

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES**  
**Wednesday, September 5, 2012**  
**DDA Office, 150 S. Fifth Avenue, Ann Arbor, MI 48104**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104  
Time: Ms. Gunn called the meeting to order at 12:00 p.m.

**1. ROLL CALL**

Present: Leah Gunn, Roger Hewitt, John Hieftje, Joan Lowenstein, John Mouat, Nader Nassif, Keith Orr, Sandi Smith, John Splitt

Absent: Newcombe Clark, Russ Collins, Robert Guenzel,

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

Audience: Dave Askins, Ann Arbor Chronicle  
Stephen Wade  
Jennifer Hall, Ann Arbor Housing Commission  
Andrew Selinger, Oxford Companies  
Nancy Shore, getDowntown  
Josie Parker, AADL  
Jim Moguson  
Art Low, Republic Parking System  
Ryan Stanton, AnnArbor.com  
Andrew Cluley, WEMU  
Peter Allen  
Ray Detter, Downtown Area CAC

**2. AUDIENCE PARTICIPATION**

Jennifer Hall, said that Baker Commons, a Housing Commission building located within the DDA, has an urgent need for a new roof, and they want to install a steel roof to cut down on future maintenance costs. They also want to install some energy saving devices such as programmable thermostats and light sensors at Baker Commons. The Housing Commission requests a grant from the DDA to make these important and urgent capital improvements.

**3. REPORTS FROM CITY BOARDS AND COMMISSIONS**

Downtown Area Citizens Advisory Council. Mr. Detter reported that the CAC September meeting was devoted to reviewing a large packet of articles on housing and development issues that were reported on throughout the summer. The CAC supports the projects happening in downtown but always tries to make them better when they are able, particularly through the Downtown Design Review Board. The CAC also discussed the DDA resolution regarding

affordable housing. While the CAC does continue to support affordable housing, they prefer reinvesting in current locations or rehabbing existing homes when possible. To end the meeting the CAC discussed development issues outside of downtown. Work on North Main, the Allen Creek Greenway and the DTE site, as well as a future train station will all impact the downtown and its residents.

<b>4. COMMUNICATIONS FROM DDA MEMBERS</b>
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Mr. Hieftje thanked Ms. Hall for her comments, and said that he supports the initiatives at Baker Commons. He also said that he recently addressed the City's Parks Advisory Commission (PAC) and outlined for them the potential for design improvements at Liberty Plaza as well as a timeline that could include public input and establishing public/private partnerships. He said that asked PAC to help the City prioritize all the many new possible parks, including at the former MichCon site, as well as downtown locations including 415 W. Washington, 721 N. Main, 1<sup>st</sup> & William, and Library Lane.

Ms. Gunn said that she would refer Ms. Halls request to the Partnerships Committee for further review and discussion.

<b>5. APPROVAL OF MINUTES</b>
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Mr. Mouat moved and Mr. Splitt seconded approval of the July 2, 2012 Monthly Meeting minutes and the July 2, 2012 Annual Meeting minutes.

**A vote on the motion showed:**

AYES: Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Split

NAYS: none

Absent: Clark, Collins, Guenzel, Nassif

**The motion carried.**

<b>6.A. PARTNERSHIPS/ ECONOMIC DEVELOPMENT COMMITTEE</b>
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**Ms. Smith moved the following resolution with Mr. Mouat seconding:**

**RESOLUTION TO ENCOURAGE THE CITY COUNCIL OF ANN ARBOR TO DIRECT PROCEEDS FROM THE SALE OF PUBLIC LANDS TO THE ANN ARBOR HOUSING TRUST FUND**

WHEREAS the Ann Arbor Downtown Development Authority has a commitment to develop affordable housing; and

WHEREAS there are positive community and financial benefits of providing supportive services to residents who face significant barriers to maintaining stable housing; and

WHEREAS our investments in housing do not provide enough resources to meet the demand;  
and

WHEREAS our community needs to make a concerted effort to establish a significant fund to  
build new affordable units and to maintain existing ones,

THEREFORE BE IT RESOLVED that the Ann Arbor Downtown Development Authority encourages  
the Ann Arbor City Council to direct proceeds from the sale of the city owned surface parking  
lots in the downtown to the city's Housing Trust Fund, to be used to support sustainable,  
affordable housing.

Ms. Smith said there are many affordable housing issues in the City and the resolution she  
proposed is intended to show that the DDA board agrees with the overall concept of city  
property sale proceeds going to the Housing Trust Fund. The final details of the proposal that  
will go to council are still being worked out. Mr. Hewitt asked for clarification that it would be  
sale proceeds after debt are settled; Ms. Smith said yes, this was good clarification. Mr. Hewitt  
said if that was the case he would feel comfortable with an advisory resolution.

Mr. Mouat said that the devil will be in the details in terms of deciding what qualifies as  
"proceeds", and that he recommended that all of the funds not be put in the housing fund's  
General Fund. He asked that the planning being done through the Connecting William Street  
effort also be considered as this resolution moves on to City Council.

Mr. Hieftje said that this resolution will only be as strong as the council members who are at  
the table at the time it is discussed. He proposed an amendment and asked that the language  
"a percentage" of proceeds be included. Ms. Smith supported the amendment as friendly.

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

AYES: Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Split

NAYS: None

Absent: Clark, Collins, Guenzel, Nassif

**The amendment passed.**

The resolution, as amended, is as follows:

**RESOLUTION TO ENCOURAGE THE CITY COUNCIL OF ANN ARBOR TO DIRECT A PERCENTAGE  
OF THE PROCEEDS FROM THE SALE OF PUBLIC LAND TO THE ANN ARBOR HOUSING TRUST  
FUND**

WHEREAS the Ann Arbor Downtown Development Authority has a commitment to develop  
affordable housing; and

WHEREAS there are positive community and financial benefits of providing supportive services to residents who face significant barriers to maintaining stable housing; and

WHEREAS our investments in housing do not provide enough resources to meet the demand; and

WHEREAS our community needs to make a concerted effort to establish a significant fund to build new affordable units and to maintain existing ones,

THEREFORE BE IT RESOLVED that the Ann Arbor Downtown Development Authority encourages the Ann Arbor City Council to direct a percentage of the proceeds from the sale of the city owned surface parking lots in the downtown to the city's Housing Trust Fund, to be used to support sustainable, affordable housing.

**A vote on the resolution as amended showed:**

AYES: Gunn, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Split

NAYS: None

Absent: Clark, Collins, Guenzel, Nassif

**The resolution passed.**

Mr. Nassif arrives.

Connecting William Street. Ms. Lowenstein said that DDA staff and Leadership Committee members have been meeting with many groups to present draft scenarios in an effort to tease out public feedback about potential development strategies. In August alone they met with 11 different citizen groups, area associations and commissions. Two public meetings and two public webinars are scheduled as outreach will continue through September. Ms. Lowenstein said that at the Partnerships Committee meeting a series of DDA-related policy questions will be explored, including the DDA's position regarding TIF and parking. Mr. Mouat added that later in the process 4ward Planning will be asked to weigh in on property value and the financial aspects of the scenarios.

The next Partnerships/Economic Development committee meeting will take place September 12, at 9am.

**6. B.**

**OPERATIONS COMMITTEE**

Fiscal Year 2012 Financial Statements (unaudited). Mr. Hewitt said that an audit will take place soon, so the reports he was presenting contained unaudited figures for the fiscal year. He reviewed the fund balances, and said that he thought the DDA's finances were solid.

In noting the June parking numbers he said that revenues and patronage were up once again versus this time last year, and once again he was grateful that the new parking structure had come on line. In July, he noted that although the Library Lane structure was open only a few

days at that point, it had received a lot of use. Overall Art Fair totals were increased over last year in part due to the new structure and skillful management by Republic Parking.

Parking Equipment Upgrades. Mr. Hewitt said that automated systems have been, or are in the process of being, installed at the Liberty Square and 4<sup>th</sup> & Washington structures. Republic Parking has installed signage and Ambassadors are onsite to assist patrons. The automated systems will allow for quicker exits and more efficient operation of the facilities. Over 100 parkers transferred from Liberty Square to Library Lane and this has freed up spaces for hourly parkers.

Construction updates. Mr. Splitt said that all levels are open. Work on the punch list continues but the list is short.

Bicycle Storage. Mr. Mouat shared that the committee is considering installing a bike cage at the Maynard structure. This would allow for bike riders to have a secure and enclosed location in which to store their bikes. Users would have a swipe card allowing access to the cage. DDA staff is collecting information on cost and other details and will provide that information at the next Operation Committee meeting. The discussion also touched on the problem of abandoned bikes and how best to handle them. The police have limited resources and this continues to be an ongoing challenge.

Mr. Hieftje said he thought this was a great idea because many people invest quite a bit of money in their bikes and this would provide a secure place to store them. Ms. Smith asked if the intent was to provide long term or daily storage, and if there would be cost for the bike storage. Ms. Miller said that it was intended for downtown employees commuting to work and Mr. Mouat said, yes, there would be a cost of some kind. Mr. Nassif said that each cage can hold up to 50 bicycles and it is a good use of parking spaces.

Mr. Hieftje asked that the DDA help with a discussion about getting bicycle riders off of city sidewalks as a pedestrian safety issue. Certainly exceptions could be built into any ordinance to accommodate families riding with young children. Mr. Mouat said that there are often many competing uses for sidewalks and the issue could use some study.

Transportation update- WATS. Mr. Mouat explained that WATS (Washtenaw Area Transportation Study) is considering separating from SEMGOC and becoming its own MPO (Metropolitan Planning Organization). The WATS policy and technical committees have been discussing this, and considering how this might affect transportation planning within the county. Mr. Mouat said that it is important for the DDA to consider how changes in relationships with our partners may be impacted by this decision. Mr. Mouat said he will continue to attend the meetings and keep the board updated.

The next Operations committee meeting will be September 26<sup>th</sup> at 11:00am.

**7. OTHER DDA BUSINESS**

The DDA has scheduled a retreat on November 16<sup>th</sup>. Details and possible discussion topics will be shared soon.

**8. OTHER AUDIENCE PARTICIPATION**

Jim Moguson spoke about student housing, saying that there have been many student housing developments downtown, and in the future these buildings may no longer be economically feasible as student housing units, and may need to be reused for another purpose. If young professionals are to become residents in these buildings parking would become an important consideration. He asked that the DDA keep this mind as they continue to plan for parking.

Eric Lipson spoke as someone very interested in the Connecting William Street process. He wanted to remind the board of the work of the Library Green Advocate group and urge them to keep the idea of a green space on the Library Lot alive. He said that the lot is frequently empty and obviously would be a natural fit for a playground or park space. He reminded the board that the Calthorpe report recommended open space on the site and asked why the Calthorpe report and recommendations were not being followed.

**9. ADJOURNMENT**

There being no other business, Mr. Hewitt moved and Ms. Lowenstein seconded a motion to adjourn. Ms. Gunn declared the meeting adjourned at 12:55 pm.

Respectfully submitted,  
Susan Pollay, Executive Director