

An electronic public meeting of the Troy Downtown Development Authority was held on Wednesday, April 21, 2021. Chair Alan Kiriluk called the meeting to order at 9:16 AM.

Chair Alan Kiriluk warmly welcomed new DDA member David Stone of Trion Solutions. Chair Alan Kiriluk also recognized and thanked Ward Randol for his years of service to the DDA. Mr. Randol has moved out of the City and has resigned from the board.

Present:	Kiriluk, Alan (Chair)	
	Blair, Tim (Vice Chair)	
	Baker, Mayor Ethan	
	Keisling, Larry	
	Knollenberg, Martin	
	Koza, Kenny	
	MacLeish, Dan	
	Stone, David	
	Tomcsik-Husak, Tara	Arrived 9:45 am
Absent:	Bush, Cheryl	
	Reschke, Ernest	
	Schroeder, Douglas	
Also Present:	Miller, Mark F., <i>Executive Director</i>	
	Bluhm, Lori	
	Bovensiep, Kurt	
	Lapin, Glenn	
	Licari, Nino	
	Maleszyk, Robert, <i>Secretary/Treasurer</i>	
	Michalik, David, <i>Troy IT Dept.</i>	
	Savidant, Brent	

Resolution to Conduct Electronic Meeting

Resolution: DDA-2021-04-01

Moved by: MacLeish
Seconded by: Knollenberg

RESOLVED, that the Troy Downtown Development Authority (DDA) hereby allows all members to participate in public meetings by electronic means as allowed under the Open Meetings Act, based on the Troy City Council's Emergency Declaration of April 12, 2021, 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 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 and received by 4:00 pm on the day prior to the meeting will be read during the public comment period of the meeting. Voicemail left at 248.524.3314 and received by 4:00 pm on the day prior to 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: 9
Absent: 3

Approval of Minutes – January 20, 2021

Resolution: DDA-2021-04-02

Moved by: Knollenberg
Seconded by: MacLeish

RESOLVED, the Troy Downtown Development Authority approves meeting minutes from the January 20, 2021 meeting.

Yeas: 9
Absent: 3

Old Business – None

New Business

- A. Approval of 2021-22 Budget (Presented by Mark F. Miller, Executive Director and Rob Maleszyk, Secretary/Treasurer)

Resolution: DDA-2021-04-03

Moved by: MacLeish
Seconded by: Knollenberg

RESOLVED, the Troy Downtown Development Authority approves the 2021-22 Budget as presented.

Yeas: 9
Absent: 3

- B. DDA Landscaping & I-75/Big Beaver Interchange Improvements

Executive Director Mark F. Miller and Public Works Director Kurt Bovensiepe provided an overview. Proposed MDOT landscaping around the Big Beaver and I-75 interchange appears to be inadequate and not up to the standards and image of this prime location. The DDA has expressed a desire to develop a landscape plan for the area, and city management is proceeding in that direction. City management is drafting a Request for Qualifications for a landscape architecture firm to develop a landscape design plan for Big Beaver and the interchange at I-75.

Chair Alan Kiriluk has a copy of the MDOT landscape plan and is able to share it upon request. Board Member Kenny Koza suggested that Orchard Lake Road between 14 Mile Road and Maple Road be looked at as an example of excellent landscaping along a major thoroughfare. Board Member Martin Knollenberg suggested seeking potential earmarks and other funding assistance as required.

- C. DDA Plan Amendments

Executive Director Mark F. Miller and City Attorney/Legal Advisor Lori Bluhm referred to the memo in the packet and provided an overview.

A proposed eighth amendment to the Development Plan and Tax Increment Finance Plan has been prepared for DDA Board consideration. This amendment incorporates the previous plans. This proposed amendment provides more flexibility, in the event that there are available funds that exceed the bond obligations, for a design and implementation of a new landscaping plan and other integrative elements that increase the value of the Downtown Development District.

The amendment also identifies that we expect over 100 residents will be located in the District on or about July 1, 2021. Prior to any action on the proposed amendments, there needs to be at least 20 days advance notice of a City Council public hearing, including notification in the district and in the newspaper.

Resolution: DDA-2021-04-04

Moved by: Knollenberg
Seconded by: Tomcsik-Husak

RESOLVED, the Troy Downtown Development Authority approves the proposed 2021 Amendments to Development Plan and Tax Increment Financing Plan as submitted and refers the action to Troy City Council for consideration.

Yeas: 8
Nays: 1 (Dan MacLeish)
Absent: 3

D. DDA Marketing Strategy

Chair Alan Kiriluk is scheduled to share his thoughts on a DDA Marketing Strategy to city management on April 23, 2021. The proposal will be shared with DDA Board Members as well at an upcoming meeting.

E. Planning and Development Update

Community Development Director Brent Savidant and Economic Development Specialist Glenn Lapin provided an overview of new and continuing development projects in the DDA district. City of Troy and DDA efforts over the past several years have led to a DDA district that contains a broader mix of land uses, puts underutilized surface parking areas into a more productive use and created a denser urban fabric. Future DDA projects currently being considered include the transformation of older, outmoded properties into multi-family housing and mixed uses.

The new owner of the Kelly Services property on W. Big Beaver Road at Crooks, A.F. Jonna Development, continues to work on mixed use plans for the site. A proposal for assistance

through the DDA's Quality Development Initiative to support the construction of a parking structure is expected.

Public Comment

None.

Chair Alan Kiriluk thanked City Assessor Nino Licari for his years of service to the City and to the DDA. Chair Alan Kiriluk wished Mr. Licari well during his retirement years.

The next regular meeting of the TDDA is scheduled for Wednesday October 20, 2021 at 7:30 AM.



Chair



04-22-21

Glenn Lapin, Economic Development Specialist