



CITY OF ANN ARBOR

LIBRARY LOT ADVISORY COMMITTEE

Prepared for informational purposes only

Date: 11-23-2010

Time In: 8:07 a.m.

Time Out: 9:15 a.m.

Location: 4th Fl Conference Rm., City Hall

Committee Members Present:

- Councilmember Teall
- Councilmember Rapundalo
- Eric Mahler – Planning Commission
- John Splitt - DDA
- Sam Offen

Also Present Were:

- City Administrator Fraser
- Community Service Area Administrator Miller
- Matt Kulhanek, Project Lead
- Susan Pollay - DDA
- Other: David Di Rita, Roxbury Group

Call to Order:

Chairperson Rapundalo called the meeting to order and recorded the minutes for members' information. A quorum of Committee members was present, and the meeting, having been duly convened, was ready to proceed with business.

Matters Discussed:

1. R. Fraser reviewed the process to date leading to the identification/selection of a consultant to advise the City of Ann Arbor and DDA on the matter of the Library Lot RFP and review of the finalist proposals. He introduced David Di Rita, principal at the Roxbury Group, whose firm was engaged as the consultant. Mr. Fraser also acknowledged the significant contribution by S. Pollay and the DDA for background research that has been critical to the due diligence process.
2. David Di Rita, principal at the Roxbury Group, presented the draft Consultant's Report and findings. He reviewed all the background information, discussed interviews with various community stakeholders, and placed everything into the context of downtown planning and visioning that Ann Arbor had already engaged in. The role of the consultant per the RFQ was to determine if the projects submitted to the City are economically viable in the Ann Arbor marketplace and can bring financial benefit to the City of Ann Arbor. Mr. Di Rita noted that the Report was not intended to serve as a feasibility study for the concepts included in the two proposals. However, the overall concepts included in the uses for the Library Lot contained in each proposal were valid and supportable from a market and demand standpoint. He described his assessment of the two proposals and indicated that of them, the Valiant proposal was clearly superior from a financial perspective. He noted that Valiant had revised their proposal to eliminate any requirement for City support - funding or credit – and presented the better option for long-term viability. The Valiant proposal also achieved an unquestionable and laudable association with the need for expansion of the AADL. Mr. Di Rita proposed that the next steps include finalizing the Report and developing a draft Memo of Understanding with Valiant that could serve as the basis for further discussions and negotiations between the City and Valiant over issues like site planning and financials. J. Splitt moved that the Committee accept the Consultant's Report and direct staff to work with Valiant on a letter of intent that could be presented to Council, along with the recommendation of the advisory committee. Motion was seconded by M. Teall. Splitt, Teall and Rapundalo voted in the affirmative. Motion passed unanimously.

- Actions Taken:**
1. **Acceptance of Consultant's Report**
 2. **Directed staff and Consultant to draft a Letter of Intent or Memo of Understanding between the City of Ann Arbor and Valiant for review by the Advisory Committee and City Council.**

Minute Secretary: Stephen Rapundalo, Councilmember