

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, January 13, 2021

Place: Virtual Meeting-Zoom link: <https://us02web.zoom.us/j/83987225234>
by phone 1-877-853-5257 (Meeting ID: 839 8722 5234 Password: 578081)

Time: 9:00 a.m.

Committee Present: Tyler Kinley, Darren McKinnon

Committee Absent: Micah Bartelme, Bob Guenzel

Other DDA Present: Jessica A.S. Letaw

Partners: Shannon Gibb-Randall/CPC; Ali Ramlawi, Linh Song/City Council;
Josie Parker/AADL, Matt Carpenter, Rich Chang/AAATA, Jennifer Hall/AAHC

Staff: Maura Thomson, Sara McCallum, Kelley Graves

Others: Mike Rein/UM

Public: Members of the public were on the Zoom meeting but did not identify themselves.

Virtual Guidelines: Mr. Kinley read the guidelines for holding electronic meetings.

UM/Mike Rein: Mr. Rein, Director of Community Relations for UM attended to share the University's pandemic response and overview of UM activities overall. In response to an increase in cases and following MDHHS guidelines, UM shifted all but the Graduate and Health Services' classes to online for Winter term. Those remaining in residence halls, are being assigned one-person to a room. The Union and League buildings will be accessible for up to 12-hours at a time to students who register through the University's ResponsiBlue app. UM plans to resume in-person classes Fall 2021. Questions were asked and answered.

Mr. Rein stated plans for the former Fingerle lot are on hold. Future options of resident halls or extended athletic facilities are being considered for the site. Ms. Gibb-Randall stated that residential units are prohibited by State law in floodplain/floodway areas such as the Fingerle lot. Construction of the new UM hospital is on hold during this time. Questions were asked and answered regarding UM's plans to create greater density by replacing Northwood with a multi-level structure(s). Discussion included the importance of involving the City, residents, schools, library and businesses and consider connectivity, transportation options as plans move forward.

Partner Updates: Mr. Carpenter stated TheRide plans to restore full service in August. The AAATA will release its business plans in late February/early March for public feedback. The State budget remains a risk point but there is sense of optimism there will be more support under the new presidency. The RTA has not set a date yet to restart the Detroit-to-Ann Arbor service. AirRide remains suspended due to the ongoing reduction in air travel.

Ms. Parker thanked CM Linh Song for her four years of service on the Library Board. The vestibule service is available at all five locations. Lockers are available at all by the downtown location for material pick-up. Vestibule service has kept the Library at 64% of last year's full-services level. The

Library plans to have most regular services restored by the end of June. The wifi service has been boosted to allow patrons to use the Library's internet service in the surrounding at each location.

Ms. Thomson said First Street construction was substantially completed in 2020 with a few items to be finished this construction season. Mr. Kinley noted the First Street Bikeway was named one of the top 10 street projects for 2020. Preparations are being finalized for the Ashley Street project with plans to start construction earlier than usual as allowed and sequencing of work to minimize the impact on area businesses and residents. Initial public engagement for People-Friendly Streets-Phase 2 has begun with the State Street area businesses. More PFS-2 public engagement to commence in mid-February. Ms. Thomson reported the DDA Executive Committee has selected a search firm to assist in the process of hiring a new Executive Director.

Ms. Hall stated that the AAHC received HUD approval for the Lurie Terrace purchase. The closing is expected to take place in February. Current lower interest rates will reduce the funds required from the DDA. The AAHC, DDA and AAATA continue to work together on the 350 S. Fifth pre-entitlement. The report on the other four City-owned sites including a housing market analysis and parking study will be presented to Council in March. The Affordable Housing Millage was passed in November. The AAHC is looking at the first two years' budget impact. Public engagement and input on Council's goals will inform decisions on use of the funds. Questions were asked and answered.

CM Ramlawi said City budget preparation is underway. The updated flood plain ordinance and sign ordinance were approved by Council. The City, DDA and merchant associations are scheduled to meet again to discuss ways to continue supporting downtown businesses during this time. CM Ramlawi expressed appreciation for the DDA's generous support of the downtown this past year. A resolution for additional healthy streets pilots is coming to Council. The City has hired a new HR Director. CM Song said Council approved the 156-unit Lockwood development, which includes 40-50 lower income units. Council approved a water rate increase. Council and City staff held a working session to discuss sidewalk improvements for 2021-2022.

Ms. Gibb-Randall said Planning approved the Near North condo development on Main. The parking lot across from the YMCA, across Huron and a 35-unit student housing development on S. Main have been approved. Planning has also approved the storage facility on Stadium. The City is engaging with UM and the Ann Arbor Racially Restrictive Covenant Mapping Project to change the restrictive conveyance of deed ordinance.

Public Comment: None.

The next Affordable Housing/Economic Development Committee meeting (DDA only) is scheduled for February 10 at 9 am.

The meeting adjourned at 11 am.

Respectfully submitted,
Maura Thomson, Interim Executive Director