

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Meeting of the DDA Board of Directors**  
**August 24, 2021**  
**Zoom Meeting**

The August meeting of the DDA Board was called to order at 8:00 a.m.

**ROLL CALL**

**Present:** *Carolann Ayers, Margene Buckhave, John Casey, DJ Boyd, Jim Long, Ryan McKindles, Greg Presley, Shawn Riley, Mary Starring, Mayor Brian Turnbull*

**Absent:** *Aaron Cozart*

**Also Present:** *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Dave Gutman/Resident, Barbara Morowski-Brown/City Council, Fred Sheill/Resident, Andrew Krenz/Resident, John Carter/Resident, Kathy Spillane/Resident*

**AUDIENCE COMMENTS**

Resident John Carter commented in favor of the EV spaces as being good for the downtown, economy, clean environment and for the citizens. The auto industry has fully committed to this new technology and Northville should follow suit.

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion by Turnbull, seconded by McKindles** to approve the Agenda and Consent Agenda. **Motion carried unanimously.**

**DISCUSSION OF JUNE 15, 2021 MEETING MINUTES**

Presley wanted the June minutes clarified regarding Long's comments on the Down's property agreement.

Long clarified his statement from the June meeting regarding the Downs property and the 3-year contract with Hunter Pasteur. The \$100 referenced in the June meeting minutes is not the purchase price of the Northville Downs but a refundable security deposit for the parking lot the City owns on Cady St. The approximate purchase price of the property on Cady St is \$460,000. Long feels this was a terrible agreement the City entered into with Hunter Pasteur.

**Motion by Ayers, seconded by Starring** to approve minutes from June 15, 2021 meeting. **Motion carried unanimously.**

## **UPGRADE OF SURVEILLANCE EQUIPMENT**

Chief Maciag updated the DDA Board on a proposal for updated surveillance equipment that is utilized by the Police Dept and DDA. The current system which was installed in 2014, has a total of 8 cameras for the DDA that are needing upgrades. In October 2020 he went to council to upgrade city hall with the future plan to add the 8 DDA cameras to the new system. Camtronics' proposal to upgrade is a total of \$12,238.88 and a with split for cost between City Hall, a grant from MMRA and the DDA each paying 1/3, the total DDA cost would be approximately \$4,000.00. The upgrade would cover new cameras and place all the surveillance on one server to streamline security throughout the city. It would also allow a live feed that can also be accessed remotely. Maciag said the upgrades would have to be done in stages and maybe Center St surveillance could be in future discussions. Maciag also mentioned while there are no current increased crime issues, these cameras have proved useful in the past with misc. crime (ie. accidents, fights in parking lot).

**Motion to approve by Long, seconded by Casey to upgrade surveillance equipment with expenditures as presented. Ayers, Buckhave, Casey, Long, McKindles, Presley, Riley, Starring, Turnbull voted in favor, Boyd voted in opposition. Motion carried.**

## **EV CHARGING STATIONS PROPOSAL**

Ward said the DDA entered into a partnership in 2017 with Up2Go to provide 2 EV charging stations in the parking area behind 120 W. Main Street. Up2Go agreed to pay for purchase and installation of the units and electrical costs for 18 months. At the end of this term, the DDA took over electrical costs which has averaged \$5,000.00 per year. The proposal, under a 10-year contract, suggests the DDA/City install charging stations at the two locations on Main Street where the infrastructure is already available and add 4-6 new charging stations in the lower level of the Cady Street parking Deck. A pay station would be installed and the DDA would receive 10% of the revenue produced by the units. After recommendation at the previous board meeting, the DDA presented the proposal to the Parking Committee on July 29<sup>th</sup>. The Parking Committee voted to recommend replacement of the 2 existing charging stations with no further charging stations added to the lower-level Cady Deck or Main Street at this time. Based on recommendation of the Parking Committee, the DDA is going to review with Hage the contract terms and amount of charging stations.

Casey added that the Parking Committee voted in unison not to have charging stations added to Main Street, and that the current receptacles be removed. The parking spots on Main Street are way too valuable to remove for EV stations. He also added that the current 10-year contract is way too long and it might end up costing the City/DDA profits that are going directly to another company.

Boyd questioned whether Hage would be willing to negotiate a shorter term; Ward responded that the DDA has reached out to seek shorter terms based on recommendation from Parking and Sustainability Committees feel that technology evolves so rapidly, that we need more flexibility with the contract.

Ayers said that residents have found it difficult to park with road the closures and if we take away additional parking for EV charging stations, we are not thinking of needs of everyone that utilizes the downtown. Turnbull suggested that the DDA does have several handicap spots available throughout downtown. Based on future auto industry projections Turnbull said that 2% of total parking spaces in downtown Northville, or 40 spots, should be EV. He said we don't have to be on the cutting edge of EV spaces but we do want to evolve and he is in full support of adding a handful of spots somewhere downtown. Ayers clarified that she was not looking for more handicapped parking in downtown just easier access parking for the elderly.

McKindles feels that the DDA needs to be proactive and embrace the new EV charging trend by adding more spaces in the downtown area. He believes given the expertise of the Parking Committee that they should be the ones to determine the location of those spaces. Sheill said the Parking Committee was not against adding more EV parking spaces but more concerned about the length of the Hage contract given the ever-changing technology. Gutman also strongly believes that the new EV charging technology should be fully embraced and the City needs to have more parking spaces to accommodate the increase in electric cars throughout the local area.

Krenz, a GM electrical engineer that designs electric vehicles, said most electrical car owners do not like to park in a parallel parking place but rather a space they can back into. EV owners prefer a reliable charge station over walking distance. City's usually try to install EV charging stations where there can be multiple spaces using one charge station.

Long would like to consider tabling this topic and maybe having other companies put together a proposal. Consensus is that the length of the contract is the biggest issue, but the Board agrees more spaces are needed.

**Motion by Long, seconded by Boyd, to table the discussion with the goal of obtaining a shorter contract from Hage in addition to obtaining quotes from 1-2 other firms for comparison. Long amended the motion, seconded by Boyd, to add that the DDA determine how many spots to create for the future proposals. Motion carried unanimously.**

## **HERITAGE FESTIVAL**

Ward said the Heritage Festival is back this year, with the beer tent being canceled due to challenges in finding available tents and they are more expensive due to demand from Covid. The Heritage Festival will be located along Cady Street, with the exception of Shawn Riley Band, playing in Town Square. This was previously lined up through the DDA and it's been agreed that the Chamber will cover the cost of live music for the Heritage Festival.

Turnbull felt that the no lawn chair policy is no longer necessary for the concert series.

**Motion by Starring, seconded by Turnbull**, to accept the Heritage Festival music that the Chamber will provide on Friday evening 9/17/2021 and to remove the “No Lawn Chairs Allowed” language from the Social Media posts and the DDA website regarding Friday and Saturday acoustic concerts. **Riley abstains. Motion carried unanimously.**

### **SOCIAL DISTRICT IMPROVEMENTS**

Ward said the Pods and Stands have continued to be utilized by vendors on the weekends. Derek Blair, owner of Northville Gallery, with the Rotary, has sponsored the purchase of the fans for a total of \$1,250. Derek Blair also funded the barricade banners, totaling \$2,680. The DDA allocated \$8,000 for entranceway improvements. To date, all improvements have been made by outside sponsorship, freeing up the funds to be used on other improvements.

Ward said the DDA met with F & V regarding the road closures and barricades. The DDA met with Meridian Rapid Defense Group for a demonstration of steel removable barriers. The barriers would cost \$33,821 to purchase or \$3,000 per month to rent. These barriers are not user friendly and very costly. A long-term solution will have to be looked at if the roads remain closed. The DDA has reached out to Dr. Demray to possibly use his bugs to decorate seasonally in place of the black police cars.

The Tivoli lighting would cost about \$115,000 on Main Street. Green Electrical estimated \$200,000 to add on both Main and Center; and on top of that we would have to find someone to install anchor poles and obtain easements.

### **COMMITTEE INFORMATION AND UPDATES**

*a. Design Committee:*

Boyd said the Design Committee is meeting again regularly. Ward added the planning has begun to add a winter market and winter activities to the downtown running from 12/1-12/31.

*b. Marketing Committee:*

Nothing to report.

*c. Parking Committee:*

Casey wanted to clarify the overnight parking passes do not require people to move their cars each day. They will add the issue to the next Parking Committee meeting. Casey also said the barricades were moved on an angle at Main and Center so no one can use that area as a drop off spot. Long expressed concern for Genitti's events needing an area for event drop-offs. Maciag had a conversation with Laura Genitti and she stated she does need loading zone parking at this time.

*d. Organizational Committee:*

Nothing to report.

e. *Economic Development Committee:*

Ward said EDC comments for the Planning Commission was that they are in support of The Exchange Bar & Grill project and the project is moving forward.

f. *Sustainability Committee:*

Nothing to report.

**BOARD AND STAFF COMMUNICATIONS**

Ward reminded everyone that starting in September meetings are scheduled to go back in person. All parties entering the City Hall building need to be vaccinated or wear a mask.

**Motion by Turnbull, seconded by Casey** to adjourn the DDA Board meeting. **Motion carried unanimously.**

**Meeting adjourned at 9:50 am**

Respectfully submitted,  
Jessica Howlin, Administrative Assistant  
Northville DDA