

**Ann Arbor Downtown Development Authority Meeting Minutes  
Wednesday, July 11, 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.

<b>1. ROLL CALL</b>
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Present: Russ Collins, Rene Greff, Roger Hewitt, John Hieftje, Sandi Smith, John Splitt

Absent: Rob Aldrich, Fred Beal, Gary Boren, Dave DeVarti, Leah Gunn, Jennifer Hall

Staff Present: Susan Pollay, Executive Director  
Joe Morehouse, Deputy Director  
Joan Lyke, Management Assistant  
Lindsay Hard, Special Projects Manager

Audience: Peter Alexander, JP Morgan Chase Bank  
Peter Allen, Allen & Associates  
Tony Bisesi, Republic Parking System  
Erica Briggs, getDowntown Program  
Ellen Davis, JP Morgan Chase Bank  
Ray Detter, Downtown Area Citizens Advisory Council  
Lisa Dugdale, Think Local First  
Mark Gilmer, JP Morgan Chase Bank  
Adrian Iraola, Washtenaw Engineering  
Rebecca Maccaralini, Citizen/MsAA  
David VanderZee, City of Ann Arbor  
Chris White, AATA

<b>2. AUDIENCE PARTICIPATION</b>
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Mr. Gilmer appeared before the DDA to request that parking permits held by JP Morgan Chase Bank for the 4<sup>th</sup> and William structure be transferred to the 4<sup>th</sup> & Washington parking structure to make it more convenient for his staff who often need to be in and out of the office at sales calls. Mr. Gilmer noted that their work force has grown and will continue to expand by 10% this year; is a significant contributor to the community through sponsorships; and recently spent over \$900,000 renovating the 3<sup>rd</sup> floor of the Washington & Main location with plans to continue renovations on other floors.

**Ms. Hall enters.**

Mr. Detter reported that the CAC does not want any A2D2 Zoning recommendations approved until the changes are accompanied by a Design Guidelines review process. The CAC supports the Ann Arbor Art Center's concept for 415 W. Washington as the best use of the site, and it urges City Council to move quickly with its RFP to redevelop the site and that if a public parking lot is approved in the interim that it be a temporary use.

**Mr. Boren enters.**

<b>3. APPROVAL OF MINUTES</b>
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Mr. Hewitt moved and Ms. Hall seconded approval of the June 6, 2007 DDA meeting minutes.

**A vote on the motion showed:**

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**  
**The motion carried.**

**4. STATUS OF CITY TASKFORCE EFFORTS**

Percent for Art Taskforce: Mr. Collins indicated that there was nothing new to report.

A2D2: Mr. Hewitt said that the reports were presented to City Council and all were approved on June 18<sup>th</sup> except for the zoning recommendations, as Council needs additional information. The Steering Committee will meet August 6th and plans to resubmit an implementation report to City Council in September.

**5. CAPITAL IMPROVEMENTS**

Fourth and William Garage: The addition to the Garage was open to the public on July 3rd, three days behind the projected schedule. The delay was due to some corrections to the stairways mandated by the building inspector.

Ann and Ashley Garage Addition: Production of construction drawings continues and is expected to be completed in late August. Mr. Hieftje asked about the potential to add a structure at the Ann Arbor News lot; Ms. Pollay said that information on this and three other sites were submitted to City Council at the end of May. Mr. Hieftje asked Ms. Pollay if she would check with individual members of the Council to see if they would like to meet with DDA members to discuss this report.

Sculpture Park Plaza: Work is two weeks ahead of schedule. With exception of back ordered parts and plantings; the Plaza is likely to reopen before art Fair.

Alley Repairs: Construction of the Maynard alley will start the last week in July.

ADA Ramps: Work is anticipated to start on July 23rd. Several meetings have been held with City, Washtenaw Engineering, and contractor staff to determine location and coordination of repairs during summer 2007.

Huron Street: No change since the last report.

Fifth Avenue & Division: No changes to report.

Mr. Splitt moved and Ms. Greff supported the following resolution:

**RESOLUTION TO SET ASIDE 1% OF THE FOURTH & WILLIAM EXPANSION PROJECT BUDGET TO COMMISSION A PUBLIC ART INSTALLATION ON THE STRUCTURE**

Whereas, The DDA Renewal Plan directs the DDA to pursue projects that add to downtown Ann Arbor's unique identity and it also directs the DDA to pursue projects that encourage an active street life through public art installations;

Whereas, The Fourth & William Parking Structure expansion project was authorized by City Council in August 2005, a \$5 million project budget established by the DDA in June 2006, and will be completed by July 2007;

Whereas, The DDA Capital Improvements Committee recommends that the DDA pursue the installation of a piece of artwork in or on this structure that will make the facility more attractive;

Whereas, The Capital Improvements Committee recommends that 1% of the project budget (\$50,000) be set aside to commission and install this artwork;

RESOLVED, The DDA shall set aside \$50,000 of its project budget for the Fourth & William parking structure expansion which shall be used to commission a piece of artwork for this facility;

RESOLVED, The DDA's ROC Committee shall be asked to distribute a Request for Proposals to the City Commission on Art in Public Places, the Ann Arbor Art Center and other organizations for this project.

Mr. Collins indicated the resolution is a good idea and it fits the spirit of the Percent for Public Art Taskforce. However, funding for artwork isn't always going to be attached to a facility as specified in this resolution. Usually the taskforce will decide where the art would be installed. One of the critical issues still being decided by the taskforce is how the dollars will be administered. Ms. Greff asked if he was asking for the resolution to be amended to not attach the funds to the 4<sup>th</sup> & William Structure. Mr. Collins responded that in this instance he felt it was OK to designate the placement of the art.

**Mr. Hieftje proposed a friendly amendment in the two Resolves to state that the DDA funds would be used to commission a piece of artwork in the DDA District and that the DDA ROC committee would work with CAPP and other appropriate organizations to develop an RFP for this commissioning. Mr. Collins asked if the amendment could state the DDA preference for artwork in the 4<sup>th</sup> & William structure, but a willingness to allow CAPP to determine the optimal location.** Mr. Collins said that he felt the proposed amendments would fit the spirit of the work of the taskforce; Ms. Greff and Mr. Splitt accepted the amendments as friendly.

The revised resolution reads as follows:

**RESOLUTION TO SET ASIDE 1% OF THE FOURTH & WILLIAM EXPANSION PROJECT BUDGET TO COMMISSION PUBLIC ART IN THE DOWNTOWN**

Whereas, The DDA Renewal Plan directs the DDA to pursue projects that add to downtown Ann Arbor's unique identity and it also directs the DDA to pursue projects that encourage an active street life;

Whereas, The Fourth & William Parking Structure expansion project was authorized by City Council in August 2005, a \$5 million project budget established by the DDA in June 2006, and will be completed in July 2007;

Whereas, The DDA Capital Improvements Committee recommends that the DDA pursue the installation of a piece of artwork in or on this structure that will make the facility more attractive;

Whereas, The Capital Improvements Committee recommends that 1% of the project budget (\$50,000) be set aside to commission and install this artwork;

RESOLVED, The DDA shall set aside \$50,000 of its project budget for the Fourth & William parking structure expansion to commission a piece of artwork somewhere in the DDA District, with a DDA preference that this work be commissioned for placement on the Fourth & William parking structure.

RESOLVED, The DDA's ROC Committee shall work with the City Commission on Art in Public Places and other appropriate organizations to develop an RFP for this project.

**A vote on the amended motion showed:**

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**  
**Absent: Aldrich, Beal, DeVarti, Gunn**  
**The motion carried.**

Wayfinding: The next Project Advisory Committee meeting is scheduled for July 12, 3:30PM.

<b>6. RESEARCH AND OPPORTUNITY</b>
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Alternative transportation grant renewals: Mr. White and Ms. Briggs attended ROC and provided a great deal of information on the Link and the getDowntown programs.

Mr. Boren moved and Ms. Greff supported the following resolution:

**RESOLUTION PROVIDING \$65,101 TO SUPPORT THE LINK FOR SEPTEMBER 2007 TO APRIL 2008**

Whereas, The 2003 DDA Renewal Plan encourages the DDA to support alternative transportation efforts;

Whereas, The DDA has supported several important alternative transportation initiatives including installation of bicycle lockers and hoops, construction of pedestrian friendly sidewalks, and funding for several non-motorized transportation studies;

Whereas, The DDA has also supported the getDowntown program since its inception, and has provided the principal funding for go!passes which have been provided to 5,000 downtown employees;

Whereas, The Ann Arbor Transportation Authority (AATA) introduced a downtown circulator called the "Link" in August 2003 utilizing funds received from a Congestion Mitigation Air Quality (CMAQ) grant;

Whereas, Link ridership has grown steadily, and now represents the highest ridership on any AATA route and a significant number of Link riders use the Link to go to work, shop, dine, and go to classes;

Whereas, The DDA provided \$24,000 to the Link in December 2004, \$22,598 in 2005/06, and \$36,705 in 2006/07;

Whereas, Representatives of the DDA ROC Committee met with a representative of AATA to explore the potential to expand Link service into the evening;

Whereas, The cost for service throughout the downtown, Monday through Friday, 7:00 a.m. to 11:00 p.m. from September 2007 to April 2008 would be split as follows:

University of Michigan	\$133,542
State Operating Assistance	\$131,803
AATA – advertising revenues	\$ 10,000
AATA – operating subsidy	\$ 65,101
DDA	<u>\$ 65,101</u>
	\$405,548

Whereas, The DDA ROC Committee has reviewed this proposal and recommends its approval;

RESOLVED, The DDA will provide \$65,101 to support Link service from September 2007 to April 2008.

Mr. Hewitt reported that Link ridership has grown steadily and is now the highest ridership on any AATA route. He said that he was comfortable approving this resolution, however, he wanted a resolution from the AATA Board requesting that the DDA approve the funding for Link; Mr. White said that he would ask for this resolution from the AATA board. Mr. Hewitt asked if federal grants to AATA would increase given the larger ridership numbers or if it was determined by number of miles; Mr. White said that both were considered, as was population density, but that passenger miles were considered not the number of boardings.

**A vote on the resolution showed:**

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Mr. Boren moved and Ms. Greff supported the following resolution:

**RESOLUTION PROVIDING \$247,637 FOR THE GO!PASS AND GETDOWNTOWN PROGRAM FROM NOVEMBER 2007 THROUGH OCTOBER 2008**

Whereas, The getDowntown program began in 1999 as a partnership between the DDA, AATA, City of Ann Arbor, and Chamber, and it provides a full-time director who conveys individualized Transportation Demand Management (TDM) assistance to downtown employees and oversees the distribution of the go!pass;

Whereas, Congestion Mitigation/Air Quality (CMAQ) funding supported the go!pass program in 1999, and in 2001 the DDA provided \$175,000 to support go!passes for one year through November 2002;

Whereas, In July 2002, the DDA approved a two-year grant for the go!pass in the amount of \$445,000, which included funds for the getDowntown program, and in July 2004, the DDA approved a three year grant for the go!pass funding in the amount of \$732,586, which included a contribution to the getDowntown program;

Whereas, An independent evaluation of the getDowntown program in 2005 indicated that percentage of downtown employees driving alone to work has dropped from 63.3% in 2001 to 56.4% in 2005, which is a significant increase in the number of commuters taking advantage of alternative modes of transportation indicating in part the impact of the getDowntown program;

Whereas, 365 downtown employers currently participate in the go!pass program, which provides passes for 5,095 downtown employees and the getDowntown program sponsors several annual events to generate interest in alternative transportation including Curb Your Car Month, the Commuter Challenge, Bike Fest and Bike Winter;

Whereas, The DDA received a request from the getDowntown program to renew its go!pass funding for three additional years, from November 2007 through October 2010;

Whereas, The Nelson/Nygaard Parking Strategies Report prepared for the City of Ann Arbor A2D2 initiative identifies the getDowntown program as an important tool for managing commuter parking demand, and it also identifies several possible enhancements to the program in coming years;

Whereas, One of the issues mentioned in this Report is the potential to increase evening transit service to make the go!pass more valuable to many downtown workers;

Whereas, The four getDowntown partners will need time to discuss the Nelson/Nygaard strategies for enhancing the getDowntown program, and AATA will need time to explore ideas for evening transit service;

Whereas, The DDA ROC Committee recommends that the DDA provide funding for the go!pass in the amount of \$241,072 and the getDowntown program in the amount of \$6,565 for fiscal year 2007/08 to enable these programs to continue even as discussions about future service enhancements take place in the coming year;

RESOLVED, The DDA will provide funding for the go!pass and getDowntown program in the amount of \$247,637 to support these programs from November 2007 through October 2008.

Mr. Hewitt asked Mr. White what percentage of riders on AATA used the go!pass; Mr. White said that go!pass use represents 8% of AATA's total ridership. Mr. Collins said that anecdotally he could attest to the usefulness of the pass as a tool to get and keep good employees. Mr. Hewitt asked if those using the pass were bus riders before the program and thus there was no sizeable decrease in the number of cars coming to downtown; Mr. White said that it's difficult to respond with precision, but that some users had always used the bus to come to work and were now using the go!pass, but that the amount of total pass usage was increasing steadily every year. Also, the latest study conducted by the UM indicated that the number of employees coming to work by car had decreased substantially in the past several years. Mr. Hewitt asked about the UM's contribution for its MCard which Mr. White described.

**Mr. Hewitt asked to amend the RESOLVED clause to ask for a formal resolution from the AATA Board asking the DDA for funds for the go!pass. Mr. Boren accepted this amendment as friendly.**

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

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Members of the board recognized the dedication and service of the outgoing getDowntown! program director, Erica Briggs and welcomed Nancy Shore as the new director.

Mr. Boren moved and Ms. Greff supported the following resolution:

**RESOLUTION PROVIDING \$247,637/YEAR FOR THREE YEARS FOR DOWNTOWN EMPLOYEE TRANSPORTATION ON THE HOWELL/ANN ARBOR COMMUTER RAIL**

Whereas, The Ann Arbor DDA continues to show its active commitment to encouraging alternative transportation options, including multi-year funding for the getDowntown program, the go!pass, the Link, and bike/pedestrian improvements such as the proposed plan for Fifth and Division;

Whereas, The efforts of the DDA has, in part, been responsible for the declining numbers of downtown commuters driving alone to work, from 63.3% in 2001 to 56.4% in 2005;

Whereas, A coalition of communities have come together to provide commuter rail service by Great Lakes Central Railroad between Livingston and Washtenaw County to help commuters bypass the increasing congestion on US-23;

Whereas, It has been estimated that if this service were in place commuters would save \$108/month (to/from Whitmore Lake) to \$554/month (to/from Howell), there would be a savings of 101,600 gallons of gasoline and a summer emissions decrease of -3.1 T in VOC and -3.13 T in NOx;

Whereas, A tremendous number of federal, state, and local government leaders have announced strong support for this project, as have the Brighton, Howell and Ann Arbor Chambers of Commerce;

Whereas, The initial concept would run between Howell and Plymouth Road in Ann Arbor, with AATA buses transporting commuters into downtown, until such time as the Ann Arbor Railroad agrees to participate in this project which would extend service into downtown and to the UM athletic facilities and possibly into Monroe;

Whereas, It is anticipated that the first year capital cost will be \$3.9 million for such elements as a new platform and parking area on Plymouth Road, and that the operating expenses for this project are estimated to be \$4.5 million;

Whereas, Several funding commitments have been received for this project already including funds from MDOT, Washtenaw County, Northfield Township, and more, as well as from large employers such as the University of Michigan which will provide a subsidy so all its employees can use this rail service;

Whereas, It has been estimated that 9,476 people work in the Central Business District which represents approximately 10% of the workforce in Ann Arbor, and 48,523 people work in the Downtown District, which includes the UM central campus, athletic campus and hospital, and these numbers are likely to be among the heaviest users of a commuter rail service between Howell and Ann Arbor;

Whereas, 365 downtown employers currently participate in the go!pass program, which provides passes for 5,095 downtown employees, and the DDA ROC Committee sees the potential to draw a similar amount of participation on a north/south commuter rail and recommends that the DDA provide funding in an equal amount to the commuter rail for three years to help build ridership and visibility for the project;

RESOLVED, The DDA will provide funding for the Howell to Ann Arbor Commuter Rail to cover the cost of downtown employee commuters in the amount of \$247,637/year for three years.

RESOLVED, The DDA directs its staff to survey monthly parking permit holders to determine their level of interest in this north/south commuter rail service and if demand appears to be significant, the DDA may opt to increase its level of funding for this project beyond this employee transportation subsidy;

RESOLVED, Further, the DDA will consider providing additional funding to this project if the Ann Arbor Railroad agrees to be a part of the project thus making it possible to establish a downtown rail station.

**Mr. Hewitt suggested an amendment in the title and the first RESOLVED clause increasing the amount from \$247,635/year to \$250,000/year. Ms. Greff also asked to amend the first RESOLVED clause to say: RESOLVED, The DDA will provide funding for the Howell to Ann Arbor Commuter Rail to cover the cost of downtown employee commuters in the amount of \$247,637/year \$250,000/year for three years. Mr. Boren accepted the amendments as friendly.**

Mr. Hewitt said that at this point it is not clear to what entity the funds will be paid as all the organizational details are still being worked out. The general consensus was that it was important to approve the resolution even in advance of knowing these details which will be worked out in time. Mr. Hieftje said that he is not comfortable with the stop at Plymouth Road and is confident the Ann Arbor Railroad will participate with this project. Significant support has been raised for this project already, from such sponsors as MDOT, Washtenaw County, and others.

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

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Mr. Boren moved and Mr. Hieftje supported the following resolution:

**RESOLUTION TO PROVIDE A \$12,000 GRANT TO THINK LOCAL FIRST IN SUPPORT OF A BUY LOCAL WEEK CAMPAIGN FOR DOWNTOWN BUSINESSES**

Whereas, The Ann Arbor DDA Development Plan contains a component for the support and encouragement of downtown businesses;

Whereas, The DDA has worked to meet this goal through such strategies as partnering with the four downtown Area Associations, as DDA has a special interest in efforts aimed at supporting smaller, independent businesses;

Whereas, Think Local First is a Washtenaw County-based membership organization whose goal is the encouragement of businesses that are locally owned and run with sustainable business practices;

Whereas, Think Local First will sponsor a Buy Local Week promotion in winter 2007, and has made a request to the DDA for \$12,000 to provide additional support, advertising, and promotion to their five dozen downtown business members during this promotion;

Whereas, This will include an expanded downtown campaign that will run four times in the coming year to keep the "buy local" message highly visible with special posters and advertising and story ideas for local media;

Whereas, Think Local First's budget for Buy Local Week is \$34,300;

Whereas, A DDA grant would be recognized on the front page of the Think Local First website, on their Labor Day, Earth Day, Independence Day and Buy Local Week posters, and in their Think Local First newsletter which has a distribution of 500 pieces;

Whereas, The DDA ROC Committee has reviewed this request and has recommended that the DDA approve a grant to Think Local First in the amount of \$12,000;

RESOLVED, The DDA approves a grant to Think Local First in support of its efforts to showcase downtown independent businesses as part of its Buy Local Week activities in 2007/2008.

Ms. Greff announced that she will abstain from voting on this resolution due to her involvement with the Think Local First Board. Mr. Collins stated that this resolution is an example of the ROC grant program and he is very confident of that process.

**A vote on the resolution showed:**

**AYES: Boren, Collins, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Abstain: Greff**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Mr. Boren moved and Ms. Greff supported the following resolution:

**RESOLUTION TO APPROVE A SECOND GRANT TO THE CITY OF ANN ARBOR ENERGY OFFICE FOR THE INSTALLATION OF A SOLAR ELECTRIC SYSTEM AT THE FARMERS MARKET (\$50,000)**

Whereas, The Michigan Department of Labor and Economic Growth Energy Office advertised the availability of \$50,000 in funding for a "Large Scale Photovoltaic Grant" to demonstrate solar energy use to educate people on the value of solar energy;

Whereas, City Council approved an application from the City's Ann Arbor Energy Office for this grant, and as part of their resolution requested that the DDA be a partner in this project by providing the \$50,000 match for this grant;

Whereas, In April 2007 the DDA voted to approve a \$50,000 grant to the City Energy Office as the match for this grant application;

Whereas, The City learned recently that it was not selected as the recipient for this grant;

Whereas, The Ann Arbor DDA remains strongly committed to pursuing renewable energy goals for the downtown;

Whereas, United Solar Ovonics, Michigan's largest solar collector manufacturer has agreed to design a solar energy system at the Farmers Market and provide solar collectors at a discounted price;

Whereas, The Farmer's Market will be an excellent site to demonstrate solar electric generation to the community, and electricity from the solar collector system will help reduce utility costs at the Farmer's Market;

Whereas, The DDA Research & Opportunity Committee recommends that the DDA provide a second grant in the amount of \$50,000 to the City's Energy Office to fully fund a solar electric demonstration project in the Farmers Market;

RESOLVED, The DDA approves a second grant in the amount of \$50,000 to match its earlier grant and thus provide 100% of the cost for a solar energy demonstration project in the Farmer's Market to educate people on the value of solar energy.

RESOLVED, This action is taken contingent on the DDA receiving considerable visibility for its grants to this project.

Ms. Hall asked how the DDA would be recognized for sponsorship of the project; Ms. Pollay said that she understood that the DDA logo would be prominently displayed on the educational panels associated with this project. Mr. Hieftje said that the excess energy created by the project will be sold to the Kerrytown Shops, thus generating funds for the City's energy fund.

**A vote on the resolution showed:**

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Mr. Boren moved and Ms. Greff supported the following resolution:

**RESOLUTION AUTHORIZING THE MODIFICATION OF THE 2007/08 AND 2008/09 DDA BUDGET TO PAY FOR THE INSTALLATION AND OPERATION OF HOLIDAY LIGHTS IN THE DOWNTOWN**

Whereas, In February 2004 representatives of the four downtown area associations requested that the DDA redirect its estimated \$80,000 cost for free holiday parking and seasonal display ads to announce this free parking into a grant to the downtown associations to pay for a three year holiday lighting program in the downtown at a cost of \$240,000 or \$80,000/year.

Whereas, As part of this request, the association representatives asked that the DDA:

- Create an \$80,000 annual sinking fund for holiday lighting. Unused funds would be rolled over from one year to the next.
- Allow the Associations to use Liberty Plaza as the site for an annual Grand Lighting Event that would kick off the beginning of the winter light season. The Associations would take responsibility to organize and market this event.
- Add new holiday lights in locations that didn't have them at the time, including Liberty, 4<sup>th</sup>, Catherine, Detroit, Ann, Church, E. University, N. University, Maynard and State.

Whereas, These funds also covered the costs associated with electricity for these lights, as well as for the installation and ongoing maintenance of the lights;

Whereas, The DDA approved this three year grant to the associations in May 2004 and this grant ended in winter 2006/07;

Whereas, The DDA ROC Committee has determined that it is in the best interest of the downtown to continue the tradition of holiday lights in the downtown trees because it draws positive attention to the commercial areas and provides an attractive sense of place during the dark months of winter from November to March;

Whereas, The ROC Committee recommends that the DDA discontinue its holiday light grant program to the associations and instead, have the DDA directly assume financial responsibility for the installation of the lights and thus modify its budget to show an annual cost of \$80,000;

RESOLVED, The DDA shall modify its 2007/08 and 2008/09 budget to reflect an annual cost of \$80,000 to pay for the installation of downtown holiday lights and pay for the cost of the electricity needed to operate them.

RESOLVED, Since the amount provided is not sufficient to place holiday lights on all downtown trees, the four downtown associations shall be asked to determine where the lights should be placed to best support activities and businesses in their areas.

**Mr. Hieftje proposed a friendly amendment as follows: "RESOLVED, that the DDA will work with the City Energy office and LED light suppliers in developing a cost and return on investment schedule for replacement and installation of the holiday lights with LED holiday lights."** Mr. Boren said that he accepted the amendment as friendly.

**Ms. Smith proposed a friendly amendment to be placed after the 5<sup>th</sup> Whereas clause as follows: "Whereas, Ann Arbor already has the largest LED light display in the state;"** Mr.

Boren accepted the amendment as friendly. Ms. Smith suggested that a sign be included at Liberty Plaza stating that fact this year.

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

**AYES: Boren, Collins, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

Website: Mr. Boren announced that final copy changes are being made and the website should be going live at the end of summer.

<b>7. OPERATIONS COMMITTEE</b>
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Financial Statements: Mr. Hewitt reported that the TIF maintenance reserve, and Housing income fund are projected to be above budget due to higher than anticipated interest income; TIF capital expenses are behind budget due to alley repair and Sculpture Plaza repair costs largely falling in the next fiscal year due to project scheduling; and parking income is above budget due to an increase in the number of hourly patrons. Mr. Collins acknowledged Mr. Morehouse, Mr. Bisesi and republic staff for providing additional information about the increase in the numbers of hourly patrons to the Operations Committee. **The May 2007 financial reports were moved by Mr. Hewitt seconded by Ms. Smith and unanimously approved.**

Mr. Hewitt moved and Mr. Collins supported the following resolution:

**RESOLUTION TO PARTNER WITH THE CITY TO TEMPORARILY SECURE THE 415 W. WASHINGTON SITE**

Whereas, City staff and operations will soon vacate the 415 W. Washington maintenance facility site;

Whereas, There has been a great deal of community comment about the potential future uses of the 415 W. Washington site;

Whereas, There is a need to temporarily secure the 415 W. Washington site against vandalism to allow City Council and the community time to debate its optimal future use;

Whereas, DDA and City staff have assessed the site and recommend that the best way to minimize damage to the site during this transition phase would be to secure the building with fencing and activate the interior surface area with a public use such as parking to provide regular "eyes and ears" for this secluded section of the building;

Whereas, Providing interim public parking on this site could defray the cost to secure the building and pay the ongoing expenses to maintain lighting and landscaping on this site until a decision is made regarding its future use;

Whereas, Providing interim public parking on this site could also temporarily alleviate some of the public parking demand on the neighborhood streets abutting the new YMCA;

Whereas, The DDA Operations Committee discussed the possibility and indicated potential support for moving forward with the idea but only if it were clear that this use was temporary and not intended to suggest any future use for the site;

Whereas, The DDA Operations Committee also wanted to ensure that City Council would support this concept before directing staff to pursue the idea further;

RESOLVED, The DDA presents the idea of partnering with the City of Ann Arbor to secure the 415 W. Washington site and to temporarily activate it with public parking during the interim phase following its vacation, and asks for direction from City Council on the best way to proceed.

Mr. Hewitt indicated that the DDA had verbally been asked to provide temporary parking in an effort to activate the site for security purposes while the city researches future use of the site. The Operations Committee wanted to ensure the City Council would support this concept before the DDA invests the time and effort in moving forward with the concept.

**Ms. Greff proposed to delete the 6<sup>th</sup> Whereas clause as a friendly amendment; it was accepted as friendly by Mr. Hewitt.**

Mr. Hewitt said that the Operations Committee discussed the issue at great length at its meeting and it is clear the DDA would only move forward with City Council's approval. He reiterated that the DDA is clear that this is only a temporary lot. Ms. Smith said that the neighborhood would not want the site to become blighted, and its location and sight line makes it an easy location to hide illicit activity.

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

**AYES: Boren, Collins, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

<b>8. OTHER DDA BUSINESS MATTERS</b>
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DDA Annual Meeting: Immediately following this meeting.

August Meeting: Ms. Smith moved and Ms. Greff supported the cancellation of the August .

**A vote on the action showed:**

**AYES: Boren, Collins, DeVarti, Greff, Hall, Hewitt, Hieftje, Smith, Splitt**

**NAYES: None**

**Absent: Aldrich, Beal, DeVarti, Gunn**

**The motion carried.**

DDA Annual Retreat: The retreat is scheduled for Tuesday, October 16, 2007, 12Noon-5PM. More details will be provided as they become available.

<b>9. OTHER AUDIENCE PARTICIPATION</b>
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None.

<b>11. ADJOURNMENT</b>
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As there was no further discussion the meeting was adjourned at 1:40 P.M.

Respectfully submitted,  
Susan Pollay, Executive Director