**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY**  
**CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES**  
*Wednesday, June 21, 2023*

**Place:** DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI  48104  
**Time:** 11:00 am  
**Committee Present:** Alex Dieck, Tyler Kinley, Jessica A.S. Letaw  
**Committee Absent:** Darren McKinnon  
**Staff:** Amber Miller, Maura Thomson, Kelley Graves, Shelby Mistor, Hayett Chater  
**Guests:** Megan Masson-Minock/Carlisle-Wortman  
Bob Doyle/SmithGroup  
Carmelle Tremblay/Wade Trim  
**Public:** David Diephuis

**Downtown Premium Discussion:** Ms. Masson-Minock gave a presentation on downtown premiums and invited discussion and input from the Committee for the Planning Commission to consider as part of its plans to propose policy changes. The Planning Commission’s goals for premiums are to increase housing downtown, sustainability, accessibility, and diversity of housing options. Policy options to attain the goals include a small menu of premiums with focus on housing or sustainability or, removing premiums with increased FAR (Floor Area Ratio) in D1 and D2 zoning districts. Questions were asked and answered, and input provided.

**Fourth Avenue Design Update:** Ms. Tremblay and Mr. Doyle provided an update on the project design process. The current design plan was shared. Feedback from the April pop-up public engagement at Blake Transit Center included a need for more seating options, better protection from the weather, enhanced lighting, wider sidewalks, increased sense of safety from traffic, ADA accessibility, and better signage. A public open house is planned for July.

**Downtown Public Restroom Pilot Update:** Ms. Miller shared the process and timeline for the pilot public restroom program. The vendor selected is The Throne. The minimum number of units required is 10 with a one-year contract that includes monitoring, service, and enforcement tools. The Parks and Recs Department will be placing 8-9 of the units and 1-2 units will be placed downtown. A cost-share agreement will be coming to the Committee in the fall. The pilot workgroup consisting of representatives from key City departments, the DDA, Downtown Business Associations, Shelter Association of Washtenaw County, Commission on Disability Issues, and the AADL have been charged with setting the project goals, determining the location criteria, developing the evaluation metrics and tools and determining optimum hours of operation for the pilot.

**Construction and Contract Update:** The concrete work on State Street is complete. DTE completed the installation of the conduit. They need to install the electrical service for the light poles. Pavers and light poles are projected to be installed by Art Fair. The Circulation Study proposal goes to City Council in July.

**Public Comment:** Mr. Diephuis enjoyed the presentations.

The meeting adjourned at 12:55.

Respectfully submitted,  
Kelley A. Graves, Board Secretary