

A meeting of the Downtown Development Authority was held Thursday, August 20, 1998 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
Philip Goy
Alan M. Kiriluk
Carol A. Price
Rebecca L. Maccardini
Daniel MacLeish (arrived 7:40 AM)
Ernest C. Reschke (arrived 8:15 AM)
William Sandy
James Schultz
Jeanne Stine

ABSENT: William Kennis
John Loehr
John G. Pappageorge

ALSO PRESENT: James C. Bacon, Jr.
John Lamerato
John Szerlag
John M. Martin, III
Doug Smith
Katherine F. Beebe

APPROVAL OF MINUTES

Resolution **#98-20**
Moved by Goy
Seconded by Stine

RESOLVED, that the minutes of the July 21, 1998 meeting be approved.

Yeas: All (8)
Absent: Kennis, Loehr, Pappageorge, MacLeish, Reschke

NEW BUSINESS

JOHN LOEHR RESIGNATION

The Board was informed of John Loehr resignation from the board due to accepting a position out of state.

BUDGET AMENDMENT

Resolution **#98-21**

Moved by Sandy

Seconded by Carley

RESOLVED, that the Troy Downtown Development Authority 1997-98 Budget be amended by adding \$500.00 for Debt Service Payments.

Yeas: All (8)

Absent: Kennis, Loehr, Pappageorge, MacLeish, Reschke

PLANNING COMMISSION TDDA JOINT MEETING

The Board directed Doug Smith to arrange a joint meeting of the Planning Commission and the TDDA

CIVIC CENTER PROJECT

A. Survey

Survey of the entire Civic Center Area is in the works

B. Traffic Study

Resolution **#98-22**

Moved by Sandy

Seconded by Schultz

RESOLVED, that the City Administration be charged with conducting a traffic impact study for the new Civic Center Project.

Yeas: All (9)

Absent: Kennis, Pappageorge, Reschke

C. Zoning

A lengthy discussion took place on the importance and the timing of the rezoning of the Civic Center parcel.

The board has requested of the Administration a Time Line for the Civic Center planning process as well as material in advance of the meeting when zoning issues will be discussed.

D. Community Center

The Board Reviewed the RFQ/RFP tentative dates, proposed land and program plan.

E. Performing Arts

The Board was given an update on the Performing Arts segment of the Civic Center Plan.

F. Master Developer

The Board reviewed the time frame for a Master Developer for the Civic Center Project.

PROFESSIONAL SERVICES

Resolution #98-23

Moved by Carley

Seconded by Schultz

RESOLVED, that the Troy Downtown Development Authority approve 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 (8)

Absent: Kennis, Pappageorge, MacLeish, Reschke

RESOLVED, that the Troy Downtown Development authority retain Peter Letzmann to finalize the Somerset Collection North agreement regarding the parking structure, now that all financing requirements have been met. Mr. Letzmann will be contracted at \$200 per hour, for a maximum of 40 hours.

Yeas: All (8)

Absent: Kennis, Pappageorge, MacLeish, Reschke

AMENDMENT OF THE TDDA DEVELOPMENT PLAN

Resolution #98-24

Moved by: Maccardini

Seconded by: Schultz

RESOLVED, that the Troy Downtown Development Authority recommends that the Troy City Council receive Development Plan #2 and Tax Increment Financing Plan #2 for the Troy Downtown Development District, authorize its transmittal to the area taxing jurisdictions, and schedule a public hearing for Monday, September 28, 1998 for receiving comments on the Plans.

Yeas: All (9)

Absent: Kennis, Pappageorge, Reschke

EXCUSE ABSENT MEMBERS

Resolution #98-25

Moved by Carley

Seconded by Stein

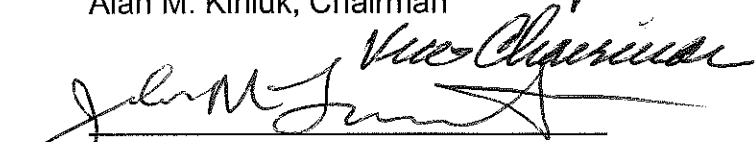
RESOLVED, that Directors Kennis, and Pappageorge be excused.

Yeas: All (10)

Absent: Kennis, Pappageorge

The meeting was adjourned at 8:50 a.m.


Alan M. Kiriluk, Chairman


John M. Lamerato, Secretary