

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, September 1, 2010 12:00 Noon
DDA Offices, 150 S. Fifth Avenue, Ann Arbor, MI 48104

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair Joan Lowenstein called the meeting to order at 12:04 PM

1. ROLL CALL

Present: Gary Boren, Newcombe Clark, Russ Collins, Leah Gunn, Roger Hewitt, Joan Lowenstein, John Mouat, Sandi Smith, John Splitt

Absent: Bob Guenzel, John Hieftje, Keith Orr

Staff Present: Susan Pollay, Executive Director
Joan Lyke, Management Assistant
Joe Morehouse, Deputy Director

Audience: Peter Allen, Allen & Associates
Dave Askins, *Ann Arbor Chronicle*
Ray Detter, Downtown Area Citizens Advisory Council
Paul Ganz, DTE Energy
Allen _____, Citizen *[could not read signature]*
Adrian Iraola, Park Avenue Consultants, Inc.
Mark Lyons, Republic Parking System
Mike Ortlieb, Carl Walker, Inc.
Dave Pezda, Luckenbach/Ziegelman Architects
Nancy Shore, getDowntown
Amy Sullivan, Christman
Ryan Stanton, AnnArbor.com

2. AUDIENCE PARTICIPATION

Mr. Ganz presented DDA members with a souvenir piece of high voltage electric cable that was removed this spring as part of the electrical improvements associated with the underground parking structure project. A great deal of planning and coordination was needed to make these electrical improvements happen, and the cable segment was a memento representing the partnership and teamwork of DTE and DDA staff on this project. Mr. Ganz was thanked for DTE's help and support.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council: Mr. Detter reported that Police Chief Jones provided information on downtown crime and policing. All were invited to the dedication of three new historical street exhibits on September 28th at 5pm on the corner of N. State/E. Huron Streets.

4. STATUS OF TASKFORCE EFFORTS WITH DDA MEMBERSHIP

Library Lot Advisory Committee: Mr. Splitt said the committee has not met. A consultant was hired and is in the process of doing due diligence on the two finalist proposals. Mr. Splitt said that it is anticipated that a meeting of the Advisory Committee will take place toward the end of September.

Mutually Beneficial Committee: Mr. Hewitt said the committee has been discussing the parking matrix. He said that the DDA Executive committee recommends a DDA retreat to discuss Mutually Beneficial progress. Mr. Clark suggested Mr. Hewitt ask the City Council participants for

ideas, so the DDA would know what the City wants out of these discussions. Mr. Collins said that the retreat would focus on what the DDA wants to achieve; Mr. Clark said the City already knows what the DDA wants, as this has been stated in writing. Ms. Lowenstein said she would ask for City ideas in time for a DDA retreat. Mr. Hewitt said the Mutually Beneficial Committee meets the 2nd and 4th Monday of each month at 8:30AM in the DDA Board room.

5. MINUTES

Ms. Smith moved and Ms. Gunn seconded approval of the July 1, 2010 regular Board meeting minutes and the July 1, 2010 DDA Annual meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Clark, Collins, Gunn, Hewitt, Lowenstein, Mouat, Smith, Splitt

NAYS: None

Absent: Guenzel, Hieftje, Orr

The motion carried.

6. OPERATIONS COMMITTEE

Mr. Hewitt said that the Ops Committee will begin reviewing the 10 Year Plan on a quarterly basis. DDA staff have been asked to explore reformatting DDA financial statements to make them more user-friendly. Mr. Hewitt presented the year-end unaudited financials, making a note that the interest rate for the 5th/Division and parking structure bond was estimated to be 4.5% but actually came in at 3.8%. Ms. Smith said she would like to see a graph of parking revenues depicting information over a longer period of time. Mr. Hewitt said staff would provide this.

Mr. Hewitt said the City gave a timeline for the City Apartments project which included approval of two documents involving the DDA and a third indirectly involving the DDA. Ms. Lowenstein said the Parking Agreement between DDA, City and Village Green was completed three years ago. Mr. Clark asked the DDA to review all documents closely and for the City to keep the DDA in the loop.

Mr. Clark moved and Mr. Boren seconded the following resolution:

RESOLUTION TO AUTHORIZE A GRANT REALLOCATION TO BE USED TO SUPPORT THE CONSTRUCTION OF DOWNTOWN AREA SKATE PARK FACILITIES AND RESOURCES

Whereas, The Friends of Ann Arbor Skate Park have established the mission to build a free, public, concrete skate park as a permanent resource for residents in the Ann Arbor area;

Whereas, Most members of City Council have provided written statements in support of this future skate park, stating that it would serve community members, and may minimize problems with improper use of public ways and facilities in lieu of a skate park especially in the downtown area. Furthermore, City Council has indicated they look forward to partnering with private and public entities to bring proper skate facilities to fruition;

Whereas, \$400,000 in matching funding has been committed to the project by Washtenaw County;

Whereas, The Ann Arbor Park Advisory Commission, Ann Arbor Area Community Foundation Youth Council, Neutral Zone, Ann Arbor State Street Association, Ann Arbor South University Association, Ann Arbor Main Street Area Association, and the Ann Arbor Commission on Art in

Public Places have all publicly pledged their support to the efforts of the Friends of the Ann Arbor Skate Park;

Whereas, The DDA invests a great deal into public infrastructure and providing skaters with a safe, attractive place to practice their sport may lessen the amount of damage to downtown planters, railings, and more;

Whereas, In July 2007 the DDA approved funding for the Howell to Ann Arbor Commuter Rail in the amount of \$250,000/year for three years (FY 2007/08, 2008/09, and 2009/10), and the final year of funding remains unspent from this grant, and is likely not going to be used before its expiration in nine months;

Whereas, The Operations Committee discussed reallocating \$50,000 from this unused grant to downtown area skate facilities and resources as a challenge amount to be matched by new public or private dollars above and beyond committed or matching funds, and it was resolved to put the matter forward to the DDA board;

RESOLVED, The DDA shall allocate \$50,000 from its remaining 2007 grant for the Howell to Ann Arbor Commuter Rail project to be used as matching funds for new public or private dollars raised in support of skate facilities and resources to be located and invested in the DDA District or within radial proximity of the DDA District.

RESOLVED, With this resolution the DDA is amending its 2010/11 budget.

Mr. Clark said he was approached by individuals seeking help with the skate park, and he got involved because he believes a proper facility would benefit downtown by encouraging skateboarding away from planters and railings. However details remain unclear, so Mr. Clark moved and Mr. Boren seconded the motion to table the resolution and refer it to Partnerships.

A vote on the motion to table the resolution showed:

AYES: Boren, Clark, Collins, Gunn, Hewitt, Lowenstein, Mouat

NAYS: Smith, Splitt

Absent: Guenzel, Hieftje, Orr,

The motion carried.

7. TRANSPORTATION COMMITTEE

AATA/DDA Partnership: Mr. Mouat reported that the Committee met with AATA board members and staff and discussed topics of overlapping interest, including a new Blake Transit Center, enhancing Ypsi/Ann Arbor transit and a possible future circulator. These joint meetings between AATA and DDA board members are helpful and we plan to continue.

Ypsilanti/Ann Arbor Service: Mr. Mouat said a 25 minute express bus service and extending transit service past 6pm are very attractive but will require funding partnerships between the UM, AATA and others. This topic will be discussed at the next committee meeting.

Downtown Circulator: Mr. Mouat said a vision of the "ideal" circulator was shared with AATA who said it will provide DDA with an estimated cost. The committee will may also explore using a private operator as an alternative.

300 block of S. Fourth Avenue: Mr. Mouat said ideas were explored to create more of a transportation hub, including building out the first floor of the 4th/William structure for a

getDowntown office and possibly Greyhound or Indian Trails, making the sidewalk more pedestrian friendly, moving the Zipcars to this location, etc.

8. CAPITAL IMPROVEMENTS COMMITTEE

Fifth/Division: Mr. Splitt apologized for the inconvenience caused by the sidewalk construction in front of the DDA building as part of the project. He said that the electrical conduit work is continuing on S. Division, and new parking spaces along North and South Fifth Avenue will soon be open.

S. Fifth Avenue Structure: Mr. Splitt reported foundations and sheer walls are completed in the east leg, Dewatering has begun and the contractor is working closely with the City to ensure compliance with the approved plan. The earth retention for the tower crane is completed and it is anticipated the crane will be installed at the end of the month. Drilling along S. Fifth by the Federal building continues and will be completed by mid-October.

9. PARTNERSHIPS COMMITTEE

Energy Saving Grant Program: Ms. Smith reported that the 2010/11 Phase I application deadline was moved from September 30 to November 30 to allow energy auditors time to complete audits approved last year before adding more to their work list.

Downtown Policing: Mr. Collins said Police Chief Barnett Jones reported that overall, downtown is comparatively safe. The biggest issues relate to panhandling. Chief Jones said Ann Arbor is much more lenient in its definition of acceptable panhandling behavior than he has seen in other communities, and as a result, many downtown visitors and others interpret behavior as scary which in turn leads to many calls for police service. There are many solutions; bringing back the beat cops is just one possibility. Other ideas include community education about giving to programs not people, asking restaurants to manage their outdoor tables/chairs because they are being used for loitering, better lighting, security cameras, etc.

Nuisance items: Ms. Smith said the committee asked DDA staff to see if there is a way to deal with the weeds in the tree beds, as many are looking shaggy. Ms. Smith said staff have also been asked to explore ideas to discourage cigarette butts from being thrown onto the sidewalks, including offering free ashtrays to downtown businesses, etc.

10. OTHER DDA BUSINESS MATTERS

None.

11. OTHER AUDIENCE PARTICIPATION

Mr. Fullerton encouraged the DDA to consider providing a grant to the skate park because it would help the group. He also supported the dialogue to include the Greyhound terminal in the Fourth Avenue plans. He said that the Allen Creek Greenway Conservancy has recently added a bike path plan to its presentation and he suggested the DDA view it.

12. ADJOURNMENT

Ms. Gunn moved and Mr. Hewitt seconded adjournment of the meeting at 1:15 PM.

Respectfully submitted,
Susan Pollay, Executive Director