

A meeting of the Downtown Development Authority was held Thursday, April 23, 1998 in Room 201, Troy Community Center, 3179 Livernois. The meeting was called to order at 7:30 a.m.

**PRESENT:** Garry G. Carley  
Philip Goy  
William Kennis  
Alan M. Kiriluk  
John Loehr  
Daniel MacLeish  
John G. Pappageorge  
Carol A. Price  
Ernest C. Reschke  
James Schultz  
Jeanne M. Stine

**ABSENT:** Rebecca L. Maccardini  
William Sandy

**EXCUSE ABSENT MEMBERS**

**Resolution #98-9**

Moved by Goy  
Seconded by MacLeish

RESOLVED, that Board members Maccardini and Sandy be excused.

Yeas: All - 11  
Absent: Maccardini, Sandy

**APPROVAL OF MINUTES**

**Resolution #98-10**

Moved by Pappageorge  
Seconded by Stine

RESOLVED, that the minutes of the March 12, 1998 meeting be approved.

Yeas: All - 11  
Absent: Maccardini, Sandy

**OLD BUSINESS**A. Annual Meeting Schedule**Resolution #98-11**

Moved by Stine

Seconded by Carley

RESOLVED, that the Board will meet at 7:30 a.m. on the following dates:

May 21

June 18

September 17

October 15

November 19

December 17, 1998

Yeas: All - 11

Absent: Maccardini, Sandy

**NEW BUSINESS**A. Novi Main Street Project Discussion

There was a discussion of Novi's Main Street Project and it was agreed to visit the project at our next meeting on May 21, 1998.

B. Legal Fees

Members reviewed the request from Attorney Robert R. Nix for increased legal fees. Staff indicated that there had not been an increase of fees in two years and the request was reasonable. There was a short discussion.

**Resolution #98-12**

Moved by Carley

Seconded by Schultz

RESOLVED, that the DDA be authorized to increase expenditures for legal fees to Robert R. Nix II, of Kerr, Russell and Weber, from \$215 per hour to \$225 per hour, effective January 1, 1998.

Yeas: All - 11

Absent: Maccardini, Sandy

C. Required Changes to Development Plan (Bacon)

An expansion of the DDA boundaries and project areas within those boundaries were discussed. The proposed expansion and project areas will be discussed at a future meeting. Any boundary changes will be in the form of a recommendation to City Council, as City Council has the final say in these matters.

D. Process of Moving Forward (Beebe/Smith)

Kate Beebe was unable to attend the meeting but staff indicated that progress is being made in terms of RFQ and RFP development to select a developer for the Civic Center project. The RFQ and RFP will be reviewed and approved by the DDA and the selection of a developer to work on this project will be approved by City Council. The target date to make a recommendation to City Council is September 1998.

E. Property Issues

Doug Smith is to supply a list of all residential properties in the original DDA district as well as in the proposed district.

In response to a question from the audience, it was indicated that there is no increase in real estate taxes to residential structures contained within the DDA boundaries by virtue of those structures being located in the DDA.

Mr. Lamerato is to explain how excess funds from the DDA are distributed back to the City budget.

F. Required Actions

Staff is to return with supporting documentation relative to rezoning as "Civic Center Special District" as well as designation of the civic center project area which will include scope of work.

G. Community Center Update

Staff reported nothing new on this issue.

H. Stakeholders Communication

In response to last month's discussion regarding external communications, Doug Smith reported that the process has begun to contact all the immediate neighbors to the Civic Center Project, including businesses along Town Center Drive, the Marriott, Ford & Earl, and Liberty Property Trust. As those meetings continue, the TDDA will be kept informed and recommendations will be made as

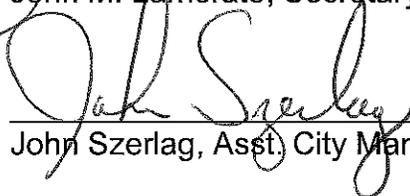
to how to keep the public informed through some type of communication or newsletter. In addition, some type of relationship needs to be defined with the Planning Commission to assure open communication with them regarding any issues the Planning Commission might have regarding this project.

Moved by Goy  
Supported by Schultz  
to adjourn to Executive Session

Yeas: All - 11  
Absent: Maccardini, Sandy

  
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Alan M. Kiriluk, Chairman

  
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John M. Lamerato, Secretary

  
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John Szerlag, Asst. City Manager/Services