

MAIN STREET AREA BUSINESS IMPROVEMENT ZONE

SPECIAL MEETING OF PROPERTY OWNERS

MINUTES May 7, 2024

PROPERTY OWNERS PRESENT IN PERSON, BY ZOOM, OR BY PROXY: Attachment A lists all voting representatives for the owners of commercial properties located in the zone (the “Zone”) that has been established as the Main Street Area Business Improvement Zone (the “BIZ”) who were physically present at the Special Meeting in person or by proxy or who participated in the Special Meeting by Zoom.

OTHERS PRESENT: BETSY JACKSON (of The Urban Agenda Inc. the Administrator of the BIZ), ROGER AHN (the member of the Board of Directors of the BIZ appointed by the Chief Executive of the City of Ann Arbor) KELLEY GRAVES (a representative of the Ann Arbor Downtown Development Authority))

1. Call to Order/Welcome: Chairman Edward Shaffran, Chairman of the Board of Directors of the BIZ, called the Special Meeting to order at 8:03 a.m.

2. Confirmation of Mailing of Notices of Meeting: Ms. Betsy Jackson confirmed that all the property owners of record of commercial properties within the Zone were notified, by mail, of the Special Meeting according to state statutory requirements.

3. Roll Call of Property Owners in Attendance: The Chairman asked everyone in attendance to introduce themselves.

4. Confirmation of Quorum: James Beuche, attorney for the BIZ, advised that, under the Bylaws of the BIZ, a required quorum for the Special Meeting participation by representatives of the owners of 10% of the commercial properties in the Zone and Ms. Jackson reported that representatives for 48 of the 125 (38.4%) commercial properties in the Zone were participating in the Special Meeting. Mr. Shaffran announced that a quorum was present.

5. Discussion of 2024-2034 BIZ Renewal: Mr. Shaffran summarized the history of the BIZ, beginning July 1, 2010; expanding in 2014 for the term ending June 30, 2024; and the proposal to renew the term of the BIZ for an additional 10-year period. Mr. Shaffran described the services and assessment proposed for 2024-2034 period. Mr. Beuche explained the process for approval of the renewal, including the requirement of the affirmative vote of at least 60% of the property owners participating in a Special Meeting and the approval by the Ann Arbor City Council. Mr. Shaffran asked if there were any comments or questions and there were none.

6. Motion to renew the term of the BIZ for 2024-2034: Mr. Beuche read the following proposed resolution for renewal:

RESOLVED, that the term of existence of the Main Street Area Business Improvement Zone in Ann Arbor, Michigan, which is now scheduled to expire on June 30, 2024, is renewed for a term beginning July 1, 2024 and ending June 30, 2034.

MOTION to approve the resolution was made by Mr. Michael Watts. SECONDED by Mr. Beuche (in his capacity as representative of an owner of a commercial property in the Zone). Mr. Shaffran called for a voice vote and all parties participating voted in the affirmative, with no votes in opposition. With the affirmative vote of 100% of the property owners participating in the Special Meeting, the motion was CARRIED.

7. Motion to approve the 2024-2034 MSA BIZ Zone Plan: Mr. Beuche read the following proposed resolution for Amendment to the Zone Plan for the BIZ:

RESOLVED, that the Main Street Area Business Improvement Zone Plan 2014-2024 adopted in 2014 for the Main Street Area Business Improvement Zone in Ann Arbor, Michigan shall be replaced by the Main Street Area Business Improvement Zone Plan 2024-2034 that was included in the Notice of Special Meeting of the Commercial Property Owners in the Main Street Area Business Improvement Zone on May 7, 2024, as of July 1, 2024, subject to the approval of the Ann Arbor City Council as required under the laws of the State of Michigan applicable to business improvement zones.

MOTION to approve the resolution was made by Ms. Katie Marek. SECONDED by Mr. Ronald Dankert. Mr. Shaffran called for a voice vote and all parties participating voted in the affirmative, with no votes in opposition. With the affirmative vote of 100% of the property owners participating in the Special Meeting, the motion was CARRIED.

8. Public comments: Mr. Shaffran opened the Special Meeting for public comments. There were no public comments.

9. Adjournment: MOTION to adjourn the Special Meeting of the property owners of the BIZ was made by Mr. Jeff Harshe and SECONDED by Mr. Tyler Kinley. Mr. Shaffran called for a voice vote and all parties participating voted in the affirmative, with no votes in opposition. The motion was CARRIED.

Meeting adjourned at 8:56 am.

Respectfully submitted,

Katie Marek, Secretary

ATTACHMENT A – Property owners’ representatives or proxies present in person or by ZOOM for the Special Meeting of the Property Owners of the Ann Arbor Area Business Improvement Zone on Tuesday, May 7, 2024.

- Jon Carlson, as Proxy for John Curtis, representing the owners of the properties at 221 S. Main, 220 S. Main, and 226 S. Main
- Jon Carlson, representing the owners of the properties at 111. S. Main, 205 E. Washington, 110 S. Main – Unit 2, 120 W. Washington – Units A, B, G, H, J, and K.
- Edward Shaffran, representing the owners of the properties at 116 S. Main, 118 E. Washington, 120 S. Main, 121 E. Liberty, 123 E. Liberty, 220 S. Fourth, 209 S. Fourth, 211 S. Fourth, 213 S. Fourth, 215 S. Fourth, 118 E. Liberty, 306 S. Main, 114 E. Washington, 112 E. Liberty, and 120 E. Washington.
- James Beuche, representing the owner of the property at 126 S. Main.
- Ronald Dankert, as Proxy for representing the owners of the properties at 204 E. Washington and 208 E. Washington.
- Joseph Palms, as Proxy for the owners of the property at 318 S. Main. (by Zoom)
- James Curtis, representing the owners of the properties at 333 S. Main Street, 335 S. Main, 214 S. Main, 218 S. Main, 319 S. Main, and 216 S. Main. (by Zoom)
- Jeff Harshe, as Proxy for the owner of the property at 350 S. Main.
- Karen Piehutkoski, representing the owner of 122 W. Washington.
- Katie Marek, as Proxy for the owner of the property at 210 S. Main.
- Mike Van Patten, as Proxy for representing the owners of the properties at 213 E. Liberty and 210 S. Fifth. (by Zoom)
- Michael Watts, representing the owners of 113 W. Liberty and 328 S. Main.
- Edward Shaffran, as Proxy for the owner of the property at 113 S. Fourth.
- Eric Larcinese, representing the owner of 211 S. Main. (by Zoom).
- Bette Marvin, as Proxy for the owner of the property at 202 E. Washington.
- Tyler Kinley, representing the owners of the properties at 213 S. Ashley.