

A. CALL TO ORDER:

A Special Study Session of the Troy City Council was held on Monday, January 25, 2016, at the City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:00 PM.

B. ROLL CALL:

City Council Members

Mayor Dane Slater
Edna Abraham
Ethan Baker
Jim Campbell
Dave Henderson
Ellen Hodorek – Absent
Ed Pennington

Downtown Development Authority Members

Chairman Alan Kiriluk
Timothy Blair – Absent
Dennis Bostick
David Hay – Absent
Arkan Jonna – Absent
Laurence Keisling
Barbara Knight
Daniel MacLeish
Albert Papa – Absent
Ward Randol – Absent
Ernest Reschke – Absent
Douglas Schroeder

C. DISCUSSION ITEMS:

C-1 Downtown Development Authority Update

Mayor Slater welcomed everyone and thanked the members of the Downtown Development Authority (DDA) for attending the joint meeting this evening.

Chairman Kiriluk thanked City Council and City Administration for their leadership through the economic downturn years through today, especially during the financial issues with the DDA.

Mayor Slater turned the discussion over to City Manager Brian Kischnick.

Mr. Kischnick began the discussion and introduced the agenda for the meeting.

Mark Miller, Director of Economic & Community Development, discussed the DDA Development Plan and Tax Increment Finance Plan presentation.

Tom Darling, Director of Financial Services, discussed DDA revenues, expenditures and fund balance.

Brent Savidant, Planning Director, and Glenn Lapin, Economic Development Specialist, discussed upcoming development projects in process throughout the DDA.

Kurt Bovensiep, Public Works Manager, discussed maintenance along the Big Beaver Corridor and in the DDA.

Mr. Kischnick recapped the Development Plan and the plans for the future of the DDA.

Mayor Slater commented that revisions are being made in the Planning Department to the Master Plan and the DDA is instrumental those revisions. Mr. Savidant commented that during a joint meeting with the City Council and the Planning Commission, the need for more intensity along the Big Beaver Corridor was discussed. He said that the plans for a quality future of the Big Beaver Corridor were laid out during previous DDA meetings, but there needs to be more focus on height and intensity along the corridor. Chairman Kiriluk said that City Hall is in the right frame of mind but we have to work on the marketing side of expressing the quality of life in Troy. He said that we have to move the market so that those with capital believe that Troy is the right place for high intensity developments.

Mr. MacLeish said that he is not for open zoning, but we as a city should consider the market that investors want, especially areas close to the Big Beaver Corridor. He said that making Big Beaver walkable will be difficult without a high level of residents nearby. Mayor Slater said he agrees that the city is trying to attract that intensity along Big Beaver. He said that City Council is ready to bring ideas and flexibility to the city in regards to developments. Mr. Bostick said he appreciates the progressiveness and flexibility of city staff to bring new developments into Troy.

Mayor Slater said that there will be a discussion at future meetings about the Somerset Collection parking structure. Chairman Kiriluk commented that the parking structure was essential to bring Somerset Collection to Troy and for the construction of the walkway bridge. He said that in 2020, according to the agreement, the parking structure will be paid off by Forbes Cohen and the city and DDA will no longer have financial responsibility for it.

Mayor Pro Tem Pennington said that he has received many compliments from the Children's Hospital employees regarding working with city staff. Mr. Bostick said he thinks development is increasing so much in Troy because it is so easy to work with city staff. Council Member Henderson thanked Mr. Kischnick and his team for their hard work on the Development Plan that fixed the DDA bond issue. Mr. Kischnick said that many people were also involved in helping fix the DDA bond issue.

Mayor Slater said joint meetings are a great way for City Council to get together and get to know the members of the DDA. He thanked everyone who attended this meeting.

D. PUBLIC COMMENT: No Public Comment was received.

E. ADJOURNMENT:

The Meeting **ADJOURNED** at 6:46 PM.

Mayor Dane Slater

M. Aileen Dickson, MMC
City Clerk