

A public meeting of the Troy Downtown Development Authority was held on Wednesday, January 19, 2022. The meeting was held in Troy’s 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	
	MacLeish, Dan	
	Reschke, Ernest	
	Stone, David	
	Tomcsik-Husak Tara	
Absent:	Blair, Tim (Vice Chair)	
	Knollenberg, Martin	
	Koza, Kenny	
	Schroeder, Douglas	
Also Present:	Miller, Mark F. (Executive Director)	
	Maleszyk, Robert (Secretary/Treasurer)	
	Ames, Sarah	
	Bluhm, Lori	
	Bovensiep, Kurt	
	Frontera, Emily	
	Gronevelt, Rhett (OHM Advisors)	
	Lapin, Glenn	
	Riggert, Chris (OHM Advisors)	
	Rode, Advait	
	Savidant, Brent	
	Timm, Kelly	

Approval of Minutes – October 20, 2021

Resolution: DDA-2022-01-01

Moved by: MacLeish
Seconded by: Mayor Baker

RESOLVED, that the Troy Downtown Development Authority meeting minutes from the October 20, 2021 meeting be approved.

Yeas: 7
Absent: 4

Old Business – None

New Business

- A. Election of Officers
- B. Appointment of City Manager Mark F. Miller as Executive Director

Resolution: DDA-2022-01-02

Moved by: MacLeish
Seconded by: Reschke

RESOLVED, the Troy Downtown Development Authority makes the following appointments:

1. Chair Alan Kiriluk
2. Vice Chair Mayor Ethan Baker
3. Secretary/Treasurer Rob Maleszyk (Troy Chief Financial Officer)
4. Executive Director Mark F. Miller (Troy City Manager)

Yeas: 7
Absent: 4

- C. Contract Agreement for Landscape Redesign Services in the Troy DDA District (Presented by Mark F. Miller, Executive Director and Kurt Bovensiep, Troy Public Works Director)

Executive Director Miller and Public Works Director Bovensiep provided an overview. The Contract Agreement for Landscape Redesign Services represents the first phase of a multi-phase project along the Big Beaver corridor. The initial phase will focus on study, inventory and engagement components. The Phase I contract for OHM Advisors does not exceed \$125,000.

The project scope will include the entire DDA Big Beaver corridor, including the I-75 interchange. OHM Advisors will share best practice examples and will keep the DDA updated on progress. Phase I is expected to conclude by June 30, 2022. The entire multi-phased program will span a couple of years. During the contract period, existing Big Beaver landscaping will continue to be maintained by a qualified contractor.

Resolution: DDA-2022-01-03

Moved by: MacLeish
Seconded by: Tomcsik-Husak

RESOLVED, That the Troy Downtown Development Authority Board hereby **APPROVES** a contract with OHM Advisors, of Livonia, MI, to study improvements to the Troy Downtown Development Authority District specifically to publicly owned property in efforts to improve placemaking, beautification, enhanced pedestrian walkability and connectivity and the associated components as reflected in the attached proposal and pricing structure with a not to exceed amount of \$125,000.

Yeas: 7
Absent: 4

D. Revisions to Quality Development Initiative Agreement (QDI) – 801-803 W. Big Beaver Road (Presented by Glenn Lapin, Economic Development Specialist)

Economic Development Specialist Lapin provided an overview. At the October 20, 2021 DDA meeting, the Troy DDA approved a request from Bostick 801, LLC for Quality Development Initiative assistance to support the proposed mixed-use development located at 801-803 W. Big Beaver Road (former Huntington Bank site). QDI assistance was approved to support the proposed privately-owned parking structure, which will be available for public use. The parking structure is needed in order to support the overall higher density, mixed-use development.

Proposed revisions to the previously approved QDI Agreement have been requested and are focused on allowing for the continuation of the QDI Agreement beyond the current DDA sunset date of December 31, 2033 if the DDA is not dissolved at that time. Revisions include additional edits for clarity purposes.

Discussion ensued regarding QDI guidelines and encouraging elements that go into successful downtown areas, such as walkability.

Resolution: DDA-2022-01-04

Moved by: Mayor Baker
Seconded by: MacLeish

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 by Bostick 801, LLC is located on an approximately 4.22-acre site at 801-803 W. Big Beaver Road and 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 Troy DDA, at its October 20, 2021 meeting, approved Bostick 801, LLC's request for QDI assistance as the proposed parking structure adjacent to 801-803 W. Big Beaver Road satisfies the QDI criteria, and Bostick 801, LLC qualifies to receive partial reimbursement for the hard construction costs in accordance with the Quality Development Initiative Agreement, and

WHEREAS, proposed revisions to the QDI Agreement have been requested and are specific to allowing for the continuation of the QDI Agreement beyond the current DDA sunset date of December 31, 2033, if the DDA is not dissolved at that time, and

WHEREAS, a revised Quality Development Initiative Agreement has been drafted that reflects the agreed upon changes and replaces the previously approved QDI Agreement, and

NOW THEREFORE, BE IT RESOLVED; that the Troy Downtown Development Authority has **REVIEWED** and **APPROVES** the attached revised 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 revised Agreement on behalf of the Troy Downtown Development Authority.

Yes: 7

Absent: 4

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

DDA Secretary/Treasurer Maleszyk presented the Annual Financial Report to the DDA.

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

Community Development Director Savidant referred to the report in the agenda packet. Mr. Savidant also mentioned that there is progress on planning for a redevelopment of the Lindsey Center site behind the Kelly Services HQ on Crooks Road.

Public Comment

None.

This meeting was adjourned at 10:53 AM.

The next regular meeting of the Troy Downtown Development Authority is scheduled for Wednesday, April 20, 2022 at 10:00 AM.

Alan Kiriluk, TDDA Chair

Date



4/20/2022

Rob Maleszyk, TDDA Secretary

Date