

**Ann Arbor Downtown Development Authority Meeting Minutes
Wednesday, January 10, 2007**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair Sandi Smith called the meeting to order at 12:05 p.m.

1. ROLL CALL

Present: Fred Beal, Russ Collins, Dave DeVarti, Rene Greff, Leah Gunn, Jennifer Hall, Roger Hewitt, Sandi Smith, John Splitt

Absent: Rob Aldrich, Gary Boren, John Hieftje

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Lindsay-Jean Hard, DDA Intern
Joan Lyke, Management Assistant

Audience: Tony Bisesi, Republic Parking System
Jason Boggs, Kerrytown District Association
Erica Briggs, getdowntown! - Ann Arbor Chamber of Commerce
Ray Detter, Downtown Area Citizens Advisory Council
Tom Gantert, Ann Arbor News
Adrian Iraola, Washtenaw Engineering Co.
Frank Nagy, Republic Parking System
Dax Ponce de Leon, PMA Consultants
Ethel Potts, Citizen
John Zam, P M A Consultants

2 AUDIENCE PARTICIPATION

Mr. Ponce de Leon thanked the DDA for considering his request for a DDA Partnerships Grant, but asked that the proposed resolution be revised to 1) not limit the amount of the grant until the assessment is officially determined, and 2) waive meter bag fees to help them create a nearby construction staging area.

Mr. Boren enters.

Mr. Detter said that the Downtown CAC met with Tom McMurtrie, City Solid Waste to continue discussions about the proposal to pickup trash at 5am. Mr. Detter said that the CAC also discussed other downtown issues and is steadfast in its belief that the City Council, City Administration and the DDA must shape their actions around accepted planning documents and public process.

3. APPROVAL OF MINUTES

Ms. Gunn moved and Mr. Hewitt seconded approval of the December 6, 2006 minutes.

A vote on the motion showed:

AYES: Beal, Boren, Collins, DeVarti, Greff, Gunn, Hall, Hewitt, Smith, Splitt

NAYES: None

Absent: Aldrich, Hieftje

The motion carried.

4. STATUS OF CITY TASKFORCE EFFORTS
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Percent for Art Taskforce: Mr. Collins stated there is nothing new to report.

A2D2 Task Force: Mr. Hewitt said that a copy of the December 18, 2006 Implementation Update provided to City Council was included in the electronic DDA Board packet. He said the Steering Committee is currently focusing on the historic district text amendments. They are researching state and federal laws to bring Ann Arbor's historic district zoning into compliance. The Steering Committee will receive an update every three months which will be available on the City's website, with a copy also provided to the DDA members in their board packet.

The Allen Creek Greenway Taskforce: Ms. Smith reported that the Taskforce report would be given to City Council on January 18. The DDA Board will also receive a copy within the next 30 days.

5. PARTNERSHIPS COMMITTEE

Partnerships Guidelines:

RESOLUTION TO EXTEND THE DDA "PRINCIPLES GUIDING PARTNERSHIP DECISIONS" GUIDELINES TO DECEMBER 31, 2007

Whereas, On December 21, 1999 the DDA approved interim guidelines to enable its Partnerships Committee to consider ways that the Authority could work with private developers to encourage new development in the downtown area, particularly those that would include parking on-site as part of their projects;

Whereas, These principles were to be considered as guidelines and not as fixed rules requiring DDA action in support of or in opposition to any specific development proposal;

Whereas, These guidelines were extended by the DDA until January 31, 2002, and then again through December 31, 2004 and December 31, 2006;

Whereas, The DDA Partnerships Committee has reviewed the DDA Partnerships Guidelines;

Whereas, The DDA Partnerships Committee has developed a façade loan program and has developed a conceptual framework by which premium parking spaces could be provided to assist downtown developments and the Partnerships Guidelines will complement these other efforts;

RESOLVED, The DDA shall adopt the attached revised "Principles Guiding Partnership Guidelines" as its new guidelines, effective immediately;

BE IT FURTHER RESOLVED, These Guidelines shall remain in effect until amended or repealed by the DDA Board;

BE IT FURTHER RESOLVED, That the DDA Partnerships Committee has begun to explore the potential to provide funding assistance for exceptional downtown developments which incur costs for public infrastructure such as fire hydrants, water main expansions, etc. which benefit a larger area than a single project, and will continue this exploration before revising its Partnerships Guidelines to include this new policy area;

BE IT FURTHER RESOLVED, These Partnerships Guidelines as shown below shall be reviewed by the Partnerships Committee or such other committee as the DDA Board may direct on or before December 31, 2007.

PRINCIPLES GUIDING PARTNERSHIP DECISIONS

The overriding premise is that DDA should only expend public resources to further specific City and DDA goals-- a "public purpose". Our partnership ventures must be seen as furthering downtown development goals, building the tax base, furthering our parking program, etc. This program must not be seen as an entitlement to developers or as a give away program.

In our discussions to date, this general rule was articulated through several more specific statements.

1. The project must make a significant net financial contribution to the DDA. Specifically, a new development must make a significant ongoing annual contribution to the TIF fund, after any DDA assistance is deducted. The payments to the developer should, in general, be timed so that the development is never in a "negative TIF" situation. If a developer is seeking DDA assistance to build parking, the DDA contribution to that parking must be considerably less than what it would cost the DDA to build that parking.
2. DDA assistance should be limited to what is necessary to make a project happen and should be targeted to achieving specific DDA goals ("public purpose").
3. In general, we expect the DDA contribution to be directly related to some specific community benefit from the project. "Directly related to" means that the DDA assistance supports the specific benefit and that the amount of assistance is related to the value of the benefit. In considering the impacts and benefits of a project, we need to consider not only the site but also the downtown neighborhood surrounding the site. Important community benefits that will be considered by the DDA will include:
 - Historic preservation
 - Construction of a significant number of new residential units
 - Provision of affordable housing on site, or a contribution to community affordable housing goals
 - Pedestrian improvements, including alley and sidewalk enhancements, as well as an attractive, pedestrian-friendly design
 - Parking for the project is completely or predominantly on site
 - Parking for the project is principally situated below grade
 - Provision of sustainable architectural elements, such as a green roof or solar heating system
4. As a working guideline, so that developers will have a better idea of what to expect in terms of DDA support, the committee recommends that the DDA support projects that generally meet the Downtown Plan and furthers identified DDA goals, and that either provide "extra" parking; or underground parking; or needed downtown housing; or significant architectural benefit to the downtown, so long as the overall DDA assistance to the developer doesn't exceed 25% of the projected ten year TIF revenue from the project. The degree of DDA support will vary between 0 and 25% of the ten year TIF depending on the public benefits as defined in this policy.
5. In considering how it may assist new developments, the DDA must think of the variety of ways it might provide assistance-- e.g., parking partnerships, the housing fund, pedestrian improvements, low interest historic façade loans, grants equal to the costs for sidewalk closure permit and parking meter bag fees, where it has been determined that developers worked as expediently as possible to restore public access to sidewalks and parking, etc.
6. The DDA has negotiated parking permit deals with new developments for many years. In general, this practice should continue as a way to support new development. The determination as to whether to support developer-created parking versus to allocate permits within a DDA structure

(or to build a new DDA-owned structure in a given area) should be made in light of parking needs studies.

7. If a developer seeks DDA assistance to build parking, the DDA should consider the extent to which DDA assistance might only go to "extra" parking beyond that which the developer would otherwise build into the development. By "otherwise build into" a project, we mean the parking that is required by ordinance (e.g., one space per residential unit) plus the parking that would normally be built as part of a project (e.g., one level of underground parking in the lower level of an office/commercial development).

8. The DDA should only provide assistance to build parking if the parking will meet a DDA-identified parking need. By a "DDA-identified parking need", we mean a parking need in a given area based on a formal or informal DDA parking needs study. We acknowledge the need to update these needs studies periodically and, in considering parking needs, to consider the impact of the proposed development and other nearby new or planned developments on the parking needs as reflected in the studies.

9. The DDA should normally provide assistance to build parking only if the parking is "public". At the same time, there is some recognition that the creation of "extra" parking by a developer may lessen the demands on the overall downtown system even if the parking is not public.

10. Since the purpose of this policy is to foster new development (and new TIF revenue), the committee recommends that the DDA not consider any requests for "retroactive assistance".

Ms. Hall stated that she had questions about the Guidelines, asking for clarification between those that receive a grant and those that get something else, i.e., the waiver of meter bag fees. She asked to table the proposed resolution; Ms. Smith agreed, saying that the resolution would be referred back to the committee for further discussion.

200 S. Ashley:

RESOLUTION TO PROVIDE A DDA PARTNERSHIPS GRANT TO THE PROJECT AT 200. S. ASHLEY STREET

Whereas, On December 21, 1999 the DDA established Partnerships Guidelines to provide direction for the kinds of projects the DDA would encourage in the downtown;

Whereas, These Guidelines set forward that the DDA might consider a DDA project grant if specific community benefits could be shown, including:

- Historic preservation
- Construction of a significant number of new residential units
- Contribution to community affordable housing goals
- Pedestrian improvements, including alley and sidewalk enhancements, as well as an attractive, pedestrian-friendly design
- Parking for the project is completely or predominantly on site and/or parking for the project is principally situated below grade
- Provision of sustainable architectural elements, such as a green roof or solar heating system

Whereas, On November 30, 2006 and December 14, 2006 two representatives from PMA met with the DDA/City Partnerships Committee to present information on their proposed project at 200 S. Ashley Street and their request for a DDA Partnerships Grant to be calculated to be 25% of the TIF generated for the DDA by the project over ten years;

Whereas, The proposed project would be an eight-story mixed use building with parking, retail, office and residential, and would include a number of "green" technologies to achieve significant reductions in energy and water consumption;

Whereas, The developer has indicated a goal to achieve Platinum LEEDs certification for this project;

Whereas, The developer has also indicated a goal to receive Brownfield funding for this project and that a DDA grant would be used a portion of the local match;

Whereas, The project proposed for 200 S. Ashley Street will provide for a number of important Downtown Plan and DDA goals, including

- Construction of a mixed use building which will include underground parking
- Remediation of contaminated soils
- Provision of a great number of sustainable architectural elements, such as a green roof or solar heating system

Whereas, The DDA has conferred with the City Assessor and have estimated that the project's taxable value may be \$1.8 to \$2.3 million;

Whereas, The DDA Partnerships Committee has reviewed this project and found it to be an extraordinary project which may serve as a catalyst for other developers to propose "green" projects in the downtown;

Whereas, The DDA Partnerships Committee recommends that the DDA project a DDA Partnerships Grant to this project in the amount of \$118,022 to \$152,985 which would represent 25% of the TIF captured by the DDA from this project over ten years, which is the maximum amount allowable under DDA guidelines if the project achieves Platinum LEEDs certification;

Whereas, The DDA Partnerships Committee recognized the extraordinary quality of this project and recommends that the DDA consider other ways to assist this project as possible;

RESOLVED, The DDA shall provide assistance to 200 S. Ashley a DDA Partnerships Grant in the amount of \$118,022 to \$152,985 which will be determined by the actual TIF amount captured by the DDA from this project;

RESOLVED, The amount of the DDA Partnerships Grant may be reduced if the project does not achieve Platinum LEEDs certification;

RESOLVED, The DDA provides this grant to help defray costs associated with project elements that provide a direct public benefit, including pedestrian improvements, storm water capture, solar heating system and other "green architecture" elements;

RESOLVED, DDA payments to the developer will be timed so that the development is never in a "negative TIF" situation, meaning that the TIF received is always greater than the amount of any TIF grant paid out.

RESOLVED, The DDA Partnerships Committee Chair and Executive Director are authorized to work with the DDA Attorney to formulate an agreement between the DDA and PMA and then bring back the agreement to the Partnerships Committee for approval.

Ms. Smith asked that in light of Mr. Ponce de Leon's comments at the beginning of the meeting if there would be support to table the following resolution for additional discussion at the next committee meeting. There were several comments of support to table the resolution.

Mayer Shairer Project:

RESOLUTION TO PROVIDE SUPPORT FOR THE MAYER SCHAIRER PROJECT

Whereas, The DDA has set forward Partnerships Guidelines to provide direction for the kinds of projects the DDA would encourage in the downtown, including projects that provide specific community benefits including:

- Historic preservation
- Construction of a significant number of new residential units
- Contribution to community affordable housing goals
- Pedestrian improvements, including alley and sidewalk enhancements, as well as an attractive, pedestrian-friendly design
- Parking for the project is completely or predominantly on site and/or parking for the project is principally situated below grade
- Provision of sustainable architectural elements, such as a green roof or solar heating system

Whereas, In January 2005 the DDA received a request from the representatives of the Mayer Schairer project to provide a Partnerships Grant to support their proposed renovation of a historic building located at 110-120 S. Main Street into a mixed use building containing a restaurant, offices, atop which a new residence would be constructed;

Whereas, The DDA Partnerships Committee evaluated the request and in spring 2005 determined that although the project contained many attractive elements it did not fit within the scope of the DDA Partnerships Grant, thus they did not put forward the recommendation for a Partnerships Grant, but did support the application for a DDA low-interest façade loan;

Whereas, Mayer Schairer project representatives spoke before the DDA on November 2, 2005 and asked the DDA for consideration of a separate grant to pay for infrastructure costs which were incurred by this project but provide benefit to the larger neighborhood, including a new fire hydrant, electric transformer, and extension of the water main;

Whereas, The DDA Chair assigned this request to the Partnerships Committee which spent several months analyzing not only the specific elements needed for this project, but also the larger question of infrastructure capacity needed to support future downtown development;

Whereas, This research included meeting with City staff to clarify details of the downtown sanitary and water systems;

Whereas, The Partnerships Committee resolved to recommend that the DDA provide a grant to the Mayer Schairer project to reimburse it for the cost to install a new fire hydrant which is now City property, but not to provide assistance for the new electrical transformer or water main extension;

Whereas, The cost for this new fire hydrant was estimated to be \$7,880.00;

Whereas, Although the project redevelopment is now complete, the request to the DDA was submitted and under review for many months, thus this is not a retroactive grant;

Whereas, The Partnerships Committee has also resolved to continue its analysis of downtown infrastructure needs to determine the optimal direction the DDA could take to address these needs;

RESOLVED, The DDA approves a grant in the amount of \$7,880 to the Mayer Schairer project to reimburse it for the cost of a new fire hydrant.

Mr. Beal stated that he had a conflict of interest on this matter and would abstain from any discussion or vote. He said, however, that the proposed resolution had incorrectly noted the fire hydrant cost. Ms. Smith asked if there was support to table the resolution to allow further discussion; there were many comments of support to table.

6. OPERATIONS COMMITTEE

Financial Reports: Mr. Hewitt said that the Committee met early in the month and financial information was not available at that time so the November 2006 financial statements would be reviewed at the January Operations meeting. Mr. Hewitt moved and Ms. Gunn supported the following resolution:

RESOLUTION TO INCREASE THE PERMIT PARKING RATE

Whereas, A multi-year schedule (“Ten-Year Plan”) of anticipated revenues and expenses has been developed, including a forecast of proposed annual hourly and monthly parking rates;

Whereas, The DDA has determined that parking revenues will be the primary source of funding for future parking facility repairs and replacements, in addition to the costs for on-going parking operations and maintenance; and

Whereas, Budgeted expenses for the foreseeable future are in excess of our budgeted income by an estimated \$2 million;

Whereas, To make sure that the Parking Fund continues to have an adequate fund balance additional income must be found;

Whereas, The Operations Committee has reviewed the current rates being charged and has recommended the following rates:

	<u>Current Rate</u>	<u>Proposed Rate</u>
Regular Permits	\$105/Month	\$115/Month
Parking Lot Permits	\$85/Month	\$95/Month
Premium Permits	\$135/Month	\$145/Month

RESOLVED, That all permit rates be increased by \$10 per month per permit with regular structure permits increasing from \$105 to \$115/month, parking lot permits increasing from \$85 to \$95/month and premium permits increasing from \$135 to \$145/month;

RESOLVED, That the City Council shall be notified of this resolution per its Agreement with the DDA, with the expectation that these rates shall go into effect no later than May 1, 2007.

Mr. Hewitt explained that the DDA is projecting a \$1.9 million deficit per year in its parking budget, and that it is his recommendation that the DDA address this deficit as soon as possible. The proposed permit rate increase may generate \$400,000/year. The committee anticipated that this rate increase might increase monthly permit turnover, as some patrons are paying for permits but not using them. Mr. Hewitt said that the rate increase was not intended to cover the cost of the City’s offer to provide free parking to Google, but rather is intended solely to address the budget deficit.

Mr. DeVarti stated that he felt the cost to maintain each parking space is much more than the cost of a monthly permit and that he would like to see even higher parking rates than proposed in this resolution. Mr. Beal said that the DDA should address all parking rates not just monthly parking permits, but that the proposed permit rate increase should be increased because monthly rates haven't been increased since 2001, and with inflation would be approximately \$20/month higher. **Mr. Beal proposed and Mr. DeVarti seconded an amendment that the increase be increased by \$20/month for regular permits and \$40/month for premium permits.**

Ms. Hall spoke in support of the amendment and agreed that the DDA should address other parking rates in the near future. Mr. Hewitt accepted the amendment as friendly and Mr. Collins called the question on the amended resolution:

RESOLUTION TO INCREASE THE PERMIT PARKING RATE

Whereas, A multi-year schedule ("Ten-Year Plan") of anticipated revenues and expenses has been developed, including a forecast of proposed annual hourly and monthly parking rates;

Whereas, The DDA has determined that parking revenues will be the primary source of funding for future parking facility repairs and replacements, in addition to the costs for on-going parking operations and maintenance; and

Whereas, Budgeted expenses for the foreseeable future are in excess of our budgeted income by an estimated \$2 million;

Whereas, To make sure that the Parking Fund continues to have an adequate fund balance additional income must be found;

Whereas, The Operations Committee has reviewed the current rates being charged and has recommended the following rates:

	<u>Current Rate</u>	<u>Proposed Rate</u>
Regular Permits	\$105/Month	\$125/Month
Parking Lot Permits	\$85/Month	\$105/Month
Premium Permits	\$135/Month	\$175/Month

RESOLVED, The DDA approves these monthly parking permit rates as indicated above; and

RESOLVED, The City Council shall be notified of this resolution per its Agreement with the DDA, with the expectation that these rates shall go into effect no later than May 1, 2007.

A vote on the amended motion showed:

AYES: Beal, Boren, Collins, DeVarti, Greff, Gunn, Hall, Hewitt, Smith, Splitt

NAYES: None

Absent: Aldrich, Hieftje

The motion carried.

7. RESEARCH AND OPPORTUNITY

Communication Plan: Mr. Boren reported that the committee reviewed several proposals for the redesign of the DDA website. Mr. Boren moved and Ms. Greff supported the following resolution:

RESOLUTION AUTHORIZING THE DDA ROC COMMITTEE TO REDESIGN THE DDA WEBSITE AND THE SELECTION OF INNER CIRCLE MEDIA AS PROJECT CONSULTANT

Whereas, The DDA Research and Opportunity Committee set forward a work plan for 2006/07 that included a goal to improvement DDA communication efforts;

Whereas, As part of this goal, the Committee committed itself to developing a new DDA website which would highlight DDA project areas and achievements;

Whereas, ROC received website proposals and interviewed representatives of two firms;

Whereas, After much discussion, ROC has determined that the proposal from Inner Circle Media would best meet the needs of the DDA;

Whereas, This proposal includes the following goals:

- Enhance the image of the DDA through site content, architecture and design
- Improve usability and accessibility of the website through easy site navigation
- Improve administrative efficiency by enabling staff to easily manage the site
- Drive traffic to the DDA website and increase repeat visits through website optimization
- Account for future needs with site planning that enables it to be expanded in the future

Whereas, The Inner Circle Media deliverables include the following:

- Project specifications and conceptual design, with a finalized site diagram and wireframe
- Interface design, with two initial rounds of mockups which integrate with the DDA's branding efforts
- Site production and implementation, including coding the design templates using standards-based XHTML, CSS and JavaScript as necessary, server-source functionality based on open-source technologies in combination with a MySQL database for storing content, integration of content, web-based forms, content-management systems, and quality assurance testing
- Warranty period of 6 months with full technical assistance at no cost

Whereas, The cost for Inner Circle Media's proposal is \$9,000-\$10,500, with a total estimated project budget of \$15,000;;

RESOLVED, The DDA authorizes its DDA ROC Committee to redesign the DDA website to be more user-friendly and content rich;

RESOLVED, The DDA approves the selection of Inner Circle Media as consultant in the amount not to exceed \$10,500 to assist ROC in its efforts to develop a new website, with a total estimated project budget of \$15,000;

RESOLVED, The DDA Research and Opportunity Committee Chair and Executive Director are authorized to oversee and execute documents pertaining to this project;

RESOLVED, ROC shall provide monthly updates to the DDA board on the progress of this project until completion.

Mr. Boren explained that the web site is scheduled to launch in late May and the Board will have opportunity to explore the web site and provide feedback throughout the design and implementation.

A vote on the motion showed:

AYES: Beal, Boren, Collins, DeVarti, Greff, Gunn, Hall, Hewitt, Smith, Splitt

NAYES: None

Absent: Aldrich, Hieftje

The motion carried.

DDA Grants: Mr. Boren stated that ROC has had three grant requests on its agenda since late fall 2006: CAPP – request for \$3,000 to move a sculpture to Liberty Plaza Park; MSAA – request for \$9,000 for a customer service enhancement program; and LEN – request for \$8,000 to support a downtown “Buy Local” event. All three groups have been asked for additional information. The Committee will also review the more recent request from the Kerrytown District Association.

DDA Board Retreat: Mr. Boren indicated that the board mid-year retreat is scheduled for January 19, 2007, in the DDA meeting room at noon. The Board will be separated into three work groups to brainstorm about downtown parking strategies, and will report back to the full group at the end. The meeting goal will be to generate at least three viable options to present to City Council for action.

8. CAPITAL IMPROVEMENTS

Huron Street: The Design Team is scheduled to meet with City staff January 11, 2007.

5th & Division: Conceptual plans have been presented before the Planning Commission and there appeared to be good support.

4th & William Structure: Steel columns at the seventh and eighth levels have been installed and the crane has been removed. The speed ramp is scheduled to open in mid-January.

Wayfinding Project: Corbin Design has begun the initial fact finding phase of the project. Mr. DeVarti asked about UM participation; Ms. Pollay said that University Planner Sue Gott has been asked to serve on the Project Advisory Committee.

9. OTHER DDA BUSINESS MATTERS

DDA Executive Committee. Ms. Smith reported that the Executive Committee met prior to the Board meeting to discuss the City Council’s efforts to encourage Google to locate its offices downtown. Ms. Gunn moved and Mr. DeVarti supported the following resolution:

**RESOLUTION OF SUPPORT FOR CITY COUNCIL’S
EFFORTS TO ENCOURAGE GOOGLE TO LOCATE ITS OFFICES DOWNTOWN**

Whereas, Ann Arbor City Council has determined that the best interests of the community of Ann Arbor will be served by providing an incentive for major employer, Google, to locate in downtown Ann Arbor;

Whereas, That incentive involves in part the availability of up to 400 monthly parking permits provided to Google employees for the time they are located in a downtown office space leased by Google;

Whereas, Ann Arbor City Council approved “Resolution Related To Working with the DDA on a Parking Incentive” at their January 8, 2007 meeting in which City Council requested that the Ann Arbor Downtown Development Authority participate with the City in defining and implementing a strategy to implement this incentive;

Whereas, The Ann Arbor Downtown Authority is very pleased that the City Council has made it possible for Google to locate downtown;

Whereas, In response to City Council's resolution the DDA will continue to make monthly permit spaces available to the City to provide permits to Google as needed up to the estimated 400 parking spaces;

Whereas, In response to downtown parking pressures the DDA will soon meet in a retreat to analyze long-term parking strategies including the possible construction of new parking spaces as well as the parking rate increases that will be needed to support this construction;

Whereas, It is the DDA's intention to meet with City Council shortly after this retreat to discuss the options that best meet current and future community needs;

RESOLVED, The DDA extends its support to City Council for its efforts to secure Google in downtown, and commits to work with City Council to develop new facilities and strategies to meet current and future parking demands in the downtown.

Ms. Greff proposed a friendly amendment to add the statement...."provide to the City at the prevailing rate..." Ms. Gunn accepted the amendment as friendly.

Ms. Hall stated that she supported Google being downtown but she was having trouble understanding how the DDA was going to provide 400 parking spaces. **She suggested adding alternative transportation to the resolution.** Ms. Gunn accepted the amendment as friendly.

Mr. Beal asked about the strategy to provide the spaces. Ms. Pollay indicated the 400 spaces will not be requested immediately but would be needed over time as Google hires staff. It is anticipated that McKinley may provide many of these spaces from their allotment, no decision has been made about the remainder.

Ms. Gunn moved and Mr. DeVarti supported the amended resolution as follows:

**RESOLUTION OF SUPPORT FOR CITY COUNCIL'S
EFFORTS TO ENCOURAGE GOOGLE TO LOCATE ITS OFFICES DOWNTOWN**

Whereas, Ann Arbor City Council has determined that the best interests of the community of Ann Arbor will be served by providing an incentive for major employer, Google, to locate in downtown Ann Arbor;

Whereas, That incentive involves in part the availability of up to 400 monthly parking permits provided to Google employees for the time they are located in a downtown office space leased by Google;

Whereas, Ann Arbor City Council approved "Resolution Related To Working with the DDA on a Parking Incentive" at their January 8, 2007 meeting in which City Council requested that the Ann Arbor Downtown Development Authority participate with the City in defining and implementing a strategy to implement this incentive;

Whereas, The Ann Arbor Downtown Authority is very pleased that the City Council has made it possible for Google to locate downtown;

Whereas, In response to City Council's resolution the DDA will make up to 400 parking spaces available to the City, at the prevailing rate, to provide to Google;

Whereas, In response to downtown parking pressures the DDA will soon meet in a retreat to analyze alternative transportation and long-term parking strategies including the possible construction of new parking spaces and parking rate increases that will be needed to support this construction;

Whereas, It is the DDA's intention to meet with City Council shortly after this retreat to discuss the options that best meet current and future community needs;

RESOLVED, The DDA extends its support to City Council for its efforts to secure Google in downtown, and commits to work with City Council to develop new facilities and strategies to meet current and future parking and transportation demands in the downtown.

A vote on the motion showed:

AYES: Beal, Boren, Collins, DeVarti, Greff , Gunn, Hall, Hewitt, Smith, Splitt

NAYES: None

Absent: Aldrich, Hieftje

The motion carried.

10. OTHER AUDIENCE PARTICIPATION

Ms. Smith shared the City Council Resolution directing the City Administrator to proceed with planning and design of a new building to the east of the Larcom Building to house the 15th District Court and Ann Arbor Police Services. The Resolution directs the City Administrator to submit a first phase budget and implementation strategy for the project to City Council the first meeting in February.

11. ADJOURNMENT

As there was no further discussion the meeting was adjourned at 1:04 P.M.

Respectfully submitted,
Susan Pollay, Executive Director