



# City of Ann Arbor

## Meeting Minutes

### Downtown Development Authority

DDA Office  
415 N. Fifth Avenue, 2nd  
Floor  
Ann Arbor, MI 48104

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Wednesday, January 7, 2026

12:00 PM

Larcom City Hall, 301 E. Huron, City  
Council Chambers, 2nd Floor

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#### DDA Board Meeting

#### 1. ROLL CALL

**Present:** 9 - Tyler Kinley, Milton Dohoney Jr., Mike Michelin, Steven Brummer, Thressa Nichols, Angela Jackson, Kim Mayes, Molly Rowan, and Steven Fisher

**Absent:** 3 - Alexandra Dieck, Micah Bartelme, and Elisabeth Berry

Cheryl Kuch, Rehmann HR Solutions Group, Dan Merritt, Principal at Rehmann

#### 2. APPROVAL OF AGENDA

**Member Mayes moved and Member Brummer seconded the motion to approve the agenda. On a voice vote, Vice Chairperson Michelin declared the motion approved.**

#### 3. PUBLIC COMMENT - None

#### 4. EXECUTIVE DIRECTOR REPORT

Ms. Thomson reported the DDA's Resolution of Intent for the Amended DDA Development and TIF Plan was approved by City Council at its 12/15/2025 meeting. A public hearing is scheduled for Monday, February 2nd at 7 pm in Council Chambers. The plan is available to view on the City's Engage page. Individuals may email Ms. Thomson with questions.

#### 5. DDA MEMBERS COMMUNICATIONS - None

#### 6. CONSENT AGENDA

**Member Kinley moved and Member Brummer seconded the motion to approve the items on the Consent Agenda. On a voice vote, Vice**

**Chairperson Michelon declared the motion approved.**

[25-2239](#) DDA Minutes December 2025

**Approved by the Board and forwarded to the City Council due back on 2/2/2026**

[25-2241](#) **Enactment No: R-26-011** **Approved**

**Approved**

Resolution Approving a Parking System Administrative Schedule 2026

[26-0041](#) **Enactment No: R-26-012** **Approved**

**Approved**

Resolution to Approve DDA Disbursements for October 2025

7. **ITEMS REMOVED FROM CONSENT AGENDA - None**

8. **SPECIAL BUSINESS/REPORTS**

[26-0050](#) DDA Executive Director Timeline Review

Ms. Kuch provided a timeline for the DDA Executive Director performance review. Rehmann will prepare the survey with an estimated launch date of 1/26/2026. The survey will be open for two weeks, followed by two weeks of analysis by Rehmann. The results will be presented to the Board in late February or early March.

[25-2242](#) DDA Fiscal Year 2025 Audit Presentation

Mr. Merritt presented the financial results for the DDA TIF and Parking systems. He stated the DDA received an unmodified/clean audit for FY2025.

[25-2243](#) **Enactment No: R-26-013** **Approved**

**Member Mayes moved and Member Kinley seconded the motion to approve the resolution. On a voice vote, Vice Chairperson Michelon declared the motion approved.**

Resolution To Accept the DDA Audited Financial Statements for Fiscal Year 2025

9. NEW BUSINESS

9A. Resolutions

[25-2092](#) Enactment No: R-26-014 Approved

**Member Rowan moved and Member Nichols seconded the motion to approve the resolution. On a voice vote, Vice Chairperson Michelin declared the motion approved.**

Resolution To Approve a Grant to Support the Development of a Business Improvement Zone (BIZ) in the State Street District

State Street Area Association Director Nick Lemmer answered questions.

10. COMMUNICATIONS-The following communications are included in the packet.

10A. Staff Reports

[26-0048](#) DDA Staff Reports - January 2026

**Received and Filed**

11. PUBLIC COMMENT - None

12. ADJOURNMENT - 12:28 PM

**Member Brummer moved and Member Mayes seconded the motion to adjourn the meeting. On a voice vote, Vice Chairperson Michelin declared the meeting adjourned.**

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City Clerk's Office  
301 E. Huron St.  
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.



# City of Ann Arbor

## Meeting Minutes - Draft

### Downtown Development Authority

DDA Office  
415 N. Fifth Avenue, 2nd  
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Wednesday, January 21, 2026

11:00 AM

Larcom City Hall, 301 E. Huron, Basement  
Conference Room

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#### DDA Work Session

#### 1. WELCOME

**Present:** 4 - Tyler Kinley, Micah Bartelme, Mike Michelin, and Elisabeth Berry

DDA Staff: Maura Thomson, Amber Miller, Nani Wolf, Jada Hahlbrock, Kelley Graves

Guests: Jennifer Hall, Chris Nielsen, Arin Yu/AAHDC, Michael Kaplan/Related Midwest

#### 2. AGENDA

#### 5. [25-2093](#) AAHDC Grant Request \$500K 350 S Fifth Construction

**Referred to the Downtown Development Authority due back on  
2/4/2026**

Ms. Jennifer Hall and Mr. Michael Kaplan provided an overview of the AAHDC's \$500k grant request for the 350 S. Fifth Ave., project. Questions were asked and answered. The grant request will be on the February 4th DDA Board meeting agenda for consideration.

#### [26-0107](#) Downtown Service Team Update

Ms. Miller provided an update on the Downtown Service Team. She shared the results of the RFP. Finalization of the vendor selection is pending approval of the DDA Development and TIF Plan. Questions were asked and answered.

#### [26-0108](#) Quarterly DDA Board Report - Introduction and Review

Ms. Miller provided an overview of the Quarterly DDA Board Report. Questions were asked and answered.

### **3. PUBLIC COMMENT**

Mr. Peter Honeyman provided comments on the AAHDC grant request. Mr. David Diephius provided comments on the AAHDC grant request and the Downtown Service Team update.

### **4. ADJOURNMENT - 1:00 PM**

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