A meeting of the Downtown Development Authority was held Wednesday, October 20, 1999 in the Lower Level Conference Room of Troy City Hall, 500 West Big Beaver, Troy, Michigan. The meeting was called to order at 7:30 a.m.

PRESENT: Garry G. Carley
Michael Culpepper
Stuart Frankel
Philip Goy
William Kennis
Alan M. Kiriluk
Rebecca L. Maccardini
Daniel MacLeish
Clarke B. Maxson
Carol Price
Ernest C. Reschke
Jeanne Stine
Lauren Trendler, Student Representative

ABSENT: Douglas Schroeder

ALSO PRESENT: John Szerlag
John M. Lamerato
Gary Shripka
John M. Martin
Doug Smith
Laurence G. Keisling
Matt Rossetti

Alan Kiriluk introduced Stuart Frankel, newly appointed member of the TDDA.

APPROVAL OF MINUTES

Resolution #**99-25**
Moved by Kennis
Seconded by Goy

RESOLVED, that the minutes of the September 16, 1999 regular meeting be approved.

Yeas: All (12)
Absent: Schroeder

OLD BUSINESS

1. Proposed Amendment to Bylaws on Public Comment

Proposed Amendment to Bylaws for Public Comment will be considered at the November 17, 1999 meeting.

2. Community Center Options

John Szerlag reviewed options the City Council considered and focused on option 2B which the City would like to proceed with. Matt Rossetti addressed the Board reviewing with them preliminary building design and makeup.

NEW BUSINESS

1. Presentation of City Road Projects

John Szerlag presented a listing of roadway projects both within and outside the TDDA boundaries.

2. Requests to Allocate Bonding Capacity

Resolution **#99-26**
Moved by Kennis
Seconded by Reschke

RESOLVED, that the Troy Downtown Development Authority (TDDA) approves the allocation of TDDA revenues to service bonded indebtedness to be issued as required and allowable through 2003, and further recommends to City Council approval of the issuance of bonds for the following projects:

a) Troy Community Center construction, not to exceed $14,000,000.00

b) Rochester Road road improvements, not to exceed $4,400,000.00

c) Phase II Big Beaver Road road improvements, not to exceed $2,400,000.00

d) Phase III Big Beaver Road road improvements, not to exceed $10,000.000.00

All advance funded road projects shall have all of the State reimbursement returned to the Troy Downtown Development Authority.

e) Bonding capacity shall be reserved for public infrastructure to support the components of the Civic Center site development of $15,000,000.00.

1. Resolution to Amend Separate Questions

Resolution **#99-27**
Moved by Macleish
Seconded by Price

Yeas: All (12)
Absent: Schroeder

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a) Resolution **#99-28**
Moved by Carley
Seconded by Stine

Yeas: 10
Nays: 2 (MacLeish, Price)
Absent: Schroeder

b) Resolution **#99-29**
Moved by Kennis
Seconded by Reschke

Yeas: All (12)
Absent: Schroeder

c) Resolution **#99-30**
Moved by Kennis
Seconded by Reschke

Yeas: All (12)
Absent: Schroeder

d) Resolution **#99-31**
Moved by Macleish
Seconded by Kennis

Yeas: All (12)
Absent: Schroeder

e) Resolution **#99-32**
Moved by Carley
Seconded by Culpepper

Yeas: 10
Nays: 2 (Macleish, Goy)
Absent: Schroeder

3. Set Public Hearing for Development Plan and Tax Increment Finance Area

Resolution **#99-33**
Moved by Macleish
Seconded by Goy

RESOLVED, that the Troy Downtown Development Authority (TDDA) recommends that the Troy City Council receive Development Plan #3 and Tax Increment Financing Plan #3 for the Troy Downtown Development District, authorize its transmittal to the area taxing jurisdictions, and schedule a public hearing for Monday, December 20, 1999 for receiving comments on the Plans.

Yeas: All (12)
Absent: Schroeder

4. Fund Demolition of Gas Station/Party Store/Donut Shop – Budget Amendment

This item was pulled from the agenda.

Mr. Kennis left the meeting at this time.

5. Recommend Extension of Kate Beebe Contract

Resolution **#99-34**
Moved by Macleish
Seconded by Carley

RESOLVED, that the Troy Downtown Development Authority (TDDA) recommend to the Troy City Council approval for a period of 6 months, a professional services contract with Katherine Beebe & Associates, Inc. For real estate consulting services related to the Troy Civic Center concept plan implementation. The schedule of payment will be principals, $125; senior associates, $80; junior associates $60; and administrative services, $25 per hour.

Yeas: All (11)
Absent: Kennis, Schroeder

6. Update of Proposed Special Development District Ordinance

The Board will be updated on this topic at a future meeting.

7. Resolution for Closed Session

Resolution **#99-35**
Moved by Carley
Seconded by Goy

RESOLVED, that the Board meet in closed session to discuss property acquisition.

Yeas: All (11)
Absent: Schroeder, Kennis

EXCUSE ABSENT MEMBERS

Resolution **#99-36**
Moved by Carley
Seconded by Goy

RESOLVED, that Board members Kennis and Schroeder be excused.

Yeas: All (11)
Absent: Schroeder, Kennis

The meeting was adjourned at 9:30 a.m.

The next meeting will be Wednesday, November 17, 1999 at 7:30 a.m. at Troy City Hall, 500 West Big Beaver, Troy Michigan, in the Lower Level Conference Room.

Alan M. Kiriluk, Chairman

John M. Lamerato, Secretary