The funds will be returned.
9. **Adjournment**

There being no further business, the Chair declared the meeting adjourned at 7:20 P.M.

Respectfully submitted by,

Susan Pollay, Recording Secretary