

An electronic meeting of the Troy Downtown Development Authority was held on Wednesday, January 20, 2021. Chair Alan Kiriluk called the meeting to order at 10:04 AM.

<b>Present:</b>	Kiriluk, Alan (Chair)	
	Blair, Tim (Vice Chair)	
	Baker, Mayor Ethan	
	Keisling, Larry	
	Knollenberg, Martin	
	Koza, Kenny	
	MacLeish, Dan	
	Reschke, Ernest	
	Schroeder, Douglas	
	Tomczik-Husak Tara	
<b>Absent:</b>	Bush, Cheryl	
	Randol, Ward	
<b>Also Present:</b>	Miller, Mark F. (Executive Director)	
	Maleszyk, Robert (Secretary/Treasurer)	
	Bluhm, Lori	
	Bovensiep, Kurt	
	Huotari, William	
	Lapin, Glenn	
	Laux, Bob (Troy IT Department)	
	Licari, Nino	
	Savidant, Brent	
	Wayne, Adam (MDOT)	

## Resolution to Conduct Electronic Meeting

### **Resolution: DDA-2021-01-01**

Moved by: MacLeish  
Seconded by: Blair

RESOLVED, that the Troy Downtown Development Authority (DDA) hereby allows all members to participate in public meetings by electronic means as allowed by Public Act 254 of 2020, since an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19, and would also be difficult to facilitate in light of the recent Michigan Department of Health and Human Services epidemic orders protecting public health and safety.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, that the Troy Downtown Development Authority hereby establishes public participation rules to provide for two methods by which members of the public can be heard by others during meetings. Email sent to [economicdevelopment@troymi.gov](mailto:economicdevelopment@troymi.gov) and received by 9:00 am on the day of the meeting will be read during the public comment period of the meeting. Voicemail left at 248.524.3314 and received by 9:00 am on the day of the meeting will be played during the public comment period of the meeting. Both email and voicemail public comments will be limited to three minutes each.

Yeas: 10  
Absent: 2

## Approval of Minutes

### **Resolution: DDA-2021-01-02**

Moved by: Keisling  
Seconded by: MacLeish

RESOLVED, that the Troy Downtown Development Authority meeting minutes from October 21, 2020 Meeting be approved.

Yeas: 10  
Absent: 2

## Old Business – None

## New Business

A. Election of Officers

**Resolution: DDA-2021-01-03**

Moved by: Schroeder  
Seconded by: Tomczik-Husak

RESOLVED, the Troy Downtown Development Authority elects the following officers:

1. Chair Alan Kiriluk
2. Vice Chair Tim Blair
3. Secretary/Treasurer Rob Maleszyk (Troy Chief Financial Officer)

Yeas: 10  
Absent: 2

B. Appointment of City Manager Mark F. Miller as Executive Director

**Resolution: DDA-2021-01-04**

Moved by: Kiriluk  
Seconded by: MacLeish

RESOLVED, the Troy Downtown Development Authority appoints City Manager Mark F. Miller as Executive Director.

Yeas: 10  
Absent: 2

C. I-75 Reconstruction Update – (Presented by City Engineer William Huotari and Adam Wayne, MDOT)

Adam Wayne from MDOT provided an update on I-75 construction activities. All lanes of I-75 were opened to traffic from 13 Mile Road to Coolidge Highway on November 15, 2020. Construction delays have moved the scheduled opening of the Big Beaver Divergent Diamond Intersection (DDI) back to April of 2021 and the 14 Mile Road DDI back to June of 2021. Big Beaver Road DDI delays have been attributed to DTE utility issues.

Construction of the noise wall along I-75 continues, and landscaping will begin in the fall of 2021 and continue for about two years.

DDA Board Members Marty Knollenberg and Dan MacLeish expressed their frustration with the construction delays. The delays have been negatively impacting businesses along the Big Beaver corridor.



D. Annual Financial Report (Presented by Rob Maleszyk, DDA Secretary/Treasurer)

DDA Secretary/Treasurer Maleszyk provided an overview of the Annual Financial Report and referred to the accompanying financial charts.

E. Bond Refunding and Somerset Collection North Parking Deck Repayment: Budget Impact and Process to Determine Budget Expenditures (Presented by Mark F. Miller, DDA Executive Director and City Manager; Lori Bluhm, City Attorney; and Rob Maleszyk, DDA Secretary/Treasurer and Troy Chief Financial Officer)

Mark F. Miller provided background information on the issue. With the DDA's increased revenues and savings from bond refunding, the DDA may consider new programs to pursue. Any new programs would require an update of the DDA Tax Increment Plan. In addition, once residents of the new Zen Apartments located at the Troy City Center development move in, plan amendments would be required.

A joint DDA & Troy City Council meeting is being scheduled to discuss DDA opportunities. A preliminary date of February 3, 2021 is being considered for this joint meeting.

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

Community Development Director Savidant and Economic Development Specialist Lapin provided an overview of new and continuing development projects in the DDA district. Construction of the 272-unit Zen Apartments at Troy City Center continues. Two new businesses opened recently during these difficult times – Buddy's Pizza on Wilshire at Crooks and Condado Tacos at Troy City Center.

Public Comment

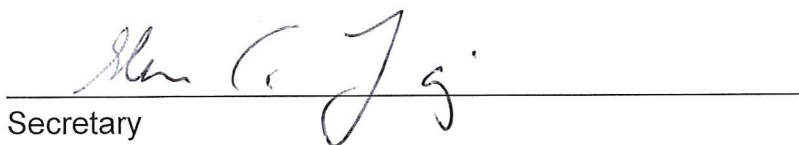
None.

This meeting was adjourned at 10:40 AM.

The next regular meeting of the Troy Downtown Development Authority is scheduled for Wednesday, April 21, 2021 at 7:30 AM (time may change to 10:00 AM if virtual meeting is required).



Chair



Secretary