

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Wednesday, April 2, 2014, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:00 PM.

**B. ROLL CALL:**a) City Council Members

Mayor Dane Slater  
 Jim Campbell  
 Wade Fleming  
 Dave Henderson  
 Ellen Hodorek  
 Ed Pennington  
 Doug Tietz

Downtown Development Authority Members

Timothy Blair  
 Dennis Bostick  
 David Hay, Vice Chairman  
 Arkan Jonna  
 Laurence Keisling  
 Alan Kiriluk, Chairman  
 P. Terry Knight  
 Daniel MacLeish  
 Albert Papa

Suggested Resolution

Resolution #2014-04-037

Moved by Slater

Seconded by Henderson

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Campbell and Council Member Pennington at the City Council Joint Special Study Meeting with Downtown Development Authority of Wednesday, April 2, 2014, due to being absent from the state.

Yes: Slater, Fleming, Henderson, Hodorek, Tietz

No: None

Absent: Campbell, Pennington

**MOTION CARRIED****C. DISCUSSION ITEMS:****C-1 Future Role of the DDA and Maintenance of Boulevards**

Mayor Slater thanked the Council and DDA Members for attending this meeting. He thanked City Manager Kischnick for bringing these topics forward for the Council and the DDA for discussion.

City Manager Kischnick introduced the topic Future Level of Service for the Big Beaver Corridor and discussed the presentation slides about debt service. He then asked Kurt Bovensiep, Superintendent of Parks, Streets and Drains, to discuss maintenance of boulevards. Mr. Hay asked if this maintenance proposal includes tree maintenance, spraying and fertilization. Mr. Bovensiep answered that yes, it includes all of those items.

Mark Miller, Director of Economic and Community Development, discussed the proposed 2014/15 through 2016/17 Downtown Development Authority Budget.

Mayor Slater clarified that since there isn't enough capture, the City will help supplement the DDA through year one through three. Mayor Pro Tem Henderson asked that if the tax capture schedule shows positive numbers, does the DDA need a supplement. City Manager Kischnick replied that the current capture is positive, but in order to provide maintenance, the DDA needs more than what it currently captures. Chairman Kiriluk clarified that the DDA needs a supplement in order to bring the DDA district up to the proper maintenance standards. After the third year, he continued, there will be a surplus in the DDA. Mayor Pro Tem Henderson clarified that Council knew the DDA would need a supplement for the first few years, so this isn't a surprise. Mayor Slater concurred, as did Council Member Fleming. Council Member Fleming commented that this supplement presented is manageable. Mr. Kiriluk and Mayor Slater commended staff for their efforts in putting this presentation together.

Mr. Knight commented that he has seen windows covered in posters and would like to know how those business owners can get away with that. Mr. Miller and Mr. Savidant said staff is looking into that issue.

Council Member Tietz asked if someone knocks a tree over with a car, is that covered in the maintenance? Mr. Bovensiep replied that through cost recovery and the judicial system, the DDA gets reimbursed for damaged trees.

Chairman Kiriluk said that bare windows of vacant storefronts are more detrimental to the DDA appearance than large signs in the windows of vacant storefronts. Mr. Miller said staff will provide a development report and a sign report to the DDA.

Mayor Pro Tem Henderson questioned the vehicle rental for in-house staff line item on the budget. Mr. Bovensiep replied that there is an hourly rate for staff to use city vehicles, specifically trucks, in their daily work. Mayor Pro Tem Henderson asked about the banners line item in the budget and how the dollars are spent. Mr. Bovensiep said the budget covers replacing banners, installing and removing banners four times a year as well as brackets.

Mr. Miller discussed the next steps in the new role of the DDA: service debt, administration and maintenance costs. He explained that over the years, there have been a number of studies of Big Beaver and the DDA done by staff. Looking to the future, MDOT is working on projects that will affect the DDA. The City is also looking at pedestrian options, development of a 5-year strategy and will be delivering those ideas to the DDA in October at the next DDA meeting. Richard Carlisle, of Carlisle/Wortman Assoc., commented that there are many grants with local matches that will help garner private contributions as well for some of these projects. He continued that it is important for the DDA to convey a positive image because in the long run it will pay off in economic dividends. Mr. Carlisle said the DDA is a great resource to help identify signature projects that will help the city move forward, for example with pedestrian walkability. Mr. Miller opened the discussion to questions.

Mr. Knight asked for Mr. Miller's thoughts relative to the issue of many people, including young people, being more interested in working and living in an urban environment and how do we mesh with that? Mr. Miller said a number of plans give us guidelines of how to implement a mixed use district, which is exactly what people want now. Mr. Carlisle commented that in the

Big Beaver Corridor and surrounding areas, there is great potential to attract Millennials as well as many other portions of our society who want a walkable community. Mr. Savidant said we are all talking about creating a “place”, which our Master Plan and Big Beaver Corridor Study specifically address. Council Member Fleming asked if repurposing existing buildings will be considered in our future plans for the DDA? Mr. Miller said yes, that is always a factor as well as demolishing low-density buildings that are obsolete. Mr. Hay commented that autonomous vehicles are being tested now in other areas, and, we should look at if the Road Commission of Oakland County is tie-barring these futuristic ideas to how they are developing roads. Mr. Carlisle said that Big Beaver will be a prime corridor for future transportation ideas including public transportation systems.

Mayor Slater said that we are in a phase of the DDA that is looking toward the next 5 years, so we will be looking at many ideas. He asked Mr. Kischnick about the plan to attack the issue of the condition of the roads. Mr. Kischnick replied that Monday night there will be a study session to discuss fund balance and the condition of the roads, including Big Beaver. Mr. Kischnick commented that the City needs to put money into County roads because that is what the residents want. Mayor Slater said we don't have to put our money into County roads, but we will have to in order to maintain the roads in Troy. Council Member Tietz commented that the City is making a good decision by putting budget money into the roads, whether they are city or county roads. Mr. MacLeish said Troy is doing a phenomenal job of maintaining the appearance of the roads and landscaping, even in the lean budget times. He continued that Troy is a dream to work with when building here.

Mayor Slater commented that the figures presented here will be brought again with the budget. He asked Chairman Kiriluk for closing remarks.

Mr. Kiriluk stated that the leaders and Council should be proud of their efforts with resolving the DDA bond issue. He said the DDA is proud of the resolution to the bond issue and very happy with the relationship of the DDA, Planning Commission, City Council and staff. He said Troy is a leader in road repairs, since there is no money from the Federal or State government. He said he knows of many companies out-of-state who are watching Troy and our investment in roads, infrastructure and community will pay off.

Mr. Hay commented that every community is in competition with every other community, and we have to be diligent with moving forward in order to attract new businesses and residents.

Mayor Slater commented that it is very important to have these joint meetings to encourage communication.

Mr. Reschke commented that we have to remember the residential tax base in all these conversations.

Council Member Hodorek commented that more and more, she is able to promote Troy during conversations about event planning and travel. She said that things like DDA maintenance and appearance, transportation, and amenities are important to companies who bring employees to Troy. She encouraged everyone to promote Troy at every opportunity.

Mr. Knight said all of us are active in local organizations but we also have to get city executives involved in local service organizations.

Mayor Slater thanked everyone for being at this meeting.

**D. PUBLIC COMMENT: No Public Comment was offered.**

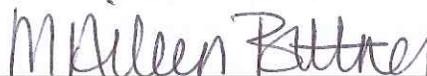
**E. ADJOURNMENT:**

The Meeting **ADJOURNED** at 7:07 PM.



---

Mayor Dane Slater



---

M. Aileen Bittner, CMC  
City Clerk