MINUTES
DDA Annual Spring Retreat
Friday, June 9, 2000    8:00 a.m. – 1:00 p.m.   Detroit Edison Building

Present:    Rob Aldrich, Fred Beal, Neal Berlin, Ron Dankert, Dave DeVarti, David Fritz, Bob Gillett, Leah Gunn, Maria Harshe, Karl Pohrt, Lorri Sipes
Absent:    Skip Ungrodt
Staff:    Susan Pollay, Joe Morehouse
Audience:    Ray Detter, Citizen’s Advisory Council

1. Celebrating Past DDA Accomplishments
DDA accomplishments include serving as voice of downtown stakeholders, interface between area associations and government, interface between UM and City, DDA as facilitators, advocates for downtown growth and vitality, dramatic increase in tax base over 18 years, sidewalk & parking improvements, balanced new development with good stuff already here.

2. Looking to the Future – Ideas
a) River Development Authority (RDA)
   • TIF Capturing
   • North Main Street area
   • Connection to downtown?
   • Connection to Ypsilanti?

b) Urban Design Leadership
   • Ideas versus rules
   • North Main Street development Potential
   • Allen Creek

c) Contraction of DDA Boundaries Possibilities
   • i.e. South University? No

d) Expansion of DDA Boundaries Possibilities
   • North Main Street (linking to downtown)
   • South Main Street beyond S. Main Market
   • South University area to Hill Street, collaboration with UM

e) Development Potential
   • Allen Creek/West Side
   • Library Lot

f) Entrances to Downtown
   • Strengthen:   S. University, N. Main Street, West Edge

g) The Core of Downtown
   • Banking changes - will the banks have left downtown?
   • Small companies need office space
   • County Government, City Government
   • 24 hour downtown: living/housing, working, playing
   • Increased density: residential, zoning, transportation
   • Facilitate the development process
   • Information infrastructure/technology needs that DDA can provide for (e.g. band width)
2. **What if the DDA is not renewed in 2012?**
   a) Voice of stakeholders would be lost. Loss of mediation between stakeholders & City.
   b) Loss of focus
   c) History of the parking system indicates it would deteriorate. Efficient operation would be lost.
   d) Pedestrian improvements (Spaces Between Buildings) would no longer taken care of
   e) Partnerships (public/private) would not be as likely, particularly the creative ones
   f) Effective relationship between parking/transportation (bus) would be lost
   g) Leadership and visioning would be lost

3. **Shaping the Post-2012 Plan**
   
<table>
<thead>
<tr>
<th>Parking</th>
<th>Non-Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt payments on City bonds</td>
<td>(all development has parking impact)</td>
</tr>
<tr>
<td>Maintenance and improvement</td>
<td>Contributes TIF to parking</td>
</tr>
<tr>
<td>Geographic parking rates vs. 24/7 downtown</td>
<td>Urban Planning - Spaces Between Buildings</td>
</tr>
<tr>
<td>Universal parking rates</td>
<td></td>
</tr>
<tr>
<td>Fostering new development * How much sidewalk area is left to be improved?</td>
<td>* Pedestrian improvements - S. U. area extension</td>
</tr>
<tr>
<td>Through use of pkg meter $</td>
<td>* Transportation (go!pass funding, is there federal $ available?)</td>
</tr>
<tr>
<td>How soon do we need their commitment for pkg meter $?</td>
<td>* Housing to sustain a 24-hour downtown</td>
</tr>
</tbody>
</table>

4. **How to Pay For Parking**
   a) DDA Becomes a Parking Authority
      - Status quo financials
      - Leadership/visions/planning would be directed solely to parking
      - Return on investments (Syndeco TIF) would be lost
   b) System Pays for Itself
      - Get surface parking money (meters & lots - estimated minimum $10 M in 12 years)
      - Can do non-parking things including housing & pedestrian improvements
      - Systemic thinking about rates, involvement with transportation, etc.
   c) Return Parking to the City
      - Bifurcates transportation and parking
      - Loss of long-term vision
      - Potential for maintenance problems again in the future

5. **Priorities**
   a) Parking meter revenue
      - Make clear the DDA’s past accomplishments
      - DDA future plans, particularly uses of TIF
      - Money and the need for $12 M in meter revenues
   b) Parking management contract renegotiated, as it is up for renewal in 2002
   c) 2012 planning (30 years = 2042)
6. **Timing**
   a) City Ordinance Change
   b) Work to get TIF Plan Agreed Upon by: 
      - City: 60%
      - County: 35%
      - Library: 5%
   c) Work to get DDA Plan Agreed To by City:
      
      | Year | Action |
      |------|--------|
      | 2000 | *Parking Agreement |
      | 2002 | Renewal |
      | 2012 | DDA/TIF ------
      | 2042 | Plan Rewrite |

      Current-------------------------30 years-----------------------------
      DDA/TIF Plan
      Future DDA/TIF Plan

      2002-------------------30 years-----------------------------2032
      DDA/TIF Plan Extensions (our goal is to be renewed 2002,
      Would run 2002 through 2032)

7. **Process**
   a) Hire staff as necessary
   b) Bring County & City into the process
   c) Board works on draft of new plan (vision statement and boundaries affirmed at next retreat - October 5, 2000 - make clear why the changes)
   d) Present draft to public (extend boundaries, objectives, case for parking revenues)
Post Spring 2000 DDA Retreat: Follow-up Staff Assignments

- Clear list of DDA accomplishments since 1982: what have we done, what have we spent?
- How much sidewalk is not yet improved? (measure in lineal feet)
- Letter to Council/Proposal for parking meter $$ (this is what we've spent on TIF since 1982, this is what we anticipate spending)
- Parking contract renegotiation
- 30 year extension, plan on asking renewal in 2002, part of our long-range planning process, we will come to you with a proposal. Extension discussions need to happen now because public/private partnerships contracts require 20 year to be effective
- Letters for DDA members to the Mayor asking to be renewed
- Call Skip and Maria to determine which committees they wish to serve on
2000/2001 DDA Committees

**Operations Committee** (formerly Parking Operations and Finance Committee)
Ron Dankert (Chair), Rob Aldrich, Leah Gunn

**Partnerships** (formerly Housing, Partnerships, Area Associations, Marketing)
Dave DeVarti (Chair), Rob Aldrich, Fred Beal, Bob Gillett, Karl Pohrt

**Capital Improvements** (formerly Parking Construction, State St Area Improvements, Fourth Ave. Improvements)
Fred Beal (Chair), Ron Dankert, David Fritz, Karl Pohrt

**Planning** (formerly 2012, Allen Creek, Transportation, Special Projects)
Lorri Sipes (Chair), Rob Aldrich, Dave DeVarti, David Fritz, Bob Gillett, Karl Pohrt

---

**Writing 2000/2001 Work Plans:**
Each Committee will draft its work plan for the year for presentation at the August DDA meeting.
To: Downtown Development Authority Members
   Rob Aldrich, Fred Beal, Neal Berlin, Ron Dankert, Dave DeVarti, David Fritz, Bob Gillett, Leah Gunn, Maria Harshe, Karl Pohrt, Lorri Sipes, Skip Ungrodt

From: Susan Pollay, DDA

Date: 12 June 2000

Re: Change of DDA Meeting Dates

Please make a note that our July 2000 DDA meeting has been cancelled.

Also, please note that our DDA meetings will shift to the first Wednesday of every month, effective with our August 2000 meeting:

   August 2, 2000
   September 6, 2000
   October 4, 2000
   November 1, 2000
   December 6, 2000
   January 3, 2001
   February 7, 2001
   March 7, 2001
   April 4, 2001
   May 2, 2001
   June 6, 2001
MINUTES
Downtown Development Authority Annual Meeting

Date:  Friday, June 9, 2000
Time:  12:30 p.m.
Place:  Detroit Edison Building,

Present:  Rob Aldrich, Fred Beal, Ron Dankert, Dave DeVarti, David Fritz, Bob Gillett, Leah Gun, Karl Pohrt, Lorri Sipes
Absent:  Neal Berlin, Maria Harshe, Skip Ungrodt

Staff:  Susan Pollay, Joe Morehouse
Audience:  Ray Detter, Citizen’s Advisory Council

1. Roll Call
Ms. Pollay announced a quorum present.

2. New Business
Ms. Gunn moved and Mr. Pohrt seconded the following slate of officers for the 2000/2001 year:

   Chair:  Ron Dankert
   Vice Chair:  Rob Aldrich
   Treasurer:  Neal Berlin
   Secretary:  Susan Pollay

A vote on the motion showed:
AYES:  Rob Aldrich, Fred Beal, Ron Dankert, Dave DeVarti, David Fritz, Bob Gillett, Leah Gunn, Karl Pohrt, Lorri Sipes
NAYS: None
Absent:  Neal Berlin, Maria Harshe, Skip Ungrodt

The motion was approved.

3. Adjournment
There being no further business, the meeting was adjourned at 12:40 p.m.

Respectfully submitted,
Susan Pollay, Secretary