Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104
Time: 9:00 a.m.
Committee Present: Tyler Kinley
Other Board Members: Mike Michelon
Partners: Eli Neiburger/AADL, Matt Carpenter/TheRide, Shannon Gibbs-Randall/Planning Commission
Staff: Maura Thomson, Kelley Graves, Hayett Chater, Shelby Mistor
Public: Peter Honeyman/Resident, Carolyn and Joseph Arcure/Residents
Other members of the public were present but did not identify themselves

AADL: Mr. Neiburger said the Scio Township Planning Commission approved the interior renovation plans for the AADL warehouse. The plan goes to its Board in June. Once renovations are complete, the warehouse will house office space, archives, and be the new materials processing location. The Library Journal Design Institute selected the downtown AADL for its design challenge. Architects will have three weeks to develop site plans and renderings for a model consisting of a 100,000 square foot library and 400,000 square feet for affordable housing.

AAATA: Mr. Carpenter said the AAATA’s work with the AAHC, City, and DDA continues on the 350 S. Fifth Avenue (old Y-Lot) project. Plans are underway to build a staffed terminal in downtown Ypsilanti. Senator Debbie Dingell has pledged $7M and Senator Gary Peters $300K towards the project. Plans for battery/electric and hydrogen buses are moving forward with a possible implementation in 2025-2026. The D2A2 service continues to grow. The RTA’s grant funding for D2A2 is available through 2024 though it may be impacted by the current debt ceiling issue being debated at the federal level.

Planning Commission: Ms. Gibbs-Randall said the site plans for 415 W. Washington and the 121 E. Catherine project were approved. The Energy Commission has expressed its concerns about the 415 W. Washington site due its location in the floodplain/floodway area. The City is undertaking revising its Comprehensive Plan consolidating the current 16 individual documents into one document. Discussion continue community-wide about affordable housing, density, and development and how best to meet needs including the City’s A2 Zero goals and move to electrification for new developments. The Planning Commission is refining the trans-corridor zoning.

DDA: Ms. Thomson said the DDA was awarded the Outstanding Infrastructure award by the League of Michigan Bicyclists. The DDA has completed a COVID Impact and Recovery Report and Project Outcomes Report. Both reports will be available on the DDA website (www.a2dda.org). The Covid report will be shared with the DDA Board, City Council, and other boards and commissions. Ms. Thomson said the survey regarding the 4th Avenue Transit Improvement Project design is open until May 15th. She shared the QR code to the survey with the Committee. Phase II of the State Street project is on schedule to-date. The concrete work is projected to be done by Art Fair. The electrical cabinet was due to be worked on May 15th. DTE sent notification of a delay, which could impact the project schedule. City Transportation completed
the signal adjustments on May 5th which should alleviate some of the reported delays and congestion concerns. Work on the downtown public restroom pilot continue a workgroup comprised of City staff, DDA staff, the four neighborhood associations, the AADL, the Commission on Disabilities, and the Delonis Center will begin meeting to review the criteria for placement. A product (Throne) offered by a small start-up company out of Washington, DC has been selected for the pilot. Questions were asked and answered.

The DDA will be hosting a bike to work station at the Blank Slate Plaza from 7-10 am on May 19th as part of Bike-To-Work Day. The DDA is underway with updating its 20-year parking system maintenance plan, a curb management study, and a parking rate study. The project to install additional fencing at the parking structures on the remaining levels below rooftop is expected to begin in June. The DDA worked with Washtenaw Community Health to create posters and magnets with crisis helpline information that have been placed in all of the parking structures and is available to others upon request.

Mr. Kinley said the DDA Board is considering consolidating its individual CIC, Ops, and Finance Committees into a once-a-month work session. The work session format would alleviate the amount of time board members would need to spend at committee meetings and provide an opportunity for all board members to receive more detailed information ahead of board meetings. The Board will discuss this further at its next board meeting. He told the Committee attendees today to look for further communication about the future status of the Affordable Housing/Economic Development Committee.

Public Comment: Ms. Arcure addressed Ms. Gibbs-Randall’s question at Planning Commission about the status of the Downtown Area Citizens Advisory Council, stating the DACAC is still active. She said there is need to continue discussions on density versus development. A reporter from the Michigan Daily said it is important to be mindful of the student perspective in terms affordable housing developments.

The next Affordable Housing/Economic Development Committee meeting (DDA only) is scheduled for June 14 at 9 am.

The meeting adjourned at 10:25 am

Respectfully submitted,
Kelley A. Graves, Board Secretary