

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, January 4, 2012
DDA Office, 150 S. Fifth Avenue, Ann Arbor, MI 48104

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: Mr. Guenzel called the meeting to order at 12:04 p.m.

1. ROLL CALL

Present: Russ Collins, Robert Guenzel, Leah Gunn, Roger Hewitt, John Hieftje, Joan Lowenstein, John Mouat, Nader Nassif, Sandi Smith, John Splitt

Arriving Late: Newcombe Clark, Keith Orr

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Amber Miller, Planning & Research Specialist
Jada Hahlbrock, Management Assistant

Audience: Dave Askins, *Ann Arbor Chronicle*
Nancy Shore, *getDowntown*
Orlan Zakai, Imagine Warming Center
Alexandra Hoffman, Imagine Warming Center
Josie Parker, Ann Arbor District Library
Andrew Cluley, WEMU
Ryan Stanton, A2.com
Ray Detter, Downtown Area Citizens Advisory Committee
Maura Thomson, Main Street Area Association
Art Low, Republic Parking System

2. AUDIENCE PARTICIPATION

Orlan Zakai spoke on behalf of a group called "Imagine Warming Center" that is working to establish an all-day winter warming center. Ms. Zakai said that she felt there is much energy behind this initiative, but City and County officials have not been helpful, saying that their priority was to use funds to help people get permanently housed. She shared comments from homeless individuals who were unhappy with the Delonis Center, saying that it was too institutional. She said that they have volunteers who would manage this new warming center, but they need help finding a building that could be leased or hopefully donated, so that a warming center welcoming to everyone could be established.

3. COMMUNICATIONS FROM DDA MEMBERS

None

4. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council. Mr. Detter said that several high school students attended their meeting to learn about city government. The students listened as the CAC identified potential new CAC members to recommend to the Mayor. These individuals must live in the DDA District and have an interest in shaping the future of downtown. He said that Ms. Pollay gave an update on the DDA's Midtown Discovery efforts. The importance of the Blake Transit Center and Library were noted as essential to future development in the Midtown area. The students were made aware of the CAC's commitment to residential projects such as the Varsity and 618 S. Main project, and they heard about the CAC's support for DDA parking management and rates, facilities at Argo Park and the importance of the design review process. CAC members also discussed that they would prefer that the DDA not implement the site plan by putting 38 spaces atop the new structure, but instead install a patio or open space that could house public art.

Mr. Detter shared news of the passing of Ray Fullerton, one of the CAC's most loyal and active members. There will be a memorial service in his honor at the First Baptist Church on E. Huron on January 7. He will be greatly missed by the CAC and the downtown community.

The next CAC meeting will be January 31st at 7pm.

5. APPROVAL OF DDA BOARD MEETING SCHEDULE FOR 2012

Mr. Guenzel said that the DDA would be establishing its 2012 DDA meeting calendar. Some changes were being made to accommodate holidays and cancellations. A copy of the DDA's meeting schedule for 2012 will be available on the DDA's website www.a2dda.org. Ms. Gunn moved and Mr. Mouat seconded approval of the 2012 DDA meeting calendar.

A vote on the motion showed:

AYES: Clark, Collins, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Nassif, Orr, Smith, Splitt

NAYS: none

Absent: none

The motion carried.

6. APPROVAL OF MINUTES

Mr. Split moved and Mr. Mouat seconded approval of the December 7, 2011 meeting minutes.

A vote on the motion showed:

AYES: Clark, Collins, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Nassif, Orr, Smith, Splitt

NAYS: none

Absent: none

The motion carried.

7. BRICKS & MONEY/TRANSPORTATION COMMITTEE

Mr. Hewitt said that proposed parking rate changes had been discussed at several committee and board meetings. A public hearing (spanning two DDA Board meetings) had been held and the changes had been presented to City Council during a November 14th City/DDA work session. Mr. Hewitt moved and Mr. Splitt seconded a motion to approve the following resolution:

RESOLUTION TO APPROVE 2012 PARKING RATE CHANGES

Whereas, The DDA Transportation, Operations and Capital Improvements Committee recommended a list of 2012 parking rate changes to the DDA who presented the list to City Council and has held a public hearing on this matter per its parking agreement;

Whereas, The list of parking rate changes includes the following rates to be increased as of January 21, 2012:

- Meter bag fees will increase by \$5/day to \$20/day
- Premium monthly parking permits will increase by \$5/month to \$180/month
- Entry fees into Ann & Ashley after 4 pm and all day Saturday will increase by \$1/entry to \$3/entry
- Entry fees into Liberty Square after 3 pm and all day Saturday will increase by \$1/entry to \$3/entry
- Entry fees to the 415 W. Washington lot will increase by \$1/entry to \$4/entry
- Permits at the 415 W. Washington lot will increase by \$10/month to \$90/month
- Permits at the First and William lot will increase by \$10/month to \$115/month
- All hourly parking rates will be charged by one-hour increments
- Art Fair parking rates will increase by \$2/entry to \$12/entry
- Meter bag requests for Sundays and Holidays will incur a fee for meter bag installation fee of \$160 for up to 100 bags and \$320 for more than 100 bags.

And the following rates to be increased as of September 1, 2012:

- Parking structure hourly rates will increase by \$.10/hour to \$1.20/hour
- Attended parking lot hourly rates will increase by \$.10/hour to \$1.40/hour for the first three hours and \$1.60/hour thereafter
- Parking meter hourly rates will increase by \$.10/hour to \$1.50/hour
- Parking structure monthly permits will increase by \$5/month to \$145/month

RESOLVED, The DDA approves the parking rate increases put forward by the DDA Transportation, Operations and Capital Improvements Committee as noted above.

A vote on the resolution showed:

AYES: Clark, Collins, Guenzel, Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Nassif, Orr, Smith, Splitt

NAYS: none

Absent: none

The resolution passed.

Parking Revenues. Mr. Hewitt said that November 2011 parking revenues and patron numbers were up over last year. Despite the sluggish economy, demand for parking continues to be strong. Increased patron numbers and go!pass uses over the last 5 years is great news for downtown.

Transportation. Mr. Mouat said that a presentation was shared focusing on low cost commuting options. He said that he and the others on the committee realize how important business owners and employers are for communicating transportation options and recommendations to employees.

Underground Garage. Mr. Splitt reported that the tower crane was removed. All the mechanical work (plumbing, electrical, fire suppression) is proceeding inside the garage. Concrete pours will continue as weather and temperature permit. The main electrical line for the facility will be installed this month. The project is really looking great.

Electric Car Charging. Ms. Pollay said that DDA Energy Engineer Dave Konkle, Republic Parking staff, and others conducted an interview with vendors interested in providing the electric car charging stations for the new structure. The equipment varies by vendor, including some that recharge vehicles more quickly but use more electricity, and others are designed primarily for overnight use. This committee is working to select the equipment that best meets the needs of downtown. The University of Michigan is working through the same process and it makes sense that we will coordinate our selection with them. Mr. Mouat asked if the electrical service in the new garage was designed with charging stations in mind; Ms. Pollay said yes, conduit has been installed throughout the structure and space has been set aside in the new alley for an additional future electrical transformer, thus providing capacity as demand grows.

Fifth & Division. Light poles are being installed in front of the Library.

The next Bricks & Money/ Transportation committee meeting will be on Wednesday, January 25th at 11:00am.

8. PARTNERSHIPS/ ECONOMIC DEVELOPMENT COMMITTEE
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Ms. Smith reported that the work of the Leadership and Outreach Committee is progressing. At the December 12th meeting, existing City plans and goals were reviewed and found to be in alignment with the LOC's vision statements. Roles for the Midtown area were discussed as were advantages and challenges for the various scenarios.

In the context of planning for the Midtown Area, Ms. Smith said that the committee sought updates from the Ann Arbor Transportation Authority and the Ann Arbor District Library. Terry Black from AATA gave a presentation on the new Blake Transit Center. Important features include a walkway on the north side of the property that faces to the Library Lane sidewalk, an expansive outdoor covered waiting area, real time signage in and outside the building, and lots of glass to allow for high visibility. Ms. Smith said that Jessie Bernstein, AATA Chair, described AATA's work toward

creating county wide transit options. One first step will be the creation of a 196 Board. Mr. Orr added that the Blake Transit Center site plan also anticipates a possible connection at some later date between the BTC site and the old YMCA lot. Ms. Smith said that Josie Parker from the AADL informed the committee that the Library Board has voted to restart its downtown library facility review. The downtown library continues to be busy and hosts speakers and events throughout the month. Meeting space will need to be considered as planning in the Midtown area progresses. Ms. Smith said that the next LOC meeting will be Monday, January 9th at 3:00pm.

The next Partnerships/ Economic Development committee meeting will be on Wednesday, January 11th at 9:00am.

8. OTHER DDA BUSINESS

None

9. OTHER AUDIENCE PARTICIPATION
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None

10. ADJOURNMENT

There being no other business, Ms. Gunn moved and Mr. Collins seconded a motion to adjourn. Mr. Guenzel declared the meeting adjourned at 12:34 pm.

Respectfully submitted,
Susan Pollay, Executive Director