

DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
July 27, 2023

The May meeting of the DDA Board was called to order at 8:00 am.

ROLL CALL

Present: *Margene Buckhave, Aaron Cozart, Mike Jaafar, Jim Long, Greg Presley, Shawn Riley, Ryan McKindles*

Absent: *DJ Boyd, David Cole, Steven Huprich, Brian Turnbull*

Also Present: *Lori Ward/DDA Director, Stacy Pearson/DDA Assistant Director, Mary Keys/resident, Barbara Moroski Brown/Council member, Marilyn Price/Council member, Fred Sheill/resident,*

INTRODUCTION OF NEW DDA EMPLOYEE

Stacy Pearson was introduced as new assistant director of the Northville DDA. Jeri Johnson will still be with us for sponsorship and training of Stacy.

AUDIENCE COMMENTS

None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by McKindles, seconded by Cozart, to approve the agenda and consent agenda as presented. **Motion carried unanimously.**

PURCHASE AND INSTALLATION OF STREETLIGHTS

Ward briefed the board on the purchase of streetlight from Spring City. A quote was received for five luminaire heads and their poles, along with one off head for a total of \$23,900. One pole was hit by truck and will be processed through insurance for reimbursement. Another pole was damaged by contractors at the corner of Dunlap and Center which will be paid for directly by the construction company. There should be ample funds between these three funding sources to cover the costs of the order. The DDA is requesting to waive the bidding process as we are matching an existing product.

In addition, the DDA has budgeted \$25,000 for the conversion of the remaining High Pressure Sodium lights with LED lights. The DDA, working with DPW hopes to complete the 100-fixture replacement project by the end of the summer.

Ward stated that there was a line-item budget for lights of \$25,000, ample funds were available to complete the project.

Motion to purchase by Long. Support by McKindles. Motion carried unanimously.

COMMITTEE INFORMATION AND UPDATES

- a. Design Committee: Ward reported no update or report.
- b. Marketing Committee: Riley reported that meeting attendance is down while there are many activities upcoming in the future.
- c. Organizational Committee: Ward reported no update or report
- d. EDC Committee: Presley reported it was the most important meeting to date. Discussion of downtown closure and curbless downtown was an exciting prospect. Structures removed would better meet ADA requirements and would allow cars to drive through but still allowing pedestrian orientations and open events if chosen. The installation of bollards is the beginning but there is a desire to do more. Presley stated that the DDA would play an important part in this. Ward agreed. The EDC is serving as the steering committee for the project to help DDA and Council make decisions moving forward.

Mary Keys stated that the EDC meetings and meeting announcements were not posted on the City's website. Ward stated that the website was experiencing issues, thus the reason packets for the current meeting were sent in three different formats. Ward stated that the DDA was actively working through the issue. Keys requested the meeting minutes and agenda package from the aforementioned EDC meeting as well as being informed of the future EDC meetings. Ward stated all EDC meetings are posted on the DDA calendar along with packets and agendas. Ward offered to forward the information to Michelle Massel to post on the city's website as well.

Presley discussed what the next steps would be to present the curbless street concept to the community. Ward stated no official movement to pull together a meeting has been made yet due to summer availability. Individual conversations have been had however. Presley noted the next step would be for the EDC come to the DDA for a presentation.

- e. Parking Committee: Ward stated no meeting since the previous has been held. No report.

BOARD COMMUNICATION

Presley requested further discussion on streets issue. Ward stated Lahanas has been in discussion with OHM to get a proposal and that the DDA has been in discussion with GMA in order to make a decision on moving forward. Riley requested the amount set aside for the current street repairs. Ward stated \$100,000 has been set aside for road repairs. McKindles asked if GMA was at the EDC meeting. Ward responded they were not as their contract is completed and further discussion with them would require extending their contract. Presley said the EDC is working to look in to all aspects of this option for discussion with the public. Riley stated restaurants should have options for covered structures or go back to umbrellas and tables. McKindles asked if it was easier to consider moving the farmers market to downtown, and stated events should be held more easily downtown with the curbless option. All agreed it remains to be discussed. McKindles asked if there was another city in the area that was looked to as an example. Riley stated East Lansing. Ward said the City of Brighton

has a curbless street under construction with full tear out of 10 feet of street down and up to store doors. Ann Arbor just completed some of their curbless streets and they are currently in use. Other towns across the country are moving in this direction as well. Locally Ann Arbor or East Lansing, Hudsonville are suggested. Ward also stated that there was a meeting with Manfred Schoen to discuss his thoughts on curbless options. Schoen is a downtown business owner and owns a company called 'Up to Go.' He collaborated with the city on raising money for and implement the Heat the Street program in Northville. Ward stated Schoen is a local resident originally from Germany and has an interest in walkable downtowns. Presley stated Schoen pointed out that cobblestone streets make noise for protecting shoppers and those at outdoor restaurant seating as well as being harder to skate board on. Long requested more information on this. Riley stated that Europe used this model as shared streets, not closed streets and not event based. Open at all times with cars close to restaurant seating near streets. Presley noted that in his travels over the summer up north not one street was closed in the cities he visited and the areas were packed with people. McKindles stated that it was a worthwhile venture to pursue. Riley stated that there needed to be input from Police Chief Alan Maciag, the fire department, and DPW as well. McKindles reported in his travels in Italy the roads were so close to pedestrian areas that it was potentially unsafe. There would be pros and cons he noted. McKindles stated he was unsure if Northville was ready for the change. Ward stated it was just the start and that future meetings would occur.

Riley stated bollards have been ordered. Ward followed, noting they are anticipated to be installed by the end of September. Riley noted that the entrances would be cleaned up dramatically. Long asked if the final elevation of the bollards would have to be altered if curbless roads were installed. Ward said she did not believe so, that the roads taper. Long raised the question as to why the raised road would only be in certain parts of the city and not others. Riley stated if it works there could be further discussion for future areas of town.

Mary Keys asked if traffic traveling in town would be two-way traffic or one way. She also stated there was a difference between curbless streets and woonerf streets, and requested to know which direction the city would go in. Keys also stated a desire to be at future discussion meetings on the subject. Riley stated this was scratching the surface of the discussion and that meetings were irregular and announced two weeks prior to said meeting. Keys requested a targeted implementation date. Riley stated cost analysis would come first and more information would be needed to make any decision for the future. Keys asked if the current budget is for woonerf or curbless. Riley stated they hadn't gotten to that level of specificity but the initial specs were for raising streets to curb level and discussion of water drainage had been made. Riley stated it was the initial stages.

Motion by Presley, seconded by McKindles to adjourn the DDA Board meeting. **Motion carried. Meeting adjourned at 9:12 am.**

Respectfully submitted,
Stacy Pearson, Assistant DDA Director
Northville DDA