

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, June 6, 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: Newcombe Clark, Russ Collins, Robert Guenzel, Leah Gunn, Roger Hewitt, John Hieftje, John Mouat, Nader Nassif, Sandi Smith, John Splitt

Absent: Joan Lowenstein, Keith Orr

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

Audience: Frances Todoro, State Street Association
Dave Askins, *Ann Arbor Chronicle*
Dick Carlisle, South Main Association
Josie Parker, AADL
Andrew Selinger, Oxford Properties
Dan Ketelaar, Urban Group
John Bly, 618 S. Main
Will Hathaway, Library Green Advocates
Kitty Kahn, Library Green Advocates
Nancy Kaplan
Andrew Cluley, WEMU
Nancy Shore, getDowntown
Ray Detter, Downtown Area Citizens Advisory Committee
Ryan Stanton, AnnArbor.com
Adrian Iraola, PAC
Art Low, Republic Parking System
Eric Lipson, Library Green Advocates
Sabra Briere, AA City Council

2. AUDIENCE PARTICIPATION

Will Hathaway (and Eric Lipson) presented a slide show showing parks in other cities, to represent what was possible atop the Library Lane structure. Mr. Hathaway said that he felt a public plaza would spark a rebirth in the area, and invited everyone to an event on July 14th intended to help the community envision what is possible on the site.

Frances Todoro spoke on behalf of the State Street Area Association. She said that the SSAA board would like to hire a consultant to conduct a retail gap analysis, and since their study area would include more than the State Street area they are asking the DDA to provide a grant.

Dick Carlisle spoke as a co-owner in and tenant of the South Main Market, saying that they have reinvested a lot into the Market, which is now fully occupied. If and/or when the 618 S Main project moves forward, the owners of the Market asked that the DDA also fund pedestrian improvements on the east side of S. Main Street, to match what would be installed on the west side of the street.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council. Mr. Detter said that the Annual Downtown Potluck Party will take place on June 7th and all were invited. Mr. Detter extended congratulations to the Partnership Committee on their thoughtful approach to drafting a Brownfield Policy. He said that the DDA's application of their Brownfield Policy in support of 618 S. Main Street was excellent, as streetscape improvements from Mosley to Ashley Mews will help this become a gateway project for downtown. Mr. Detter said that representatives from many near-downtown residential associations met to evaluate the R4C/R2A Zoning District Study Advisory Committee Recommendations Report, and they are asking the Mayor, City Council and the Planning Commission to act on the recommendations of the Advisory Committee.

4. COMMUNICATIONS FROM DDA MEMBERS

Ms. Smith said that she felt that Mr. Hathaway/Lipson's presentation at the beginning of the meeting was a bit disingenuous, as they didn't mention that the parks they showed full of people were in actuality surrounded by immense skyscrapers in extremely dense settings such as Manhattan and Chicago. She said that the amount of people in these parks is directly tied to the huge amount of inhabitants who live/work nearby; thus to suggest that a future Library Lane park would be comparable isn't feasible or realistic.

Mr. Hieftje corrected a statement in the presentation, saying that Liberty Plaza is not the only downtown park. The UM Diag and Ingalls Mall should be included in a discussion of downtown green space. For instance, the Ann Arbor Summer Festival annually uses the Mall for a full month as a gathering space for the entire community. He said that Councilmember Briere had joined him and staff to tour Liberty Plaza and think about a redesign. He reminded everyone that downtown parks require more resources (police, maintenance, etc.) than parks do in the rest of the city. Mr. Hieftje asked that everyone continue thinking about what could be done along State Street to enable more sidewalk dining. He said that widening the sidewalk in that area could help it become an outdoor dining destination similar to Main Street.

5. APPROVAL OF MINUTES

Mr. Splitt moved and Mr. Mouat seconded approval of the May 2, 2012 meeting minutes.

A vote on the motion showed:

AYES: Clark, Collins, Guenzel, Gunn, Hewitt, Hieftje, Mouat, Nassif, Smith, Split

NAYS: none

ABSTAIN: none

Absent: Lowenstein, Orr

The motion carried.

6.A. PARTNERSHIPS/ ECONOMIC DEVELOPMENT COMMITTEE
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Brownfield Grant Policy. Ms. Smith said that the Partnerships Committee had made changes to the proposed Policy based on feedback received at the last DDA meeting. **Ms. Smith moved the following resolution with Ms. Gunn seconding:**

RESOLUTION TO APPROVE A DDA BROWNFIELD GRANT POLICY

Whereas, The DDA mission is to strengthen the downtown and spark private reinvestment;

Whereas, An important way for the DDA to accomplish its mission is to provide a DDA grant as the local match to support State grant-eligible projects in the DDA District because the DDA's participation could help downtown developers leverage state funds;

Whereas, The DDA's Partnerships Committee has developed a DDA Brownfield Grant Policy, which includes criteria, process, and expiration details, which it is recommending for DDA approval;

RESOLVED, The DDA approves the attached DDA Brownfield Grant Policy.

Ms. Smith went through the proposed policy, line-by-line. Mr. Clark offered an amendment that would add the following language under the "Reservation of DDA Rights" section, "Grant approval will also be contingent on DDA review and approval of any subsequent substantial changes made prior to or during construction, which must be fully disclosed on an on-going basis." Ms. Smith recognized the amendment as friendly. Mr. Clark then offered an amendment to add the following language to the "Process" section of the policy, "sources and uses including any equity positions that constitute managing member position.... Ms. Smith recognized the amendment as friendly.

Ms. Smith thanked Nathan Voght from Washtenaw County and Matt Naud from the City for their time and expertise as the DDA policy was being created.

Mr. Hewitt thanked the Committee members for all of their hard work and said that he appreciated the changes that had been made, but said that he wished the process could be made even less subjective, so that the decisions could be made administratively. Ms. Smith responded that some subjectivity had been built into the process purposefully so that the DDA could retain the right to say no to a project. Mr. Mouat said that at some point the DDA Brownfield Policy could be transformed into a Streetscape Improvement Policy in order to better address areas of downtown that need streetscape updates but may not have a property eligible for State Brownfield money.

A vote on the resolution showed:

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

NAYS: none

Absent: Lowenstein, Orr

The resolution passed.

DDA Grant for 618 S. Main St. Ms. Smith moved and Mr. Hewitt seconded the following resolution:

RESOLUTION TO PROVIDE MATCHING FUNDS FOR A BROWNFIELD GRANT APPLICATION BY THE DEVELOPERS OF 618 S. MAIN STREET

Whereas, Over several meetings the DDA’s Partnerships Committee reviewed and discussed a request from the developers of a project to be located at 618 S. Main Street for a DDA grant that would be used by the State as the local match for a Brownfield grant, and the Committee has determined that the project has many attractive elements, including:

- The project addresses an underserved gap in the marketplace
- The project may act as a catalyst for additional revitalization of the S. Main Street area
- The project will add to downtown’s residential density
- The environmental design of the project appears to exceed City requirements

Whereas, The Committee has identified project elements that benefit not only the development, but also the larger public good, as follows:

Recommended DDA Brownfield Grant for 618 S. Main Street	
Streetscape costs for the sidewalk adjacent to the project on Mosley & Main Streets	\$135,000
Streetscape costs for the Main St sidewalk north of the project to Ashley Mews (west side)	\$384,500
Rain garden to infiltrate storm water, rather than release it into the City storm system	\$100,000
Upsizing the water main under Ashley Street to a 12” pipe	\$ 80,500
Bank carrying costs	\$ 25,000
TOTAL	\$725,000

Whereas, The Developer of 618 S. Main Street has estimated that the portion of the new taxes generated by this project that will be captured by the DDA will be approximately \$250,000/year;

Whereas, It is recommended that after the DDA begins to receive these new TIF tax dollars from this project, the DDA provide its Brownfield grant to this project as follows:

Recommended Timing for the DDA Brownfield Grant for 618 S. Main Street	
Year One	\$100,000
Year Two	\$225,000
Year Three	\$225,000
Year Four	\$100,000

RESOLVED, If a Brownfield application for the proposed project at 618 S. Main Street is approved by Ann Arbor City Council, the Washtenaw County Brownfield Redevelopment Authority, and the State of Michigan, the DDA will approve a matching grant in an amount not to exceed \$725,000 as recommended by its Partnerships Committee, with the DDA's grant dollars to be used to address the cost of the project elements listed above.

RESOLVED, Should the site plan City Council approves differ significantly from the plan Developer presented to the DDA, the DDA reserves the right to adjust its grant accordingly.

RESOLVED, The Developer shall be asked to provide detailed drawings for the streetscape improvements to be installed along S. Main Street, north of the project to Ashley Mews, comparable to the level of detail for the drawings provided for the rest of the project streetscape to make it more clear what the improvements will look like once installed.

RESOLVED, If the City Assessor determines that the TIF captured by the DDA from the proposed project at 618 S. Main Street is less than \$250,000/year, the DDA will reduce its grant to this project proportionate to the TIF reduction.

RESOLVED, The DDA payments to the Developer shall be timed as recommended by its Partnerships Committee as listed above, however the DDA reserves the right to adjust the payment schedule if its TIF budget so requires.

RESOLVED, The DDA Partnerships Committee Chairs and Executive Director are authorized to work with the DDA Attorney to formulate an agreement between the DDA and the Developer of the project proposed for 618 S. Main Street that conveys the intent of this DDA decision.

Ms. Smith explained that the Partnerships Committee had used a matrix it had created as part of the Brownfield Policy process, as a way of assessing the 618 S Main Street project and developer request. After much discussion, the Committee formulated its recommendation.

Mr. Hieftje asked if the streetscape improvements were required by the City and if so, was it appropriate for the DDA to pay these costs; Ms. Pollay explained that a certain level of streetscape was required by each development, but this design was proposed to be in excess of requirement. Mr. Hieftje asked what precautions were in place to ensure that the developer followed through with this proposal; Ms. Pollay said that the County Brownfield Coordinator, Mr. Vought, would review each cost submittal to verify the work. Mr. Hieftje inquired about the rain garden and if it provided a benefit to the neighborhood because it was attractive; Ms. Pollay said that though it was attractive, the rain garden went beyond what was required, because it would infiltrate (rather than detain) rain water, thus keeping it out of the over-burdened Allen Creek drain. Mr. Hieftje asked why bank carrying costs had been included; Ms. Pollay explained that the developer had expressed concern that the installation of streetscape improvements to Ashley Mews would be not be reimbursed by the DDA's grant for a period of time, thus increasing the development's cost for financing.

Mr. Hieftje moved to eliminate the bank carrying charges. Ms. Smith accepted this change as friendly.

Mr. Hieftje then proposed an amendment to remove the \$135,000 for streetscape adjacent to the project, Mr. Mouat seconded this amendment to allow for discussion.

Mr. Hewitt said that while the costs for the required work should be covered by the developer, he could understand the DDA helping to cover the costs of superior elements. Ms. Gunn asked if DDA staff could explain the streetscape design; Ms. Pollay explained that new concrete sidewalks and trees are required by the City, but the plan for 618 S. Main showed an enhanced landscape plan. Mr. Clark said that this discussion was tricky because the project had not yet been approved by the City, thus the order of events in this process was troublesome.

Mr. Guenzel asked Nathan Voght, Brownfield Coordinator for Washtenaw County, what the developer would lose from the State if all streetscape money was removed. Mr. Voght responded that the State would be looking for a substantial local contribution. The State sees sidewalk improvements as beneficial to downtown revitalization and does consider it an eligible expense. Mr. Clark shared that based on his personal experience, the State would be less concerned about specific dollar amounts, and more concerned about the general enthusiasm of the community and local governments. Mr. Nassif asked if it would be appropriate to give the State a minimum or maximum that the DDA would likely grant, and then work the details out later; Mr. Voght indicated that this would not be possible. Ms. Smith suggested providing a percentage amount, as a way of retaining elements that would enable the goals of the project to be met.

Ms. Gunn proposed an amendment to the amendment, to reduce the \$135,000 amount to \$100,000 instead of removing it completely. Ms. Smith seconded the amendment to the amendment. Mr. Guenzel called for a vote on the amendment to the amendment.

A vote on the amendment to amendment to the resolution showed:

AYES: Collins, Guenzel, Gunn, Nassif, Smith, Splitt

NAYS: Clark, Hieftje, Hewitt, Mouat

Absent: Lowenstein, Orr

The amendment to the amendment failed.

Ms. Gunn proposed a second amendment to the amendment, to set the amount for streetscape adjacent to the project at \$85,000 rather than \$0. Mr. Hieftje saw the amendment as friendly but asked Ms. Pollay about the level of design detail that had been provided. Ms. Pollay said that the majority of the \$135,000 was for plant stock, which was well in excess of what might be required. Mr. Hieftje said that in the project documents he wants specific language included that the \$85,000 will go towards work above and beyond what is required by the City.

A vote on the amendment to amendment to the resolution showed:

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

NAYS: none

Absent: Lowenstein, Orr

The amendment to the amendment passed.

Mr. Hieftje said he had concerns about the proposed funds for the rain garden; Ms. Pollay said that the amount would cover only a small portion of the total cost of the rain garden. The cost of the required tank is about \$100,000 and the full cost of the rain garden is about \$800,000, so the DDA's grant would be a contribution toward the difference. Mr. Hieftje said he was fine with the amount since it is clearly helping to fund a significant improvement over what would be required.

Mr. Clark asked if the developers of the 618 S Main project would be required to follow the newly adopted DDA Brownfield policy, including providing financial information. Ms. Pollay said that the request for this grant was received before the DDA approved its Brownfield Grant Policy, thus it might be appropriate to consider it in a somewhat different fashion, however the developer had provided a great deal of financial information. Mr. Clark said that he would like to see the sources and uses for the project; Ms. Pollay said she would get that information for him. Mr. Clark asked if the DDA would be provided with documentation for the work that was done; Ms. Pollay said that Mr. Voght would track expenditures while administering the Brownfield Grant.

Mr. Hieftje thanked everyone for their work on the project and policy and for the discussion. He said he felt confident that the DDA grant money will be helping to cover improvements above and beyond what is required and that will provide a benefit to the neighborhood. The grant money will help leverage State money that would not have otherwise been available. It is important that the project is welcomed by the neighborhood and nearby businesses.

Ms. Smith asked if the board needed to make changes to the timeline of payments. Ms. Pollay said that DDA staff would review this, and make a recommendation that aligns with the DDA budget.

The resolution, as amended, is as follows:

RESOLUTION TO PROVIDE MATCHING FUNDS FOR A BROWNFIELD GRANT APPLICATION BY THE DEVELOPERS OF 618 S. MAIN STREET

Whereas, Over several meetings the DDA's Partnerships Committee reviewed and discussed a request from the developers of a project to be located at 618 S. Main Street for a DDA grant that would be used by the State as the local match for a Brownfield grant, and the Committee has determined that the project has many attractive elements, including:

- The project addresses an underserved gap in the marketplace
- The project may act as a catalyst for additional revitalization of the S. Main Street area
- The project will add to downtown's residential density
- The environmental design of the project appears to exceed City requirements

Whereas, The Committee has identified project elements that benefit not only the development, but also the larger public good, as follows:

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Streets	
Streetscape costs for the Main St sidewalk north to Ashley Mews (west side)	\$384,500
Rain garden to infiltrate storm water, rather than release it into the storm system	\$100,000
Upsizing the water main under Ashley Street to a 12" pipe	\$ 80,500
TOTAL	\$650,000

Whereas, The Developer of 618 S. Main Street has estimated that the portion of the new taxes generated by this project that will be captured by the DDA will be approximately \$250,000/year;

Whereas, It is recommended that after the DDA begins to receive these new TIF tax dollars from this project, the DDA provide its Brownfield grant to this project as follows:

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Year One	\$100,000
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Year Three	\$225,000
Year Four	\$100,000

RESOLVED, If a Brownfield application for the proposed project at 618 S. Main Street is approved by Ann Arbor City Council, the Washtenaw County Brownfield Redevelopment Authority, and the State of Michigan, the DDA will approve a matching grant in an amount not to exceed \$650,000 as recommended by its Partnerships Committee, with the DDA's grant dollars to be used to address the cost of the project elements listed above.

RESOLVED, Should the site plan City Council approves differ significantly from the plan Developer presented to the DDA, the DDA reserves the right to adjust its grant accordingly.

RESOLVED, The Developer shall be asked to provide detailed drawings for the streetscape improvements to be installed along S. Main Street, north of the project to Ashley Mews, comparable to the level of detail for the drawings provided for the rest of the project streetscape to make it more clear what the improvements will look like once installed.

RESOLVED, If the City Assessor determines that the TIF captured by the DDA from the proposed project at 618 S. Main Street is less than \$250,000/year, the DDA will reduce its grant to this project proportionate to the TIF reduction.

RESOLVED, The DDA payments to the Developer shall be timed as recommended by its Partnerships Committee as listed above, however the DDA reserves the right to adjust the payment schedule if its TIF budget so requires.

RESOLVED, The DDA Partnerships Committee Chairs and Executive Director are authorized to work with the DDA Attorney to formulate an agreement between the DDA and the Developer of the project proposed for 618 S. Main Street that conveys the intent of this DDA decision.

A vote on the resolution as amended showed:

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

NAYS: none

Absent: Lowenstein, Orr

The resolution passed.

Connecting William Street Project.

Ms. Smith shared that the next Leadership and Outreach Committee meeting will be on June 20th at the DDA office. The LOC is constructing draft scenarios that will be presented to the public for feedback. The final event in the speaker series is being scheduled and will be announced soon.

The next Partnerships/ Economic Development committee meeting will take place June 13th at 9am.

6. B. BRICKS & MONEY/ TRANSPORTATION COMMITTEE

April 2012 Parking Report.

Mr. Hewitt said that parking revenues were up and number of patrons was down versus last year, and key reasons included, 1) fewer business and weekend days in April compared to last year, and 2) the timing of UM graduation. Mr. Clark asked what role the rate changes played in the revenue figures; Mr. Hewitt said that this would account for around 6% of the increased revenue. Mr. Hieftje said the April numbers seem reasonable. Although the increase was less than in previous months, the system is still growing and fluctuations were to be expected.

Campus-Area Demand Management Parking and Transportation Strategies Plan.

Mr. Hewitt said that following Board authorization the Committee created a Demand Management plan. He presented an overview of the strategies, including new Zipcars, and assistance by the getDowntown Coordinator, as well as a pricing strategy that would incentive Liberty Square and Maynard parking permit holders to move their cars to the Library Lane structure. Mr. Hewitt said that if successful, this would help the DDA free up additional parking spaces for hourly users in the Maynard and Liberty Square structures. Mr. Nader said that the plan sounded like a good one. He said that he recently toured the Library Lane facility and was very impressed with the design, especially the abundance of natural light. Mr. Mouat said that it would be a good idea to promote the added hourly spaces to nearby businesses. Mr. Hewitt explained that plans were in place to reach out to parkers and businesses. He added that the TDM strategy was designed to be revenue neutral; one can never be certain what choices people will make, but the goal was to maximize usage of the parking system, not to raise revenue.

Resolution to Approve a Budget Amendment for FY 2011/12.

Mr. Hewitt moved the following resolution with Mr. Splitt seconding:

RESOLUTION TO APPROVE A REVISED DDA BUDGET FOR FISCAL YEAR 2011/12

Whereas, The DDA Board passed a FY 2011/12 budget for the DDA on March 2, 2011;

Whereas, The DDA has approved items not anticipated in its FY 2011/12 budget, thus necessitating a budget revision so that expenditures will not have exceeded the budget;

Whereas, The Operations Committee recommends approval of this budget revision by the DDA;

RESOLVED, The DDA approves this amendment to its FY 2011/12 budget.

Mr. Hewitt went through the revised 2011/12 budget line-by-line. Mr. Hewitt said that state law requires that public bodies amend their budgets so that expenditures do not exceed budgeted amounts. This budget addresses the fact that the DDA is still actively underway with a large capital project, so it must anticipate work done by the end of June, but not necessarily invoiced for many weeks after.

Mr. Clark asked about the parking leases line item given that the DDA hadn't yet voted to approve lease renewals; Mr. Morehouse said that the proposed budget anticipated lease extensions as proposed.

A vote on the resolution showed:

AYES: Clark, Guenzel, Gunn, Hewitt, Hieftje, Mouat, Nassif, Smith, Split

NAYS: none

ABSTAIN: none

Absent: Collins, Lowenstein, Orr

The resolution passed.

Resolution to Approve a Lease for 5th & Huron.

Mr. Hewitt moved the following resolution with Ms. Gunn seconding:

**RESOLUTION TO APPROVE THE 8TH LEASE AMENDMENT WITH CITY HALL LLC FOR
THE FIFTH AND HURON PARKING LOT**

Whereas, The DDA has maintained a lease for this parking lot since December, 2001;

Whereas, The 7th lease amendment expired on 12/1/11;

Whereas, A new 3-year lease amendment between the DDA and City Hall LLC has been negotiated;

Whereas, The DDA Bricks, Money and Transportation Committee recommends approval of this lease amendment.

RESOLVED, The DDA approves this lease and authorized the Board Chair to sign this lease amendment.

A vote on the resolution showed:

AYES: Clark, Guenzel, Gunn, Hewitt, Hieftje, Mouat, Nassif, Smith, Split

NAYS: none

ABSTAIN: none

Absent: Collins, Lowenstein, Orr

The resolution passed.

Resolution to Approve a Lease for 1st & Huron.

Mr. Hewitt moved the following resolution with Ms. Gunn seconding:

RESOLUTION TO APPROVE A LEASE WITH HURON ASHLEY LIMITED PARTNERSHIP FOR THE FIRST AND HURON PARKING LOT

Whereas, The DDA has managed the parking lot through City/DDA parking agreements since 1992;

Whereas, The lease on the lot expired on 1/1/12;

Whereas, A new 3-year lease between the DDA and Huron Ashley Limited Partnership has been negotiated;

Whereas, The DDA Bricks, Money and Transportation Committee recommends approval of this lease

RESOLVED, The DDA approves this lease and authorizes the Board Chair to sign it.

Mr. Hewitt explained that this is a new lease agreement, because the previous leases had been First Martin and the City. Language has been included to address possible development on the site.

A vote on the resolution showed:

AYES: Clark, Guenzel, Gunn, Hewitt, Hieftje, Mouat, Nassif, Smith, Split

NAYS: none

ABSTAIN: none

Absent: Collins, Lowenstein, Orr

The resolution passed.

Construction updates. Mr. Splitt said that Fifth Avenue is slated to open on June 18th. Finish work inside Library Lane structure, including handrail installation and painting, continues.

The next Bricks & Money/ Transportation committee meeting will be on Wednesday, June 27th at 11:00am.

7. OTHER DDA BUSINESS

Mr. Guenzel reminded the board that the meeting scheduled for Monday, July 2nd was both a regular board meeting and the annual meeting. There will be no board meeting in August.

The grand opening celebration for the Library Lane structure will take place on Thursday, July 12th from 5-8pm. The event will feature a preview of cars from the Rolling Sculpture Car Show which will take place the following evening. All are welcome to attend.

Mr. Hieftje said that Dexter/ Ann Arbor Run had 5,700 runners. The Taste of Ann Arbor event also had tremendous attendance. The Green Fair will take place on Main Street Friday, June 8th beginning at 6pm.

Mr. Hieftje said that the Downtown Marketing taskforce had been distributing postcards and posters with information about local services for the homeless and ways to help. There has been more police presence downtown recently and that will likely increase throughout the summer. The Near North project is expecting to complete its financing by the end of June and begin demolition in July. The City continues to work toward a case for demolition of the Greek Church on Main.

Reminders were extended about Restaurant Week (June 10-15) and the beginning of Sonic Lunch season (June 7).

8. OTHER AUDIENCE PARTICIPATION
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Nancy Kaplan said that she hoped the DDA will consider a park space for the surface level of the Library Lane facility. She pointed out that the Connecting William Street survey results demonstrate the community's desire for a green space downtown. Even a temporary green space would be beneficial to the downtown and help everyone to know if a permanent park would be workable.

Kitty Kahn said she agreed with Ms. Kaplan about the Library Lane structure and possible park. She asked if the DDA had considered a green roof for the top of the structure and hoped they will give it a try.

9. ADJOURNMENT

There being no other business, Mr. Hewitt moved and Mr. Hieftje seconded a motion to adjourn. Mr. Guenzel declared the meeting adjourned at 2:01 pm.

Respectfully submitted,
Susan Pollay, Executive Director