

A Meeting of the Downtown Development Authority was held on Wednesday, April 18, 2018 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 (Chairman)	
	Blair, Tim (Vice Chairman)	
	MacLeish, Dan	
	Randol, Ward	
	Reschke, Ernest	
	Slater, Mayor Dane	
	Chamberlain-Creanga, Rebecca	
	Schroeder, Douglas	
	Mioduszewski, Brian	
	Koza, Kenny	
	Keisling, Larry	
Absent:	Bostick, Dennis	
	Gardiner, Barbara	
Also Present:	Miller, Mark, <i>Executive Director</i>	
	Darling, Thomas, <i>Secretary/Treasurer</i>	
	Bluhm, Lori	
	Lapin, Glenn	
	Bovensiep, Kurt	
	Licari, Nino	

Approved Minutes

Resolution: DDA-2018-04-02

Moved by: MacLeish
Seconded by: Schroeder

RESOLVED, approve Troy Downtown Development Authority meeting minutes from January 17, 2018 Regular Meeting as presented.

Yeas: 11
Absent: 2

Old Business – None

New Business

- A. Report - Planning and Development Update - (Presented by Brent Savidant, Planning Director and Glenn Lapin, Economic Development Specialist)

Planning Director Brent Savidant and Economic Development Specialist Glenn Lapin reviewed new and on-going developments in the Authority. Noted was the 888 West Big Beaver Development having achieved preliminary site plan approval for all uses on the property.

Other notables included the Union Restaurant plan at the old Hooters site and the Stoney River Steakhouse and Grill at the Columbia Center.

- B. Approval of 2018-19 Budget - (Presented by Mark F. Miller, Acting City Manager and Tom Darling, Director of Financial Services)

Acting City Manager Mark Miller reviewed the proposed Three-Year Downtown Development Authority Budget for fiscal years 2018/19, 2019/20 and 2020/21.

Miller noted that the 2018/19 budget proposed revenues of \$1,667,150 are expected to be in excess of expenditure of \$1,255,090 by \$412,060 and that ending fund balance is budgeted at \$840,054.

Miller also noted that revenues for the Parking Deck Structure at Somerset Mall are budgeted in 2020/21 for an amount of \$4,035,170.

Questions from the Board included the plan to replace trees in the Big Beaver median. DPW Director Kurt Bovensiep explained that trees will be replaced when space is available and that currently there is a condition of too many trees that is causing some to die out.

The Board had a question regarding the pedestrian crossing at Altair. Acting City Manager Miller described that signal improvements have been made but waiting on final improvements and crosswalk until Altair finalizes their expansion project.

C. Quality Development Initiative (QDI) Request for 830 W. Big Beaver Parking Structure – (Presented by Mark F. Miller)

Acting City Manager Mark Miller gave a brief history of the QDI program and Economic Development Specialist Glenn Lapin presented an overview of the 888 Big Beaver Parking Deck public/private development project. The estimated cost is approximately \$18 million and that the developers, Unicorp, through their subsidiary Troy Garage, LLC were requesting approval to participate in the QDI program.

Resolution: DDA-2018-04-03

Moved by: Randol
Seconded by: Blair

RESOLVED, The City Troy Downtown Development Authority approves the Quality Development Initiative Agreement for Troy Garage, LLC (the “Developer”) provided that the agreement can be modified to reflect “Actual” direct costs once the project is complete.

Yeas: 11
Absent: 2

D. Big Beaver Shuttle Update – (Presented by Kurt Bovensiep, Public Works Director)

Public Works Director Kurt Bovensiep reviewed the Big Beaver Shuttle Project noting that three (3) new shuttles were being ordered and that they are considering options for a new trolley. He noted that ridership continues to grow and that the program has serviced an estimated 14,500 riders.

The City’s Next Assistance Program is working with local restaurants to provide incentives to riders such as discount coupons.

- E. Report – Public Act 57 of 2018 - Recodified Tax Increment Financing Act (Presented by Lori Bluhm, City Attorney)

City Attorney Lori Griggs-Bluhm reviewed the new Public Act with the Board noting that there will be no significant changes for the Troy DDA. Small changes such as location on the City’s website will be incorporated.

The Public Act also allows residents to serve on the Board or Subcommittees.

- F. Report – Opportunity Zones – (Presented by Glenn Lapin, Economic Development Specialist)

Economic Development Specialist Glenn Lapin presented an overview of the program. He noted that the Michigan Governor can select certain districts to participate in this national program. The Governor has selected two (2) districts in the City of Troy. The program provides certain tax incentives to investors within these districts.

- G. Report - Town Center Master Plan – (Presented by Mark F. Miller)

Acting City Manager Mark Miller presented an update of the Town Center Plan. He noted that the Troy City Council is currently working on a strategy to move forward. City Council and Management will continue to inform public about the plan.

Public Comment

None

This meeting was adjourned at 8:22 AM.

The next regular meeting of the Troy Downtown Development Authority is scheduled for Wednesday October 17, 2018 at 7:30 AM.



Chairman



Secretary