



**BIRMINGHAM TRIANGLE DISTRICT
CORRIDOR IMPROVEMENT AUTHORITY**

Tuesday, June 2, 2009
Birmingham Municipal Building
151 Martin, Birmingham, MI
Room #205
7:30 a.m.

MINUTES

1. Mayor Sherman called the meeting to order at 7:30 a.m.

2. Roll Call by Clerk:

Present: Mayor Sherman
Mr. Cataldo
Mr. Fuller
Mr. Hays
Mr. Saroki
Mr. Stutz
Mr. Ziegelman

Absent: None

Others Present: Manager Markus, Clerk Weiss, Management Analyst Wuerth, Planners Ecker and Robinson, Assistant Engineer O'Meara, City Attorneys Currier and McGow, Jeff Purdy, LSL Planning

3. Approval of Minutes from March 24, 2009

MOTION: Motion by Fuller, seconded by Saroki:
To approve the minutes of March 24, 2009.

VOTE: Yeas, 7
Nays, None
Absent, None

4. Discussion regarding site evaluation and draft TIF calculators

The board received a presentation by Jeff Purdy, LSL Planning, regarding potential sites for parking structures in the north and south sections of the Triangle District, the criteria used for the evaluation of those sites, and Tax Increment Financing (TIF) estimate calculations. Mr. Purdy stated the next step is to do a concept plan for cost estimates. This would be the basis for the TIF plan.

Discussion followed regarding projections of parking demands based on potential development, and consideration of combining commercial use with parking structures such as linear buildings or a retail first floor.

The board offered feedback on the particular sites that were evaluated to be the most suitable for parking structures.

Mr. Purdy stated that the proposal is to acquire land for surface parking and when an area develops and demand increases, a structure would be proposed. Mr. Markus stated that special assessments to all benefiting property owners would be one resource of funds, other than the captured funds from the TIF. Mr. Markus suggested that the board consider more than one site due to the negotiation process with property owners.

Mr. Markus suggested that property acquisition be included in the decision matrix. If property is acquired by the city, a vote of the people would be required to transfer title to a developer for linear adjacent buildings. Mr. Markus did not feel the public would be amenable to changing this provision in the charter.

Mr. Markus explained that the plan should be adopted when the values stop dropping. Mr. McGow confirmed that a plan could be terminated, and re-approved if the property values continue to decrease.

In response to Mr. Cataldo's question regarding the alternative of the city offering the developer an option, Mr. Carrier responded that once the city acquires property rights, the voter approved sale provision of the charter takes effect.

Mr. McGow stated that it is best to keep the plan general to allow flexibility. The plan should not identify certain sites or allow options.

The board agreed with Mr. Markus' suggestion of taking an average taxable value of property in the area and using an average value of construction of a parking deck for cost estimates for purposes of developing the plan. This would not be specific to one property.

The board agreed to a suggestion by Mr. Ziegelman to physically visit the area and view the potential sites.

The chair adjourned the meeting at 9:15 a.m.

Nancy M. Weiss
Secretary