

Introduction of New Members –

- A. John Richards and Padma Kuppa provided the group with an overview of their professional background and involvement with the City of Troy.

Approval of Minutes –

- A. Minutes of Regular Meeting of TDDA on January 18,2023

Resolution: DDA-2023-04-01

Moved by: Martin Knollenberg

Seconded by: Tim Blair

RESOLVED, that the Troy Downtown Development Authority meeting minutes from the January 18, 2023 meeting be approved.

Yeas: 10

Absent: 2

Old Business – None

New Business

- A. DDA Marketing/ Social Media Discussion (Presented by Meg Schubert, Assistant to the City Manager)

Meg Schubert shared a brief presentation regarding social-media marketing for the TDDA. She analyzed comparative data from many DDA's to assess their levels of marketing and social media activity. The group decided to begin forming a Marketing Sub-Committee. Members were asked to reach out to Meg if they would like to participate in the Sub-Committee.

- B. 2023/2024 Budget (Presented by: Mark F. Miller, Executive Director)

Executive Director, Mark Miller, presented the group with the 2023/2024 TDDA budget. City Assessor, Kelly Timm, provided incite as to the status of the Zen Apartments and their changes in ownership which resulted in a property uncapping. The development at 801 Big Beaver was discussed as it is expected that property owners will be looking to take advantage

of the QDI incentive. The completed project will contribute significantly to the district's tax capture.

Member Dan MacLeish, inquired as to the effects the new landscaping project would have on the budget. Public Works Director, Kurt Bovensiep, provided the group with details as to the structure of the new landscaping project and how plantings were specifically chosen in an effort to not dramatically increase the landscaping maintenance requirements of the corridor.

C. Landscape Design Development Approval (Introduced by: Kurt Bovensiep, Public Works Director)

The Landscape Design Development was introduced by Kurt Bovensiep and the presentation was provided by OHM Advisors Associate, Chris Riggert. Chris began the presentation by highlighting the overall themes of the project. He then went into detail regarding plant selection. It was stated that the TDDA committee and consultant, OHM, took into consideration the maintenance and plant sustainability throughout the entire design. Also taken into consideration was topography and the extreme conditions caused by the road proximity, including salt in the winter time. Mr. Riggert spoke about how it was a priority for the group to chose plants which represented a variety of textures and colors throughout all four seasons. Additionally, Chris mentioned how the landscaping project was designed to provide an intuitive experience for drivers and prioritized pedestrian safety.

Resolution: DDA-2023-04-02

Moved by: Martin Knollenberg

Seconded by: Tim Blair

RESOLVED, that the Troy Downtown Development Authority approves the Landscape Design presented and supports the project moving forward through the bidding process.

Yeas: 10

Absent: 2

D. Troy Pavilion Presentation (Presented by: Kurt Bovensiep, Public Works Director)

Public Works Director, Kurt Bovensiep, presented the group with an update on the Troy Pavilion Project. He began with the history of the project's site, the Jeanne M. Stein Park, provided an overview of the project's funding, and presented the conceptual design. Mr. Bovensiep highlighted the fact that this project strives to remain consistent with nature and to create an inclusive winter amenity for Troy community members. While the project is located

within the boundaries of the TDDA, the project will not rely on any funding from the TDDA. The possibility of having future private partners sponsor aspects of the project was also discussed.

E. Planning and Zoning Development Report (Presented by: Brent Savidant, Community Development Director)

Community Development Director, Brent Savidant, provided the group with a planning and zoning development report. He made mention to an increase in pedestrian activity along Big Beaver. Additionally, he highlighted two new conversion projects taking vacant office space along Big Beaver and creating mixed-used residential developments. The first site is located at 275 Kirts, where Cypress Partners will be repurposing an office space to 200 apartment units. The second site is found at 2690 Crooks, where Developers A. F. Jonna will be converting the former Lindsey Centre building into 156 apartment units.

F. Economic Development Updated (Presented by: Mark Adams, Economic Development Manager)


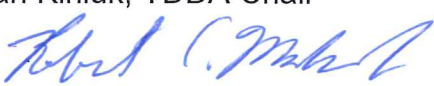
Economic Development Manager, Mark Adams updated the group on his overall economic development strategy of business retention, expansion and attraction. He mentioned his work with the State of Michigan to educate developers and business owners on grant programs available and how he has been working closing with business consultants looking to locate within the City.

Public Comment

None.

This meeting was adjourned at 11:22 am.

The next regular meeting of the Troy Downtown Development Authority is scheduled for Thursday, June 22nd, 2023 at 10:00 AM.

	
Alan Kiriluk, TDDA Chair	Date
	10/18/2023
Robert C. Maleszyk, TDDA Secretary	Date

Minutes Prepared by:

Meg Schubert, Assistant City Manager

Date

