

# **Traverse City Downtown Development Authority Regular Meeting**

**September 16, 2022**

**8:30 am**

Commission Chambers, Governmental Center  
400 Boardman Avenue  
Traverse City, Michigan 49684



The City of Traverse City does not discriminate on the basis of disability in the admission to, access to, treatment in, or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, phone 231-922-4440, TDD/TTY 231-922-4412, VRS 231-421-7008, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

The City of Traverse City and Downtown Development Authority are committed to a dialog that is constructive, respectful and civil. We ask that all individuals interacting verbally or in writing with board members honor these values.

Downtown Development Authority:  
c/o Jean Derenzy, CEO  
(231) 922-2050  
Web: [www.dda.downtowntc.com](http://www.dda.downtowntc.com)  
303 East State Street, Suite C  
Traverse City, MI 49684

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# Welcome to the Traverse City Downtown Development Authority meeting

## Agenda

	Page
<b>1. CALL TO ORDER</b>	
<b>2. ROLL CALL</b>	
<b>3. REVIEW AND APPROVAL OF AGENDA</b>	
<b>4. CONSENT CALENDAR</b>	
<i>The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.</i>	
A.	7 - 13
Consideration of approving the minutes of the August 19, 2022 Downtown Development Authority meeting (Approval Recommended) (Jean Derenzy)	
<a href="#">Downtown Development Authority Regular Meeting - 19 Aug 2022 - Minutes - PDF</a>	
B.	15 - 21
Consideration of approving financial reports and disbursements for DDA, TIF 97, Old Town TIF, Parking and the Arts Commission for August 2022 (Approval Recommended) (Jean Derenzy)	
<a href="#">DDA General, TIF 97, Old Town TIF August 2022 - PDF</a>	
<a href="#">TC Parking Services Financials August 2022 - PDF</a>	
<a href="#">TC Arts Commission Financials August 2022 - PDF</a>	
<b>5. ITEMS REMOVED FROM CONSENT CALENDAR</b>	
<b>6. SPECIAL ORDER OF BUSINESS</b>	
A.	23 - 58
Presentation: Moving Downtown Forward Project Update (Brad Segal - PUMA)	

[Moving Downtown Forward Project Update Memo \(Jean Derenzy\) - PDF](#)

[Moving Downtown Forward Presentation - PDF](#)

- B. Presentation: Transportation Demand Management (TDM) Study (Nelson/Nygaard) 59 - 79

[Revised TDM Plan Recommendations Memo \(Nicole VanNess\) - PDF](#)

[Revised TDM Plan Recommendations \(DRAFT\) - PDF](#)

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## 7. OLD BUSINESS

- A. Old Town Parking Garage Paver Project (Approval Recommended) (Nicole VanNess, Jean Derenzy) 81 - 82

[Old Town PG Paver Project Memo \(Nicole VanNess, Jean Derenzy\) - PDF](#)

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## 8. NEW BUSINESS

- A. Acceptance of MEDC RAP Grant (Approval Recommended) (Jean Derenzy) 83

[RAP Grant \(Jean Derenzy\) - PDF](#)

- B. East Front Street Gateway RFP Approval (Approval Recommended) (Jean Derenzy) 85 - 86

[East Front Street RFP Memo \(Jean Derenzy\) - PDF](#)

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## 9. CEO REPORT

- A. Project Update (Jean Derenzy) 87 - 88

[Project Update \(Jean Derenzy\) - PDF](#)

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## 10. BOARD MEMBER REPORTS

- A. Arts Commission Update (Steve Nance) 89

[Arts Commission Update \(Steve Nance\) - PDF](#)

- B. Parking Advisory Board Update (Scott Hardy) 91

[Parking Advisory Board Update \(Scott Hardy\) - PDF](#)

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## 11. STAFF REPORTS

- A. Transportation Mobility Director Report (Nicole VanNess) 93 - 95

[Transportation Mobility Director Report \(Nicole VanNess\) - PDF](#)

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## 12. RECEIVE AND FILE

- A. Communications and Outreach Director Report (Art Bukowski) 97 - 98

[Communications and Outreach Director Report \(Art Bukowski\) - PDF](#)

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|----|--|-----------|
| B. | Downtown Experience Coordinator Report (Abby Taylor)                       | 99 - 100  |
|    | <a href="#">Downtown Experience Coordinator Report (Abby Taylor) - PDF</a> |           |
| C. | Finance Committee August 2022 Meeting Minutes                              | 101 - 103 |
|    | <a href="#">August 8, 2022 Finance Committee Meeting Minutes - PDF</a>     |           |
| D. | DTCA July 2022 Meeting Minutes   | 105 - 106 |
|    | <a href="#">July 14, 2022 DTCA Board Meeting Minutes - PDF</a>             |           |
| E. | Parking Advisory Board July 2022 Meeting Minutes                           | 107 - 109 |
|    | <a href="#">6 July, 2022 Parking Advisory Board Meeting Minutes - PDF</a>  |           |

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**13. PUBLIC COMMENT**

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**14. ADJOURNMENT**



# CITY COMMISSION

## GOALS & OBJECTIVES

### 2022-2023

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#### **HOUSING & HOMELESSNESS**

Increase opportunities for more diverse housing through public and private options.



#### **ACCESS & MOBILITY**

Invest in multi-modal mobility strategies and existing and future infrastructure so that individuals of all ages, abilities and income have a network of complete, barrier free, safe, year round access to our community's amenities and basic needs.



#### **CONNECTING PEOPLE WITH EACH OTHER AND NATURE**

Invest in facilities and amenities in order to create vibrant City spaces that connect all people to nature and to each other.



#### **ECONOMIC DEVELOPMENT**

The City will foster economic development by adopting a growth mentality and by conserving and maintaining natural resources. It will work with partners to invest in and maintain amenities that support a wide variety of industries, build the workforce, and attract well-paying jobs with the region's future in mind.



#### **WATER SYSTEMS**

Proactively and consistently maintain, conserve, and manage water and water systems to reduce harm to the systems themselves as well as public health and safety.



#### **CLIMATE CHANGE**

Address climate within all of our City priorities, goals, policies, and actions.

