

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES
Wednesday, April 21, 2021**

Place: Virtual Meeting:

<https://us02web.zoom.us/j/88955183331?pwd=aEpiT0NiRS9aSlhYQkg5S2hwK2cxdz09>

by Phone: 1-877-853-5257 (Meeting ID: 889 5518 3331 Passcode: 804334)

Time: 11:00 am

Committee Present: Alex Dieck, Tyler Kinley, Jessica A.S. Letaw, Molly McFarland, Darren McKinnon

Committee Absent: Micah Bartelme

Staff: Maura Thomson, Amber Miller, Sara McCallum, Kelley Graves, Liz Rolla

Others Present: Jennifer Hall/AAHC, Forest Yang/TheRide, Oliver Kiley, Bob Doyle/Smith Group, Felipe Uribe, Chris Wall/Wade Trim

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

NOTE: As required by the amended OMA, all attending members stated they were attending remotely and doing so from Ann Arbor.

Virtual Meeting Guidelines: Ms. McFarland outlined the guidelines for electronic meetings.

People-Friendly Streets 2: The Committee received an overview of project opportunities, including partnership opportunities with the Ann Arbor Housing Commission (AAHC) and TheRide. The DDA's role would be to provide project support in the way of infrastructure (e.g., watermain upgrade), sidewalk and streetscape improvements that would reduce AAHC project costs, expanding safety and mobility options, and improving transit access and comfort.

Ms. Hall discussed the 121 E. Catherine and 350 S. Fifth Ave., city-owned sites currently being vetted as affordable housing developments. Extensive community engagement has been conducted. Ms. Miller said the proposed timeline for the DDA to undertake the needed underground/infrastructure work is 2022. It will take the AAHC 12-18 months to complete the City's site plan process and select a development partner. The AAHC would submit its funding request in April 2022, with construction anticipated to begin in 2023. Streetscape work would take place towards the end of construction.

The 350 S. Fifth Ave. site pre-entitlement process is underway. The DDA, City staff, AAHC, TheRide, and the consultant team have spent a great deal of time strategizing the design approach. The optimal approach is two towers; one designated for affordable housing use with tenant services on the first floor and the other a mix of market-rate and affordable housing. Ms. Hall said cultural organization opportunities are being considered for the first floor of both sites due to the significant additional cost and loss of funding sources for AAHC with retail on the first floor of either development site. The DDA's role would be in support of some utility work on 4th Ave ahead of construction and streetscape work, sidewalk widening, creating slow driving zone, etc., in 2023 or later, towards the end of the construction.

The community engagement sessions held in March went well with strong support for low-stress and separated bikeway connections, flexible uses on commercial streets, and improving safety. In addition to the virtual sessions, a mobility and access survey was provided to Baker Commons, Delonis Center and

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Miller Manor residents. The information collected showed the difference in the challenges and barriers faced by the residents compared to the general downtown population.

The PFS 2 project focus will be on State Street, Division Street bikeway, Miller/Catherine, and 4th Avenue. Additional opportunities include South Main, North Main, and 5th and Division 2-way restoration. Curb less street design concepts for State Street are being discussed. The team is preparing for follow-up meetings with the SSAA, the Commission on Disability, Police, and Fire.

Construction Updates: Work continues on First by Kingsley. Concrete being poured this week on the east side, followed by west side. The concrete work on the east side Ashley between Huron and Liberty is near completion with the west side to follow. Paving scheduled for mid-June. Ms. Miller said she is thankful for Board's approval of the request for a project manager to act as liaison with the residents and businesses in the construction area. Mr. Uribe and Mr. Wall from Wade Trim connect directly with the stakeholders to keep them informed and manage their concerns.

Resolutions: There was Committee support for both the resolution to approve payment for railroad signal reconfigurations for the First and Ashley project and, the resolution to purchase Liberty Street replacement streetlights poles. Both resolutions will be brought to the Board.

Vault Grant Program: The vault grant application is being created. The vault owners on State Street will receive a letter soon, followed by one-on-one contacts. All requests above \$10,000 will be brought to the Committee for review.

Bond Dollars Update: Ms. Miller provided an update on the opportunities for the remaining bond dollars that must be spent by February 2022. The opportunities are prioritized first by those in the First and Ashley Street project area, as required by the DDA/City bond agreement. Once the original project is complete, opportunities in other project areas on William and Huron Street as well streetlights on W. Liberty and repairs can be pursued. Those costs outside of the Board-authorized DDA contract amount or over \$25,000 will be brought to the Board for approval.

Public Comment: Mr. Dick Mitchell expressed appreciation for the DDA's work in finding a lighting solution for the Ashley Street area. Festoon lighting is being considered as the best option for those areas where unfilled vaults do not allow for sidewalk improvements. Mr. Mark Hodesh also supports the installation of the festoon lighting. Mr. Bill Kinley said the ongoing sidewalk level drainage issue in the alleyway between Three Chairs and Old Town Restaurant needs to be addressed. This borders public and private property. Ms. Thomson to discuss with Mr. Kinley after the meeting.

The next regularly scheduled meeting is May 19 at 11 am.

The meeting adjourned at 12:45 pm.

Respectfully submitted,
Maura Thomson, Interim Executive Director