

**DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
September 18, 2006**

DIRECTORS PRESENT: Bob Doud, Jennifer Shoub, Dan Van Sweden,
John Steele, Chris Shook, Ann Rohrbaugh,
Kenneth Miller, Hannah McKinney, John Schmitt,
Moses Walker

DIRECTORS ABSENT: Jeff Nicholson

STAFF PRESENT: Kenneth Nacci, Steve Deisler, Vicky Kettner,
Mary Staron, Nicole Wilson, Jillian Green

OTHER: Leslie Hoffman, Pam O'Connor, Jane Parikh,
Chris Howard, Scott Triemstra, Jerome Kisscorni,
Lee Kirk, Michael O'Connor

Director Doud called the meeting to order at 3:03 p.m.

II. ADOPTION OF AGENDA

**DIRECTOR SHOOK MOVED TO ADOPT
THE AGENDA AS PRESENTED. SUPPORTED
BY DIRECTOR SHOUB. MOTION CARRIED.**

III. MINUTES – August 21, 2006

**DIRECTOR MILLER MOVED TO ACCEPT
THE MINUTES OF 8/21/06 AS AMENDED.
SUPPORTED BY DIRECTOR MCKINNEY.
MOTION CARRIED.**

IV. FINANCIAL REPORTS

A. July 31, 2006

B. Amended 2006 Parking Budget

M. Staron reviewed the budgets and opened the floor to questions.

**DIRECTOR MILLER MOVED TO ACCEPT
THE 7/31/06 FINANCIAL REPORT AND THE
2006 PARKING BUDGET AS PRESENTED.
SUPPORTED BY DIRECTOR STEELE.
MOTION CARRIED.**

V. ACTION ITEMS

A. Reedy Corp Development Agreement

S. Deisler noted that grants had been awarded to Mr. Reedy via the Business Rehabilitation Program and the Business Recruitment Incentive Program. The development agreement between Mr. Reedy and the Downtown Development Authority needs to be approved by the DDA Board. \$59,000 had been identified from the TIF budget for Mr. Reedy's propose projects, which includes streetscape improvements. The Capital Improvement Program (CIP) Committee is negotiating the details.

**DIRECTOR MILLER MOVED TO APPROVE
AN ALLOCATION NTE \$59,000 TO REEDY CORP.
PER THE DEVELOPMENT AGREEMENT BETWEEN
THE DOWNTOWN DEVELOPMENT AUTHORITY
AND REEDY CORP TO BE NEGOTIATED BY THE
CIP COMMITTEE AS DISCUSSED. SUPPORTED BY
DIRECTOR SHOOK. MOTION CARRIED.**

B. Ratify 2006 TIF Budget Revisions

S. Deisler clarified that the budget was not being revised, but there was a reallocation of funds for the following items:

- Painting in Ramp# 3 / Kalamazoo Mall Ramp
- Lighting enhancements around the perimeter of the cinema project / Kalamazoo Mall Ramp
- Arcadia Creek Festival Place and ice rink maintenance

He clarified no action was necessary, the report was for informational purposes only.

C. Building Rehabilitation Program

1. Mainstreet East, L.L.C. – 241 E. Michigan Ave.
\$18,000 — Rehab

S. Deisler noted that the grant request was received from Treystar. The proposed investment is \$500,000 with a projected creation of 10-15 jobs. The Business Recruitment Retention Committee is recommending approval.

2. Kalwards, L.L.C. – 167 E. Kalamazoo Ave.
\$37,500 — Façade / \$30,000 — Rehab

S. Deisler stated the grant requests were received from Plazacorp Realty Advisors. There is a proposed investment of \$2,000,000 and the business would be service and retail oriented. The Business Recruitment Retention Committee is recommending approval.

3. Derek & Adrienne Wisser – 203 E. Michigan Ave
NTE \$12,050 — Rehab

S. Deisler explained that the proposed business is a bridal shop, which would inhabit the former Philosopher's Stone location. The Business Recruitment Retention Committee is recommending approval.

4. Ron Smilanich – 338 E. Michigan Ave.
\$10,290 — Rehab

S. Deisler explained that the grant request was for the Club Soda property. The projected investment in the space is \$60,000.

He clarified that if all of the grant requests were approved, it would likely expend the remainder of the 2006 funds.

**DIRECTOR VAN SWEDEN MOVED TO APPROVE
THE BRP GRANT REQUESTS AS PRESENTED.
SUPPORTED BY DIRECTOR SHOUB. MOTION
CARRIED.**

VI. DISCUSSION ITEMS

A. Outdoor Café Seating / Outdoor Grilling Updates

N. Wilson updated the Board on the issue noting she has is working with the city of Ann Arbor and has also researched the ordinances in Madison, WI, and Grand Rapids, MI and Lansing, MI. DKI planning staff has met with the city engineering department and city legal counsel to address the issue and will be reconvening on September 23 for further discussion. There is a petition circulating in attempts to prohibit grilling anywhere on the mall.

Director Walker asked who would decide if grilling was allowed. N. Wilson answered if an ordinance was imposed, the city engineering department and attorney would likely be a part of the process.

VII. COMMITTEE UPDATES

A. DKI Parking Committee Update

1. Part Time Employee Parking Program

L. Hoffman updated the Board on the program. To date, 260 passes had been sold to 8 separate businesses.

2. Meter Card Program

L. Hoffman briefed the Board on the status of the program, noting it was off to a slower start than the part time employee parking program. Central City Parking will work with V. Kettner to maximize the marketing efforts.

VIII. DIRECTOR COMMENTS

Director Shoub reminded the Board that the YWCA Summit on Racism would take place that Friday.

IX. PUBLIC COMMENTS

Chris Howard inquired about the variances in the DDA and TIF boundaries, noting his business was within the DDA but not the TIF district.

Director Doud answered that the Board had just recently authorized research of boundary revisions by staff. He offered to have staff follow up with Mr. Howard regarding the process.

X. ADJOURNMENT

The meeting was adjourned at 3:54 p.m.

APPROVED: _____

Jillian Green
Recording Secretary