MINUTES
Downtown Development Authority Semi-Annual Retreat
Monday, December 11, 2000

Place:  Skip Ungrodt’s Office
        Hoover Mansion
        2015 Washtenaw
        Ann Arbor, MI  48104

Time:  The Chair, Ron Dankert, called the meeting to order at 1:15 P.M.

1.  Roll Call

Present:  Rob Aldrich, Fred Beal, Ron Dankert, Dave DeVarti, David Fritz, Renee Greff,
          Leah Gunn, Karl Pohrt, Lorri Sipes, Skip Ungrodt

Absent:  Neal Berlin, Bob Gillett

Staff  Susan Pollay, Executive Director
Present:  Joseph Morehouse, Fiscal and Administrative Manager

Audience:  Ray Detter, Citizens Advisory Council

2.  Welcome and Retreat Objectives

Ms. Sipes, Planning Committee Chair, welcomed everyone and said the goal of this retreat
would be a discussion of the latest version of a new DDA Plan providing for a renewal of the
DDA for an additional thirty years.


Operations Committee
Mr. Aldrich reviewed the status of the Operations Committee work plan.  Accomplishments
included selection of a new parking operator, Republic Parking, who will assume responsibility
on February 1, 2001 and implementation of new parking operation revenue controls.  Future
tasks will include renegotiation of the agreement between the City and the DDA.  Mr. Aldrich
said the Committee anticipated hiring a part-time contractor to monitor parking operations and
maintenance, and to respond to customer complaints.  This would allow the Fiscal and
Administrative Manager to provide more assistance to the Executive Director.  Mr. DeVarti
asked for additional information, which Mr. Aldrich said would be brought to the Board with a
resolution at the January DDA meeting.

Capital Improvements Committee
Mr. Beal discussed the current status of Committee projects, including the construction of the
Forest parking structure and interim repairs at the Fourth & William parking structure.  Design
for the State Street improvements project and the Fourth Avenue improvements project are also
well underway, and construction is anticipated to begin in late spring 2001.

Mr. Gillett enters.
**Planning Committee**
Ms. Sipes reviewed the accomplishments of the Committee for the last year including drafting a new plan for an extension of the DDA. She said future Committee goals included more collaborations with other planning groups in the community.

**Partnerships Committee**
Mr. Gillette reported on Committee work over the past six months, which included a broad spectrum of projects and initiatives. Accomplishments to this date included financial support for housing projects like Dawn Farms, Courthouse Square Apartments, and a shared Housing Coordinator; supportive involvement in downtown mixed-use developments including Thayer Arms; drafting a resolution supporting higher density in the DDA district; and developing an RFQ for First & Washington. Continuing projects include negotiations for a lease at Ann/Ashley and a possible partnership with the Maynard/Nickel building development.

### 4. Review of the DDA’s Ten-Year Financial Plan

The current ten-year plan was provided to the board along with a list of assumptions that were used in its calculation. Mr. Aldrich questioned why the State Street Area Improvements Project and the Fourth & William deck repairs were not bonded. Mr. Morehouse responded that these projects would have short repayment schedules and that the DDA had sufficient fund balance to pay for them. Mr. Aldrich asked to discuss this issue at the next Operations Committee meeting. Mr. DeVarti questioned TIF revenue assumptions, suggesting that revenues would likely be greater than shown. Mr. Morehouse said that the plan was devised using conservative revenue estimates to protect the DDA against any unanticipated shortfalls. Mr. DeVarti asked to have this assumption reviewed more closely, as well.

### 5. Downtown Development Plan – Renewal of the DDA Prior to 2012

The Planning Committee presented a draft Downtown Development Plan to the Board for discussion. This document had been drafted over several Committee meetings, which included participation of most DDA members, in addition to Wendy Rampson, City Planner III.

There were many ideas about possible changes to current district boundaries. It was noted that the Forest Parking structure is not in the current DDA district and should be included as the DDA will likely continue to operate it in the future. Both north and south ends of Main Street were cited as possible expansion areas, as both areas provide significant development potential. The possible expansion to include the Hill/Packard/State area was also discussed. No final decision on district boundaries was resolved.

DDA members provided a number of recommended changes to the 2012 Plan, which will be incorporated into the next draft. Ms. Pollay was asked to elicit an opinion from DDA Attorney Jerry Lax about the possibility of a DDA activity area which extends past the DDA TIF collection area to enable participation in such activities as support for affordable housing or transportation initiatives. Ms. Pollay said she would also confirm with Mr. Lax a proposed schedule for plan development.

Confirmed meeting dates are as follows (all DDA members are invited to participate):
- City Council Work Session on February 26, 2001, 7:00 p.m. Council Chambers
• Ann Arbor Planning Commission Work Session on March 13, 2001, 7:00 p.m. Fourth Floor Conference Room

Given the magnitude of the snow fall which had begun at noon and was slated to continue through the evening, the ensuing DDA Dinner was cancelled. The meeting adjourned at 5:50 P.M.

Respectfully submitted,
Susan Pollay, Secretary