

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
September 2, 2009

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104
Time: DDA Chair John Splitt called the meeting to order at 12:14 p.m.

1.	ROLL CALL
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Present: Gary Boren, Newcombe Clark, Russ Collins, Rene Greff, Leah Gunn, Jennifer Hall, Roger Hewitt, John Hieftje, Keith Orr, Sandi Smith, John Splitt

Absent: Joan Lowenstein

Staff Present: Susan Pollay, Executive Director
Joe Morehouse, Deputy Director
Joan Lyke, Management Assistant
Amber Miller, Intern

Audience: Dave Askins, Ann Arbor Chronicle
James Blum, The Christman Consultants
Ray Detter, Downtown Area Citizens Advisory Council
Rene Greff, Arbor Brewing Company
Mike Haller, Homeowner
Adrian Iraola, Park Avenue Consultants, Inc.
Nancy Kaplan, Self
Todd Ketola, Barton Marlow
Mark Lyons, Republic Parking
Kyle Mazurek, Ann Arbor Chamber of Commerce
Oscar Notz, Turner Construction
Mike Ortlieb, Carl Walker, Inc.
Pat Podges, The Christman Company
Ryan Stanton, Ann Arbor.com

2.	AUDIENCE PARTICIPATION
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Mr. Haller said that he was an 18 year resident of the Burns Park neighborhood, and he congratulated the DDA on moving forward with the 5th Avenue Underground parking structure. He said that he supported the decision to competitively bid all the project trade elements, as it is the only way to get innovative, cost-effective responses and the best value for the community. He encouraged the DDA to stay with that decision and he offered his assistance to the DDA.

3.	REPORTS FROM CITY BOARDS AND COMMISSIONS
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Downtown Area Citizens Advisory Council: Mr. Detter said CAC reaffirms its support for the S. Fifth Avenue structure and the Fifth/ Division project. CAC is opposed to additional free standing above-ground parking structures in the downtown. The CAC would also like to see residential units as all or part of the building that will be approved for the top of the underground garage. CAC is opposed to a City & McKinley decision to close the alley/public passageway west of Liberty Square parking structure between E. Liberty and E. Washington by installing permanent bollards. Further these bollards will force trash trucks to back out/rather than drive through thus disturbing near-by residents with beeping.

4. STATUS OF CITY TASKFORCE EFFORTS WITH DDA MEMBERSHIP

A2D2 Steering Committee: Mr. Hewitt reported the committee met August 11 to continue working on the design guidelines which he anticipates will be presented to City Council this fall. The Downtown Zoning and Parking amendments will be presented to City Council for first reading September 8; a design guidelines open house will be held tonight at the Kerrytown Concert House; a working session is scheduled for September 15; and a public hearing and 2nd reading of the Ordinance is scheduled for October 19, 2009.

Mutually Beneficial Committee: Ms. Smith reported that the committee has not met.

6. MINUTES

Ms. Gunn moved and Mr. Hewitt seconded approval of the July 1, 2009 DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Collins, Gunn, Hall, Hewitt, Hieftje, Mouat, Orr, Smith, Splitt

NAYS: None

Abstain: Clark

Absent: Lowenstein

The motion carried.

Mr. Mouat moved and Mr. Hewitt seconded approval of the July 1, 2009 Annual DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Collins, Gunn, Hall, Hewitt, Hieftje, Mouat, Orr, Smith, Splitt

NAYS: None

Abstain: Clark

Absent: Lowenstein

The motion carried.

Ms. Gunn moved and Mr. Hewitt seconded approval of the August 19, 2009 Special DDA meeting minutes.

A vote on the motion to approve the minutes showed:

AYES: Boren, Clark, Collins, Gunn, Hall, Hewitt, Hieftje, Mouat, Orr, Smith, Splitt

NAYS: None

Absent: Lowenstein

The motion carried.

7. DDA BUSINESS MATTERS

Ms. Hall moved and Ms. Smith seconded the following resolution:

RESOLUTION TO THANK RENE GREFF

Whereas, Rene Greff has served with distinction on the Ann Arbor DDA board since 2000, including serving as Chair in 2003/04;

Whereas, Rene Greff brought great intelligence and careful deliberation to the discussion of important DDA projects, as well as a firm commitment to the values and mission of the DDA;

Whereas, Rene Greff's concern for the viability of unique independent businesses and their importance to the special quality and attractiveness of the downtown has been an important factor in the goals and achievements of the DDA over the past eight years;

Whereas, Rene Greff was at the heart of the DDA's 2003 Renewal process, and brought new friends and supporters to champion the work of the DDA over the past several years, which have included such transformative projects as the Fifth & Division Improvements Plan and expansive funding for a variety of new alternative transportation programs.

Whereas, Rene's passionate love for downtown and community is an inspiration to all who have had the good fortune to work beside her;

RESOLVED, The Ann Arbor Downtown Development Authority, on behalf of the downtown and the community, thanks Rene Greff for her great service and far reaching contributions during her years on the DDA.

Mr. Orr said to Ms. Greff that since her term on the DDA had ended, there have been several instances when DDA members have channeled her in her absence (all laughed). Ms. Smith said the DDA will miss Ms. Greff's leadership and her dedication to fight for what she believed in. She said that our loss is Ypsilanti's gain, as Ms. Greff will now be serving on the Ypsilanti DDA board. Ms. Hall invited Ms. Greff to speak to the DDA as downtown business owner during the audience participation in the future.

A vote on the motion to approve the resolution showed:

AYES: Boren, Clark, Collins, Gunn, Hall, Hewitt, Hieftje, Mouat, Orr, Smith, Splitt

NAYS: None

Absent: Lowenstein

The motion carried.

7. TRANSPORTATION COMMITTEE

Statement of Purpose: Mr. Mouat said that Ms. Greff had led the committee in a brainstorming session. This session led to the creation of a committee Statement of Purpose, which includes principles, transportation categories the Committee will work on, and brainstorming ideas for possible future project areas.

LINK: The committee heard from several community members about their concern that LINK service had not been renewed. The committee will continue to discuss the LINK, service, routes, ridership, etc. at future meetings. Mr. Hieftje said that Ann Arbor has increased the availability of transportation choices, e.g. buses, bike racks, improved sidewalks, etc. The 2005 Census showed that Ann Arbor ranked 10th in the nation for people who walk or bike to work. He said that the Fuller Road Intermodal center being designed in collaboration with the UM will connect the east/west bike trail that is the most heavily used in the county, and it will include locker rooms with showers. He said he appreciated the hard work the DDA Transportation Committee is doing.

Mr. Collins stated that he felt that the LINK route and service was originally well designed but shortly thereafter it got pulled into politics and now committee members are lost in the data. He said that the DDA is already a leader in alternative transportation and we need to seek the advice of the professionals that can help us avoid the blind spots when discussing the LINK.

Mr. Newcombe said that often the emphasis in transportation discussions is on commuters. He encouraged the Transportation Committee to be proactive rather than reactive, and to also focus on the needs of downtown residents and others that travel to downtown.

7. OPERATIONS COMMITTEE

City Income Tax: In response to questions, staff had prepared a report about the potential impact to the DDA should the City pass a City income tax. Under the scenario of an income tax, the City's operating millage would go away and the DDA's TIF would lose approximately \$700,000. Mr. Hieftje said that it is not at all clear that the City Council will move forward with this, and if it were put on the ballot and approved, it would not take effect until 2011. Mr. Clark asked staff to prepare best and worst aggregate projections for the DDA budget should the City income tax pass.

2009 Art Fair: Mr. Hewitt said that the DDA's Art Fair parking revenue was up over last year. There was no rate increase so the increase was attributed to good weather.

Valet Parking: Mr. Hewitt reported that the Operations Committee elected to suspend valet service in Maynard in May, and have since decided not to reinstate the service this fall.

Magnetic Stripe Validation: Mr. Hewitt said Republic Parking completed their assessment and resolved not to recommend moving forward with this project due to significant equipment cost and the recurrent problems experienced in other communities with this technology.

AVI Card Pilot Project: Mr. Hewitt reported the AVI card pilot project has been mechanically successful to this point. Next steps will require the purchase of new equipment and creating a system to maintain accurate parking counts, especially on Sundays when parking is free.

E-Park Pay Stations: Mr. Hewitt reported the 25 pay stations recently installed are working very well. A survey indicated the majority of the users like the new system. Parking enforcement staff have experienced some connection issues between this equipment and their hand-held ticket processing devices; DDA and RPS continue to provide assistance to City staff as it works with its contractor to address the problems. Operations will be discussing when and where to add more pay stations in the future.

8. CAPITAL IMPROVEMENTS COMMITTEE

5th Avenue Underground Parking Structure: Mr. Ortlieb stated the Christman Company is underway with preconstruction services. Earth retention and excavation bids will be released soon and he anticipated that a maximum guaranteed price would be provided to the DDA by mid-October. He reaffirmed Mr. Haller's comment at the beginning of the meeting that the various elements of this project would be competitively bid. Mr. Hewitt complimented the design team for keeping to the schedule. Mr. Ortlieb corrected a statement in a recent news article about construction beginning in the spring of 2010; rather, construction will begin in October.

Mr. Hewitt asked Mr. Iraola if a decision had been made yet with regards to the dirt that will be removed from the work site; Mr. Iraola said that City staff have indicated that the airport is not available as the City wishes to retain this site for its own future storm water retention needs. He has been exploring other options and will report back in the future with a recommendation.

5th & Division: Mr. Splitt reported that curbs and bump outs were being installed and a new fire hydrant installed at the Hanover Square corner of Division/Packard.

Wayfinding: Mr. Splitt said that installation continues and it is anticipated that the full system will be in place by the beginning of November, including the recently approved MDOT signs. Staff and the contractors have been addressing errors as they have been identified. Mr. Collins reported that a local design professional shared an extremely positive opinion related to the Wayfinding signs. Several other DDA members stated they were very pleased with the project.

10. PARTNERSHIPS COMMITTEE

Mr. Collins and Ms. Smith reported that Partnerships has not met since June. The DDA's Energy Saving Grant program is underway again and applications are due to the DDA office by September 30th. Partnerships will spend time at its next meeting discussing committee purpose, work plan, etc. There will also be a discussion of how the DDA might support a feasibility analysis for an Ann Arbor local currency program.

11. OTHER DDA BUSINESS MATTERS

None.

12. OTHER AUDIENCE PARTICIPATION

None.

13. ADJOURNMENT

Mr. Collins moved and Mr. Orr seconded adjournment of the meeting at 1:10 PM.

Respectfully submitted,
Susan Pollay, Executive Director