

An electronic public meeting of the Troy Downtown Development Authority was held on Thursday, June 11, 2020. Chair Alan Kiriluk called the meeting to order at 10:03 AM.

Present:	Kiriluk, Alan (Chair)	
	Blair, Tim (Vice Chair)	
	Baker, Mayor Ethan	
	Bostick, Dennis	
	Keisling, Larry	
	Knollenberg, Martin	
	MacLeish, Dan	
	Mioduszewski, Brian	
	Randol, Ward	
	Reschke, Ernest	
Absent:	Koza, Kenny	
	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	
	Savidant, Brent	

Resolution to Conduct Electronic Meeting

Resolution: DDA-2020-06-01

Moved by: MacLeish
Seconded by: Blair

RESOLVED, that the Troy Downtown Development Authority hereby allows all members to participate in public meetings by electronic means during the state of emergency. 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 during the state of emergency 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 preceding 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 preceding 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 – January 15, 2020

Resolution: DDA-2020-06-02

Moved by: MacLeish
Seconded by: Randol

RESOLVED, the Troy Downtown Development Authority approves meeting minutes from January 15, 2020 Meeting.

Yeas: 10
Absent: 2

Old Business – None

New Business

- A. Approval of 2020-21 Budget (Presented by Mark F. Miller, Executive Director and Rob Maleszyk, Secretary/Treasurer)

Resolution: DDA-2020-06-03

Moved by: Bostick
Seconded by: Blair

RESOLVED, the Troy Downtown Development Authority approves the 2020-21 Budget as presented.

Yeas: 10
Absent: 2

- B. Somerset Collection North Parking Structure (Presented by Mark F. Miller, Executive Director)

Resolution: DDA-2020-06-04

Moved by: Knollenberg
Seconded by: Bostick

RESOLVED, the Troy Downtown Development Authority accepts the recusal and non-participation of Vice Chair Tim Blair regarding the Somerset Collection North Parking Structure agenda item.

Yeas: 9
Absent: 2
Recusal: 1 (Tim Blair)

Per the memo found in the agenda packet, the Troy Downtown Development Authority's (TDDA) first Tax Increment Financing Plan facilitated a reimbursement of the costs of construction of the parking structure at Somerset Collection North. This was accomplished through a complicated real estate transaction, where the TDDA leased the underlying property from the Developer (Frankel/Forbes-Cohen), but retained ownership of the parking structure until Developer or its successors paid the agreed upon purchase price. Legal documents required the Developer to assume responsibility for the operation and maintenance of the parking structure until the payment of the agreed upon purchase price.

The passage of 25 years after issuance of the parking structure bonds, June 7, 2020, is a triggering event for payment. Developer has agreed to proffer the agreed upon purchase price of \$4,035,171 to the TDDA at the earliest opportunity. This will require the drafting and execution of mutually acceptable legal documents, including but not

limited to a Quit Claim Deed for the parking structure, and a termination of many of the other legal agreements. The execution of these documents will occur at a mutually agreeable date.

Resolution: DDA-2020-06-05

Moved by: Knollenberg

Seconded by: MacLeish

RESOLVED, that the Executive Director or his Designee is hereby AUTHORIZED to execute all required documents to effectuate a transfer of the Somerset North Parking Structure to Developer upon payment of the purchase price, after the documents have been vetted and approved by legal counsel on behalf of the Troy Downtown Development Authority. These documents include, but are not limited to a Quit Claim Deed, a Bill of Sale, a Termination of the Ground Lease, a Termination of the Assignment and Assumption Agreement and Escrow Agreement.

BE IT FURTHER RESOLVED, that the Troy Downtown Development Authority hereby AFFIRMS that Developer’s payment of the agreed upon purchase price for the parking structure at the earliest possible closing date after mutual approval of all necessary legal documents will not be construed as a default of the Ground Lease, even though this will occur after June 7, 2020.

Yeas: 9
Absent: 2
Recusal: 1 (Tim Blair)

C. 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 on many of the ongoing projects, including the Zen Apartments on Wilshire, have progressed during the pandemic.

Significant changes are occurring along Big Beaver Road as construction of the new divergent diamond interchange continues at I-75 and Big Beaver Road. Chair Kiriluk discussed the Big Beaver Road and I-75 interchange design concepts developed by the TDDA several years ago. Chair Kiriluk requested that these design concepts be shared with the TDDA once again to see if there might be elements that could be incorporated into the newly designed interchange currently under construction.

D. DDA Marketing Strategy – (Presented by Glenn Lapin, Economic Development Specialist)

Per the memo found in the agenda packet, Economic Development Specialist Glenn Lapin provided an overview of the topic. Discussions with DDA board member Kenny Koza, Troy Chamber President Tara Tomcsik-Husak and Troy Community Affairs Director Cindy Stewart have brought forth ideas for short and long term marketing strategies. Collaboration with the Troy Chamber of Commerce and others have resulted in the promotion of events like Troy Restaurant Week which helped gain media coverage for Troy restaurants. “Open for Business” messaging was used via social media along with City and Troy Chamber communication networks to coincide with the start of I-75 construction in March –prior to the pandemic shutdowns.

The pandemic has had a major impact on Troy businesses. Discussions with SMZ, a Troy-based marketing/advertising firm referred by DDA board member Kenny Koza, has led to several ideas to help get customers back into Troy restaurants and retail businesses as COVID-19 restrictions ease and I-75 construction continues toward completion in late 2020.

The scheduling of an in-person Special Troy Downtown Development Authority meeting, prior to the next scheduled TDDA meeting on October 21, 2020, was suggested. The agenda for the proposed Special Meeting would focus on TDDA marketing, an update on I-75 construction, and a review of previously completed design concepts for the Big Beaver Road and I-75 interchange.

Public Comment

None.

Resolution: DDA-2020-06-06

Moved by: MacLeish

Seconded by: Knollenberg

RESOLVED, that the Troy Downtown Development Authority adjourns the meeting at 10:46 AM.

Yeas: 10

Absent: 2

The next regular meeting of the TDDA is scheduled for Wednesday October 21, 2020 at 7:30 AM.

Chair Alan Kiriluk

Glenn Lapin, Economic Development Specialist