

A public meeting of the Troy Downtown Development Authority was held on Wednesday, October 20, 2021. The meeting was held at Troy City Council Chambers at 10:00 am. Chair Alan Kiriluk called the meeting to order at 10:00 AM.

Present:	Kiriluk, Alan (Chair)	
	Baker, Mayor Ethan	
	Keisling, Larry	Arrived 10:04 am
	Knollenberg, Martin	
	Koza, Kenny	
	MacLeish, Dan	
	Reschke, Ernest	
	Tomcsik-Husak, Tara	
Absent:	Blair, Tim (Vice Chair)	
	Schroeder, Douglas	
	Stone, David	
Also Present:	Miller, Mark F., <i>Executive Director</i>	
	Ames, Sarah	
	Bluhm, Lori	
	Bostick, Dennis	
	Bovensiep, Kurt	
	Frontera, Emily	Departed 10:20 am
	Lapin, Glenn	
	Maleszyk, Robert, <i>Secretary/Treasurer</i>	
	Michalik, David, <i>Troy IT Dept.</i>	
	Rabin, Eric	
	Rode, Advait	
	Savidant, Brent	
	Timm, Kelly	
	Wilson, Ron	

Approval of Minutes – April 21, 2021**Resolution: DDA-2021-10-01**

Moved by: MacLeish
Seconded by: Knollenberg

RESOLVED, the Troy Downtown Development Authority approves meeting minutes from the April 21, 2021 meeting.

Yeas: 8
Absent: 3

Old Business**A. DDA Landscaping Improvements**

Executive Director Mark F. Miller and Public Works Director Kurt Bovensiepe provided an update on the initiative. The DDA has expressed a desire to develop and implement a landscape plan for the district, and city management is proceeding in that direction. A Request for Qualifications to hire a landscape design firm was issued on August 26, 2021. Five proposals were received, and three of the proposals were promoted to the interview phase. Interviews are scheduled for October 27, 2021. The three firms being interviewed are Fleis & VandenBrink, PEA Group and OHM Advisors. The selected firm will expect to engage stakeholders throughout the planning process. A spring 2023 construction start is being targeted.

B. DDA Marketing Strategy

Chair Alan Kiriluk provided an overview of the need to engage in a marketing strategy to keep Troy competitive from a business location standpoint. With rising office vacancy rates, pandemic impacts and strong competition from surrounding communities, the development of a marketing strategy is warranted. Marketing initiatives in other communities such as Traverse City and Grand Rapids were mentioned. The idea would be to hire a PR firm through a Request for Qualifications process. The strategy would be expected to aggressively promote Troy's story and quality of life. An RFQ process to select a PR firm, recognizing budget parameters, was suggested. A focus on attracting international businesses was suggested as well.

Resolution: DDA-2021-10-02

Moved by: MacLeish
Seconded by: Tomcsik-Husak

RESOLVED, the Troy Downtown Development Authority recommends moving forward with exploring the hiring of a PR firm to develop a marketing strategy.

Yeas: 8
Absent: 3

New Business

A. Quality Development Initiative (QDI) Proposal – 801-803 W. Big Beaver Road

Chair Alan Kiriluk indicated that DDA member Marty Knollenberg will recuse himself from this discussion due to a potential business interest conflict. Economic Development Specialist Glenn Lapin provided an overview of the request for QDI assistance. Owner Dennis Bostick was present to answer questions.

The QDI is a DDA tool to encourage mixed-use, higher density developments including the development of key components that make up successful downtown environments. This is the second QDI request – 888 W. Big Beaver Road was the first. Through the QDI, a portion of captured taxes may be used to reimburse the developer on an annual basis for a portion of the cost of permitted public improvements. The proposed project for 801-803 W. Big Beaver Road includes the construction of a 137-room Hyatt Place Hotel, a 7,503 square foot restaurant and a 355-vehicle parking structure. The development also includes the renovation of the existing 110,000 square foot office towers.

QDI assistance is being requested in support of the proposed parking structure, which will be available for public use and will accommodate more than 50% of the overall site's parking. The parking structure is needed in order to support the overall higher density, mixed-use development.

Resolution: DDA-2021-10-03

Moved by: Mayor Baker
Seconded by: Koza

WHEREAS, the Troy DDA Development Plan and Tax Increment Financing Plan include a Quality Development Initiative (QDI), which is a tool for incentivizing developers to construct privately owned public facilities like parking structures on mixed-use property in the Downtown Development District; and

WHEREAS, the proposed project on the approximately 4.22-acre site located at 801-803 W. Big Beaver Road includes the construction of a 137-room Hyatt Place Hotel, a 7,503 square foot restaurant and a 355-vehicle parking structure. The development also includes the renovation of the existing 110,000 square foot office towers; and

WHEREAS, the QDI allows for reimbursement of a portion of the hard costs of constructing a public improvement that satisfies the criteria set forth in the QDI; and

WHEREAS, Bostick 801, LLC's proposed parking structure at 801-803 W. Big Beaver Road, which will be a part of a mixed-use development, meets the criteria as set forth in the QDI; and

WHEREAS, a Quality Development Initiative Agreement has been drafted that details the DDA's agreement to partially reimburse Bostick 801, LLC for the construction of the parking structure.

NOW THEREFORE, BE IT RESOLVED that the Downtown Development Authority **AGREES** that the proposed parking structure adjacent to 801-803 W. Big Beaver, Troy, Michigan, satisfies the QDI criteria, and Bostick 801, LLC qualifies to receive partial reimbursement for the hard construction costs, in accordance with a Quality Development Initiative Agreement; and

BE IT FURTHER RESOLVED that the Troy Downtown Development Authority has **REVIEWED** and **APPROVES** the attached Quality Development Initiative Agreement, which shall be included as part of the minutes of this meeting, and **AUTHORIZES** Mark F. Miller, as the Executive Director, to execute the Agreement on behalf of the Troy Downtown Development Authority.

Yeas: 6

Nays: 1 (Reschke)

Recusals: 1 (Knollenberg)

Absent: 3

B. Development Area Resident's Council

Executive Director Mark F. Miller and City Attorney Lori Bluhm provided an overview of the Development Area Resident's Council role. With the new Zen Apartments opening as a part of the Troy City Center project in the Downtown Development Authority (DDA) district, the formation of a Development Area Resident's Council is required once 100 adults move in and reside in the DDA district. The first residents have moved in to the Zen Apartments, but fewer than 100 at this time.

C. 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.

Progress on the new Zen Apartments and the opening of the new Home 2 Suites Hotel on Wilshire at Crooks Road were highlighted.

D. 2022 DDA Meeting Schedule

2022 DDA meeting dates are scheduled at 10 am in Troy City Council Chambers on January 19th; April 20th; and October 19th.

Resolution: DDA-2021-10-04

Moved by: Knollenberg

Seconded by: Koza

RESOLVED, the Troy Downtown Development Authority adopts the 2022 regular meeting schedule. Meetings shall take place at 10 am in Troy City Council Chambers on January 19th; April 20th; and October 19th.

Yeas: 8

Absent: 3

Public Comment

None.

The next regular meeting of the TDDA is scheduled for Wednesday January 19, 2022 at 10:00 AM.

Chair Alan Kiriluk



10-22-21

Glenn Lapin, Economic Development Specialist