Downtown Development Authority Minutes – Final October 21, 2015

A meeting of the Downtown Development Authority was held on Wednesday, October 21, 2015 in the Lower Level Conference room, City Hall, 500 W. Big Beaver, Troy, Michigan. Chairman Alan Kiriluk called the meeting to order at 7:30 AM.

Present:	Kiriluk, Alan	
	Hay, David	
	Keisling, Larry	
	Knight, Barbara	
	MacLeish, Dan	
	Randol, Ward	
	Reschke, Ernest	
	Slater, Mayor Dane	
	Blair, Tim	
	Schroeder, Douglas	
Absent:	Bostick, Dennis	
	Jonna, Arkan	
	Papa, Albert	
Also Present:	Miller, Mark, ***Executive Director***	
	Darling, Thomas, ***Secretary/Treasurer***	
	Kischnick, Brian	
	Lori Bluhm	
	Bovenseip, Kurt	
	Hughes, Maggie	
	Savidant, Brent	
	Lapin, Glenn	

Minutes

Resolution: DDA-2015-10-04

Moved by: MacLeish
Seconded by: Hay

RESOLVED, That the Minutes of the April 15, 2015 regular meeting be approved.

Yeas: 10
Absent: 3

Old Business – None

New Business – Approval of 2016 Schedule of Meetings

All public meetings shall be held in the lower level conference room, Troy City Hall, 500 West Big Beaver Road, Troy Michigan 48084 starting at 7:30am on the following dates:

2016 Regular Meeting Schedule:
January 20, 2016
April 20, 2016
October 19, 2016

Joint Meeting with City Council:
January 25, 2016, 6:00pm, City Council Board Room

Resolution: DDA-2015-10-05

Moved by: Keisling
Seconded by: MacLeish

RESOLVED, That the meeting schedule be approved as presented

Yeas: 10
Absent: 3

New Business – Lights of Hope

Barbara Knight presented the update on Lights of Hope. It was noted that this is the 3rd year of the program. Tree sponsors liked the signs. Sponsor signs will help offset costs. Lights will be in groupings of approximately 12 trees per group. Barbara Knight will sponsor costs to fill in groups of unsponsored trees. Sponsorships will go on-line Friday. Sponsorships can be purchased at Troylights.com.

The Board expressed sincere appreciation to Barbara for filling in any shortfall.

New Business – Planning and Development

Brent Savidant, Planning Director, reviewed current applications and projects noting that Detroit Medical Center Children's Outpatient Clinic is slated to open in February 2016 with a construction value at $42 million.

Brent also noted that there was discussion at the October 12, 2015 City Council/Planning Commission joint meeting about the potential development of the Civic Center Campus. Most of the area lies within the DDA and is within the BB Big Beaver Zoning District.

City Manager Kischnick and Mayor Slater noted that it is only discussion based on new developments in and around the Civic Center Campus area.

New Business – Move Across Troy Update

Maggie Hughes, Management Assistant, discussed concepts and ideas on how to make Big Beaver more walkable. This included projects at the locations of Civic Center Drive and the Automation Alley/Altair location. The City is working with OHM for design concepts. This is a long process. It was also noted that more social activities could be incorporated in the Big Beaver area.

New Business – Troy Roads Rock 2 Report

City Manager Brian Kischnick reported on City's road initiative "Troy Roads Rock" noting that the City has invested over $32 million from 2012-2015. Brian reviewed a map showing areas of significant focus. Brian highlighted the DDA area (Big Beaver Road). Last year Oakland County supervised these road projects. This year the City supervised the projects and worked closely with the construction contractor Delisio. It was noted that this year went much smoother and that there will not be significant construction in the near future.

Brian solicited comments from the DDA Board.

Hay – commented that he was glad that the project is completed. Although well planned, there are always people caught surprised. Companies should take greater responsibility in informing employees. The City appears to have taken reasonable steps to reduce traffic congestion. Big Beaver is in good shape. Questioned if there were any tools that the City could provide for companies to distribute to employees.

Keisling – Questioned if the City could provide alternate route maps (i.e. Kirts road)

MacLeish – Commended City for good job. The only City that has been proactive in taking care of roads. Appreciates the use of concrete that lasts 30-35 years.

Kiriluk – Council promotes decision to be proactive on roads. Noted that saw cutting makes dust and inquired if this could be done on off hours.

New Business – Big Beaver Road and Sidewalk Maintenance Update

Kurt Bovenseip, Public Works Manager, reviewed the maintenance of the district. It was noted that a sidewalk cleaning program was instituted and the irrigation was performed on a daily basis (as opposed to every other day in the prior year) at 8-10 minutes per zone.

Issue noted was the amount of weeds due to the lack of planting material. The sidewalk program costs were contracted at approximately $3,000 per month and the city is considering doing this in-house in future years. City considering providing trash cans to promote walkability and sense of place.

New Business – Big Beaver Zoning District Building Height Review

DDA Executive Director Mark Miller reviewed the Big Beaver Corridor Study noting the requirement for new projects to be closer to Big Beaver Road. It was anticipated that the projects would be multiple stories with more density. This is not the trend for recent projects.

Mr. Miller suggested revisiting the requirements and suggested a joint meeting with the City Council to address future considerations.

New Business – Review Property Assessed Clean Energy (PACE) program

DDA Executive Director Mark Miller reviewed the PACE program noting that it is an alternative to finance existing building improvements.

Mr. Miller indicated that he has been approached by local businesses inquiring about the adoption of the program by the City and they would like to request a special meeting by the DDA on December 2, 2015 to hear a presentation by Levin Energy Partners who provide administrative services for this program.

Resolution: DDA-2015-10-06

Moved by: Knight
Seconded by: MacLeish

RESOLVED, That a Special Meeting of the Troy DDA be held on Wednesday December 2, 2015 at 7:30am in the lower level conference room of City Hall.

Yeas: 10
Absent: 3

Public Comment

None

This meeting was adjourned at 8:50 AM.

The next regular meeting of the Troy Downtown Development Authority is scheduled for Wednesday January 20, 2015 at 7:30 AM.

Alan Kiriluk, Chairman

Thomas Darling, Secretary

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