

**DOWNTOWN DEVELOPMENT AUTHORITY  
&  
COMMISSION AD HOC COMMITTEE  
TIF 97**

Wednesday, May 22, 2019 8:15am  
400 Boardman Avenue, Second Floor Committee Room  
Traverse City, MI 49684

Chair Commissioner Richard Lewis called the meeting to order at 8:16am

Present: Mayor Jim Carruthers, Commissioner Lewis, Commissioner Amy Shamroe, DDA Board Member Bill Golden, DDA Board Member Scott Hardy, DDA Board Member Gabe Schneider

Absent: None

Staff: DDA CEO Jean Derenzy

1. Approval of May 1, 2019 Minutes
  - a. Motion by Golden, seconded by Shamroe, that the Ad Hoc Committee approve minutes from the May 1, 2019 meeting. Motion passed unanimously.**
  
2. Review of TIF 97 TIF Two Scenarios
  - a. Commissioner Lewis presented data identifying two scenarios: a deck at 58 feet and a deck at 69 feet.
  - b. The Breakwater Project, 222 E. State Street, 305 W. Front Street (Phase 1), and 415 E. Front Street are the four projects included in the new taxable value in scenario 1A
  - c. Three questions that Committee needs to clarify are: Is there going to be a parking issue on the downtown's west side? Is the best way to address the parking issue a parking facility? Is the committee willing to extend the TIF 97 district?
  
  - d. Public Comment**
    - i. Grant Parsons inquired about zoning code and onsite parking.**
    - ii. Nancy Duke, 213 Sixth Street, commented on Rich & Associates bullet points and the inefficiencies of the deck.**
  
  - e. Motion by Shamroe, seconded by Hardy, that this committee finds that in order to meet the parking needs of West end, we need to build a parking deck and TIF would need to be extended for a period of between 8-13 years to support bond repayments, as outlined in the financial aspects provided at the May 22, 2019 meeting. Motion passed unanimously.**
  
3. Bullet Points from Rich & Associates
  - a. Rich & Associates presented their studies

4. Public Outreach Plan

- a. Identify a public plan on the website that will establish who the committee is reaching out to, when they are reaching out, and how.
- b. Ad Hoc's role has been completed.

5. Public Comment

- a. None at this point

6. Adjournment

- a. The meeting was officially adjourned at 9:35am

DRAFT