

**PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**  
**Wednesday, March 11, 2020**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: 9:05 a.m.

Present: Bob Guenzel, Tyler Kinley

Absent: Micah Bartelme, Tom Crawford, Alexandra Dieck, Marie Klopf, Jessica A.S. Letaw, Molly McFarland, Darren McKinnon, Rishi Narayan, Keith Orr, Phil Weiss, Shannon Gibbs-Randall/Planning Commission

Others: Matt Carpenter/AAATA, Ali Ramlawi/City Council, Jane Lumm/City Council, Josie Parker/AADL, Brandon Tucker/WCC

Staff: Susan Pollay, Maura Thomson, Kelley Graves

Public: None

Affordable Housing: Mr. Kinley shared the DDA resolution approving funding to the City/Housing Commission to extend the contract with SmithGroup for public engagement and analysis on four additional downtown City-owned properties identified as potential affordable housing sites, similar to what was done for 415 W. Washington and 350 S. Fifth Ave. The resolution also includes funding for a downtown parking study, a housing analysis, and it notes that City Council must change or remove the <50% AMI City ordinance restriction on the DDA's Housing Fund as the work underway is aiming at an average 60% AMI. Mr. Ramlawi and Ms. Lumm expressed support for amending the ordinance, emphasizing the importance of public engagement and analysis, including the inclusion of Kerrytown area stakeholders in discussions. There was also support for an objective parking study to address concerns about the redevelopment of parking lots for affordable housing, and an interest in giving City Council a chance to reconsider the Ann Ashley expansion. Mr. Guenzel spoke of the DDA's goal to be helpful; saying the DDA has a strong on-going commitment to affordable housing and it seeks to find the best way the DDA can contribute to the process of developing new affordable units.

Partner Updates:

AAATA: Mr. Carpenter reported that AirRide has temporarily ceased operation due to COVID-19 virus impacts on travel. Coincidentally the D2A2 Express route launches on March 16<sup>th</sup>; this is an 18-month RTA pilot project funded by a federal grant, with a potential extension for an additional 2-3 years with RTA funding. Ms. Pollay shared that the DDA had worked with getDowntown to set aside funding for D2A2 in support of downtown employers who may be seeking to expand their job pool.

Library: Ms. Parker reported that the Library's focus is on the coronavirus. Outreach programs have been suspended. The Library Board is meeting today to discuss further action plans and whether or not their buildings will remain open.

City Council: Ms. Lumm reported that Council is receiving regular communication updates on the coronavirus. City, County Health Department and UM Hospital are talking together regularly to remain up-to-date and determine what else needs to be done to contain the spread and minimize community impacts. Ms. Lumm reported on Council's review of the City's sound ordinance and recommendations from residents that the City reduce approved levels from 85 decibels to 60 decibels. Mr. Ramlawi

expressed his interest in discussing at another time the City's contribution-in-lieu requirement for developers and the impact on the parking wait list.

Washtenaw Community College: Mr. Brandon Tucker joined today's meeting as the new WCC representative. He reported the College made the decision to suspend all on-campus courses and are transitioning to on-line course study until further notice. A decision on whether or not to cancel conference services is being reviewed.

Public Comment: None.

**The next Partnerships Committee meeting (DDA only) is scheduled April 8 at 9:00 am.**

The meeting adjourned at 10:50 am.

Respectfully submitted,  
Susan Pollay, Executive Director