

TROY DOWNTOWN DEVELOPMENT AUTHORITY

Meeting Agenda

September 19, 2012
7:30 AM in the Lower Level Conference Room
Troy City Hall
500 West Big Beaver Road, Troy, MI 48084
(248) 524-3330

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes from May 2, 2012
- IV. Old Business
- V. New Business
 - A. Planning Department Report
 - B. Request for Closed Session
- VI. Public Comment
- VII. Closed Session
- VIII. Adjourn

The next regular meeting of the Troy Downtown Development Authority is scheduled for October 17, 2012, this is expected to be cancelled.



Executive Director

A meeting of the Downtown Development Authority was held on Wednesday, May 02, 2012 in the Lower Level Conference room, City Hall, 500 W. Big Beaver, Troy, Michigan. Kiriluk called the meeting to order at 7:30 AM.

Present: Larry Keisling
Allan Kiriluk
Ward Randol
Dan MacLeish
Ernest Reschke
Douglas Schroeder
David Hay
Michele Hodges
Janice Daniels

Absent: P. Terry Knight
Earle Van Dyke
Harvey Weiss

Also Present: John Szerlag
Mark Miler
Lori Bluhm
Nino Licari
Brent Savidant
Monica Irelan
Tom Darling
Glenn Lapin

Minutes

Resolution: DD-12-07

Moved by: Hay

Seconded by: MacLeish

RESOLVED, That the Minutes of the August 24, 2011 regular meeting be approved.

Yeas: 8

Absent: Weiss, Knight, Van Dyke

Abstain: Hodges

Old Business

Letter outlining the status of bond issuance: John Szerlag summarized the letter.

New Business

A. Discussion and Designation of Executive Director

Resolution: DD-12-02

Moved by: MacLeish

Seconded by: Keisling

RESOLVED, That the Troy Downtown Development Authority appoints Mark Miller, Director of Economic and Community Development to the position of Troy Downtown Development Authority, Executive Director.

Yeas: (all) - 9

Absent: Weiss, Knight, Van Dyke

B. Election of Officers

Resolution: DD-12-03

Moved by: MacLeish

Seconded by: Keisling

RESOLVED, That the Troy Downtown Development Authority nominates and appoints Alan Kiriluk Chair, David Hay Vice Chair, and Thomas Darling Secretary/Treasurer.

Yeas: (all) - 9

Absent: Weiss, Knight, Van Dyke

C. Budget

Resolution: DD-12-04

Moved by: Hodges

Seconded by: Randol

RESOLVED, That the Troy Downtown Development Authority approves the Budget for Fiscal Year 2012/13.

Yeas: (all) - 9

Absent: Weiss, Knight, Van Dyke

D. Festival of Trees

Alan Kiriluk reported that a group of business people are investigating a holiday Festival of Trees in Big Beaver.

Public Comment

NONE

Member Comment

Closed Session

Close Session Started at 7:30 AM

This meeting was adjourned at 8:36 AM.

DATE: September 11, 2012

TO: Mike Culpepper, Interim City Manager

FROM: Mark F. Miller, Economic and Community Development Director
R. Brent Savidant, Planning Director

SUBJECT: PLANNING DEPARTMENT REPORT

There are three notable Planning Department projects located within the Troy Downtown Development District:

1. Granite City Restaurant and Microbrewery – 699 W. Big Beaver
This restaurant and microbrewery was the first project approved and constructed under the Big Beaver Form Based Zoning District, which implements many of the recommendations of the Big Beaver Corridor Study. The restaurant includes seating indoors and in both covered and uncovered patios. The Grand Opening was May 4, 2012.
2. Big Beaver Kilmer Planned Unit Development – Northeast corner of Big Beaver and Kilmer
The retail component includes a 9,607 S.F. retail building, a 7,202 S.F. retail building, and a 1,800 S.F. Tim Horton's restaurant with a drive thru. The residential component includes fourteen (14) residential units on the north portion of the property. The commercial component is located within the DDA; the residential component to the north is not. The applicant recently broke ground project in May, 2012. Estimated completion date for the retail component is 2012.
3. Big Beaver Center Planned Unit Development – North side of Big Beaver between Alpine and McClure
This project includes a one-story 24,000 square foot retail building and a 4,000 square foot bank branch along the Big Beaver frontage, with 16 single family residential units to the north. The commercial component is located within the DDA district; the residential component is not.



MEMORANDUM

TO: Members of the Troy Downtown Development Authority
FROM: Lori Grigg Bluhm, City Attorney *LG*
DATE: September 13, 2012
SUBJECT: Request for Closed Session

The Michigan Open Meetings Act allows for executive or closed sessions to be called by a governmental body (such as the Troy Downtown Development Authority (TDDA)) for very limited purposes. For example, closed sessions are allowed in order to discuss attorney client privileged communications under MCL 15.268 (h) (MCL 15.243 (g)). When a closed session is called under this statutory provision, then the discussion is limited to the contents of the privileged and confidential memorandum. No votes or other official action can be taken in a closed session. A closed session is valuable, since it provides an opportunity for a frank disclosure of strengths and weaknesses of a position, without the fear that this honest analysis would be broadcast to the public or detrimentally used by the opposing side of a dispute.

A closed session is requested for the September 19, 2012 Troy Downtown Development Authority meeting, and a resolution is proposed below for your review and consideration. At least 2/3 of the TDDA membership needs to approve the call of a closed session, which is one of the reasons why we need to know as soon as possible how many TDDA members are planning to attend the meeting. Assuming that there is the required approval, the resolution calling for a closed session would be voted on as part of the regular meeting, but the closed session would not be officially convened until after the public comment portion of the regular meeting. After the closed session, the meeting would conclude.

A hard copy of the confidential attorney client communication will be available as early as 7 am on the morning of September 19, 2012 for your review, and all copies of the confidential communication will be collected at the conclusion of the closed session. Just as a reminder, it is unlawful to disclose any of the closed session discussion or information to any other person.

Please let me know if you have any questions or concerns about this matter.

Proposed resolution:

RESOLVED, that the Downtown Development Authority will **CONVENE** in Closed Session as part of the September 19, 2012 meeting, following the conclusion of public comment portion of the regular meeting, as allowed by MCL 15.268 (h)(MCL 15.243(g)).