

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
Monday, July 2, 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 12:08 p.m.

1. ROLL CALL

Present: Newcombe Clark, Robert Guenzel, Leah Gunn, Roger Hewitt, Joan Lowenstein, John Mouat, Keith Orr, Sandi Smith, John Splitt

Absent: Russ Collins, John Hieftje, Nader Nassif

Staff: Susan Pollay, Executive Director

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

Audience: Dave Askins, Ann Arbor Chronicle
Adrian Iraola, PAC
Andrew Cluley, WEMU
Art Low, Republic Parking System
Josie Parker, AADL
Will Hassett
Ryan Stanton, AnnArbor.com
Ryan Bonner, Brightline Technologies
Nancy Shore, getDowntown
Ray Detter, Downtown Area CAC

2. AUDIENCE PARTICIPATION

Ryan Bonner of Brightline Technologies spoke about the information technology services that his company provides. In the future they may seek sponsorships from local businesses and organizations, so he was pleased to be able to introduce the company to the DDA board.

3. REPORTS FROM CITY BOARDS AND COMMISSIONS

Downtown Area Citizens Advisory Council. Mr. Detter said that CAC members will view the Connecting William Street presentation at a meeting later in July. The CAC is pleased with the progress of the Connecting William Street project. They appreciate that scenarios for the Library Lot include a public patio/gathering space as well as a clearly marked pedestrian walkway to Liberty Plaza Park. As the 618 S Main project moves forward the CAC is pleased that local and state money will be used to make pedestrian and streetscape improvements along Main Street. The CAC hopes that someday a resident of that development will join their group. The property west of Sloan Plaza was sold to a new owner whom the CAC hopes will listen to neighborhood input and the design review board as they shape their future proposal for the site.

4. PRESENTATION ON THE NEW AATA BLAKE TRANSIT CENTER

Michael Ford gave a presentation on the design for AATA's new Blake Transit Center. He said that City Council will review the site plan at its August 20th meeting, and AATA hopes to break ground in October, with the goal of project completion prior to Art Fair 2013.

5. COMMUNICATIONS FROM DDA MEMBERS

Mr. Clark asked Mr. Bonner from Brightline to make contact with Ms. Pollay about attending committee meetings. In regards to a comment made earlier in the meeting, Mr. Clark reminded his colleagues that the DDA cannot legally make decisions about possible grants to future housing developments based on residents job or age as laid out by the Fair Housing Act.

6. APPROVAL OF MINUTES

Ms. Gunn moved and Mr. Mouat seconded approval of the June 6, 2012 meeting minutes.

A vote on the motion showed:

AYES: Clark, Guenzel, Gunn, Hewitt, Lowenstein, Mouat, Orr, Smith, Split

NAYS: none

ABSTAIN: none

Absent: Collins, Hieftje, Nassif

The motion carried.

7.A. PARTNERSHIPS/ ECONOMIC DEVELOPMENT COMMITTEE

Connecting William Street Project. Ms. Lowenstein said that the Leadership and Outreach Committee met twice in June, where they helped shape the draft scenarios for the five parcels that will be presented to the public later this summer, as well as recommendations for focus groups. Besides focus groups, community members will have opportunities to provide input at larger community meetings and through webinars. Ms. Lowenstein said that the use of webinars will provide a new way to reach out to and hear from the public, and the DDA is very lucky that the LOC includes talented members volunteering their time to create the webinars. Extensive information about the project is available on the DDA website.

Partnerships Committee. Ms. Lowenstein said that AATA staff had presented information about the Transit Center design to the Committee, which was very helpful. A report was also received about the Planning Commission's ZORO project, which intends to clarify and reorganize the City's zoning and related ordinances. The Commission may pursue ideas the City can utilize to help our community age in place, including transportation enhancements and auxiliary dwelling units.

The next Partnerships/ Economic Development committee meeting will take place July 11th.

7. B. BRICKS & MONEY/ TRANSPORTATION COMMITTEE

Parking Report/ Financial Statements. Mr. Hewitt said that revenue and patron numbers in May were up from last year. Forest in particular has seen increased use despite UM classes ending in late April, largely due to construction worker vehicles. The Committee has been noting the ongoing gradual increase in parking demand, and is grateful to have a new facility opening soon. Mr. Clark asked how many people had signed up for monthly permits at Library Lane; Mr. Hewitt said that the DDA is still

hearing from people about switching their permit from Liberty Square and Maynard, so the total permit number in Library Lane isn't clear yet. Mr. Clark asked if Barracuda will be included the Library Lane permit count; Mr. Hewitt confirmed that they will be.

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

RESOLUTION TO APPROVE AN AMENDMENT TO THE MANAGEMENT AGREEMENT WITH REPUBLIC PARKING

Whereas, In 2001 the DDA entered into a contract with Republic Parking Systems for management of the DDA's parking system, and in 2007 the DDA renewed its contract with Republic Parking ;

Whereas, The DDA Bricks, Money and Transportation Committee has been very satisfied with the service provided by Republic Parking;

Whereas, Republic Parking will help the DDA acquire new parking control equipment for the parking facilities they manage through an installment sale agreement with the DDA for the next five years

Whereas, The DDA Bricks, Money and Transportation Committee has reviewed the Contract and recommends that an amendment to the contract with Republic Parking Systems, Inc. be approved that will extend the contract for five years, to 2017, with two optional years;

RESOLVED, The DDA Board approves of the attached contract amendment.

Mr. Hewitt said that consistently the DDA has been very pleased with the performance of Republic Parking. They have embraced the DDA's demand management philosophy and continue to operate effectively and efficiently. He said that the resolution proposes a five year extension to the contract with Republic Parking, which also includes a loan from Republic Parking to the DDA for the purchase of new parking equipment for several facilities. The equipment will allow for "credit card in/ credit card out" transactions with the goal of reducing exit wait times.

Mr. Clark asked about the arrangement; Mr. Hewitt said that the DDA owns all of the current equipment and the new equipment would be the property of the DDA as well. Mr. Clark asked about how long the new equipment would last; Mr. Hewitt said that although technology changes quickly, they feel the equipment they are purchasing is a smart choice and will last for some time.

A vote on the resolution showed:

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

NAYS: none

ABSTAIN: none

Absent: Collins, Lowenstein, Nassif

The resolution passed.

Ann Arbor Bike Share proposal. Mr. Mouat gave an update. The Clean Energy Coalition is heading a group including the City, DDA, AATA and UM. The majority of funding has already been received through a federal grant & UM. The DDA has been asked to provide in-kind assistance with such elements as winter storage and staff time, as well as a small grant. The Operations Committee has

decided to wait until the DDA has an opportunity to review its priorities and financial resources at a DDA planning session in October before making any decisions about grants.

Mr. Mouat also updated the board on the Connector Study. Previously the DDA provided \$80,000 to the Phase I Connector Study, which examined feasibility. The Connector Study Phase II is now underway to determine which transportation technology will make most sense. Phase II has received all its funding from a federal grant, AATA, City & UM, but the DDA was asked for a small grant so it could also be considered a Phase II partner. As with the Bike Share request, the Operations Committee decided to hold off on a decision about the grant request until October.

Construction updates. Mr. Splitt said that finishing work continues inside the structure.

The next Bricks & Money/ Transportation committee meeting will be July 25th at 11:00am.

8. OTHER DDA BUSINESS

Mr. Guenzel said that the Annual Meeting would be taking place after the monthly meeting, beginning at 1pm. He reminded the board that the August DDA Board meeting had been cancelled.

The grand opening celebration for the Library Lane structure will take place on Thursday, July 12th from 5-8pm. Ms. Pollay said that the DDA is collecting items and notes for a time capsule that will be placed in the Library Lane structure, and she invited everyone to contribute something.

9. OTHER AUDIENCE PARTICIPATION
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None

10. ADJOURNMENT

There being no other business, Mr. Splitt moved and Mr. Mouat seconded a motion to adjourn. Mr. Guenzel declared the meeting adjourned at 12:46 pm.

Respectfully submitted,
Susan Pollay, Executive Director