

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, May 12, 2021

Place: Virtual Meeting-Zoom link:

<https://us02web.zoom.us/j/86507487803?pwd=U0FDNTFudGdVck1OUmk2YjJxTE1oZz09>

by phone 1-877-853-5257 (Meeting ID: 865 0748 7803 Passcode: 527188)

Time: 9:00 a.m.

Committee Present: Micah Bartelme, Bob Guenzel, Tyler Kinley

Committee Absent: Darren McKinnon

Other DDA Present: Jessica A.S. Letaw, Jonathan Massey

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

Staff: Maura Thomson, Sara McCallum, Jada Hahlbrock, Kelley Graves

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

Virtual Guidelines: Mr. Bartelme read the guidelines for holding electronic meetings. As required by the amended OMA, all attending members stated they were attending remotely and were doing so from Ann Arbor, Michigan.

Partner Updates:

Ms. Parker said the AADL continues to follow the MIStartMap and vaccination rate data. Opening browsing collections to the public is still planned for early summer. Programs and meeting room reservations are still on-hold. The vestibule service and pick-up lockers put in place this past year have been well-received and will remain as standard services post-pandemic. The AADL's budget hearings are scheduled for this month.

Ms. Hall provided updates on the four downtown city-owned sites (353 S. Main, 350 S. Fifth Ave., 121 Catherine and 721 N. Main) being considered for affordable housing development. She noted the challenges and opportunities for each location including but, not limited to, funding options, environmental issues, regulatory guidelines, and debt service obligations. She said the AAHC brought three resolutions to City Council informed by the results of the community engagement on the sites. Questions were asked and answered.

Mr. Carpenter said the AAATA is on target to return to full service in August. Ridership is anticipated to remain below normal levels for the next two years due to the impacts of the pandemic. Stakeholder outreach is underway to inform the AAATA's long-range, TheRide 2045 plan. Questions were asked and answered. The AAATA's CEO John Metzinger has accepted a position with the Fort Wayne, Indiana public transit corporation.

Ms. Gibbs-Randall said the Planning Commission is involved in the AAATA discussions about expanding the transit corridors in the State Street, Eisenhower, Plymouth, Washtenaw, and Stadium area. She attended a meeting of the Energy Commission as part of ongoing efforts to

revise building/development requirements. The State's first marijuana consumption facility has been approved for development on Ashley behind the Kline lot. The site plan includes an extensive filtration system. The Planning Commission recommended the developer consider adding solar panels as marijuana growing facilities are large energy consumers. The State does not allow municipalities to set own building codes; however, the City is discussing requiring developers to complete energy modeling comparing gas and electrification.

CM Ramlawi said the City had some success in negotiating with DTE on rates and service reliability issues. There is more work to be done. Council will vote on adopting the final FY22 budget at its next meeting. The City is looking to return to an in-person work environment after Labor Day. The City was successful in its request to increase its federal American Rescue Plan funding from \$11M to \$24M. CM Ramlawi and Song said discussions on how best to use the ARP funds will be forthcoming. CM Ramlawi thanked the DDA for approving the resolution for pre-entitlement of 415 W. Washington. Revisions to ease some of ADU building restrictions are underway. The Healthy Streets resolution failed. A revised resolution is being considered for FY22. Council is receiving complaints from business owners about the weekend street closure program that was expanded this year to include Thursday. The City Administrator, CM's Ramlawi and Song, DDA, and Area Associations are meeting tomorrow to discuss the street closures. CM Song expressed appreciation for the community's efforts to implement non-armed response protocols where possible. She said a City budget amendment is coming to Council to add an Equity and Inclusion Officer position. The United Way's Equity Challenge is being conducted again this year.

Ms. Thomson said, as CM Ramlawi noted, that the DDA Board approved the resolution to provide up to \$195,000 for the 415 W. Washington pre-entitlement. She provided updates on the First and Ashley Street projects, which are expected to be completed by the end of July. Alternative light options are being explored on Ashley, between Liberty & Washington, where standard streetlight poles could not be installed due to unfilled vaults. The Division Street project is in the design and engineering phase and is expected to begin in August. The State Street project is in the design phase and is scheduled to begin in spring 2022. MDOT is installing the full signal at Huron and Chapin today. The dedicated left-turn signal at Huron and 5th Ave has been installed. The People-Friendly Streets 2 final project scope & budget will be presented to the DDA Board in September. The DDA Executive Director search is underway. The AAPS Community High School lot will be closed for parking for approximately 18-months due a school construction project. Questions were asked and answered.

Public Comment: None.

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

The meeting adjourned at 10:45 am.

Respectfully submitted,
Maura Thomson, Interim Executive Director