

**Downtown Development Authority
Meeting of the DDA Board of Directors
December 19, 2023**

The December meeting of the DDA Board of Directors was called to order at 8:03 am

ROLL CALL

Present: Amy Bonser, Margene Buckhave, David Cole, Aaron Cozart, Mike Jaafar, Jim Long, Robert Miller, Shawn Riley, Mayor Brian Turnbull

Absent: DJ Boyd, Ryan McKindles

Also Present: Lori Ward, Stacy Pearson, George Lahanas, Councilmember Barbara Moroski-Browne, Alan Maciag, Fred Sheill, DJ Ware, Toni Genitti, Jim Nield, Steve Pichan, Roxanne Casterline, Sarah Prescott, Jeff Snyder, Greg Presley, Mary Keyes, Bobby Joe George

AUDIENCE COMMENTS

Snyder commented that he believes that there has been a steady increase in traffic in Beal neighborhood during initial closures due to Covid due to pass through traffic. Recently there has been a reactivated increase during closures for bollard installation as well as November special events. Snyder stated that his neighborhood is not experiencing a decline in traffic and a return to normalcy now that the streets are reopened. Concerns were raised over additional traffic impacts as plans for street reconstruction and potential construction in the city progress. With all of the proposed change, Snyder urged the DDA and City to postpone any future discussion of street closures for several years until the Downs project is further along.

Ware noted that he agreed with Snyder and had additional concerns for the Hutton area traffic.

Genitti brought forward issues on the historic cabin relocation. Discussion ensued on which entity involved would be covering the relocation costs, what those costs could be, current deadlines as they are understood, and potential additional efforts needed from the community. Genitti's understanding was that the developer would be totally responsibility for the costs of relocating the cabin. Lahanas stated that the developer has agreed to pay \$125,000 of the costs to relocate and/or renovation the cabin. Turnbull stated that the \$125,000 is a contribution from the developer and no match is required. Cole added that in speaking with the Historic District, they are working with a hard deadline of March 1, 2024 to raise \$125,000 or potential is there for the log cabin to be taken down. Lahanas stated that if that were to happen the log cabin could be disassembled and stored, not permanently demolished. Lahanas noted he would revisit and clarify the Hunter Pasture agreement on this issue. Turnbull followed up stating that without question the cabin will be saved but in what fashion is still yet to be decided.

Nield led a discussion on street closures. Nield provided information on other cities around the world that utilize curbless streets, as well as his own thoughts on the curbless street potential. Nield stated that it was nice to have the streets open in Northville and

that it was his opinion that businesses were doing well. Neild also raised questions on GMA study as well as potential future closures.

Pinchan read a Design Committee quote on bollards, curbless streets, and seasonal closures to gain clarity on the issues. Lahanas clarified that there is a difference between the issue of closures versus curbless streets, stating that the two are not to the same. Lahanas shared that curbless streets provide traffic calming, creates a pedestrian experience. Curbless streets can be used with or without street closures which provides flexibility to the community.

Casterline stated that it was her opinion that the public was happier with the streets reopened and that in her opinion it was having a calming effect on residents.

Prescott added that it was her understanding that if a street was to be permanently closed a curbless street design would not be necessary.

Nield stated that if we had a curbless street on Main Street it would be the only street in all of America that is the only east-west entrance through a city that is curbless.

NEW BOARD MEMBER

Amy Bonser of Mod Market was presented as a newly appointed DDA Board Member. Bonser is part of the Living and Learning Enrichment Center and her role is to run Mod Market on Mary Alexander Court. Bonser is a member of the DDA's Marketing Committee and has been following the issues facing the downtown. Bonser stated that she was happy to be part of the board and moving the community forward. The DDA Board went around the table and introduced themselves and welcomed Bonser to the Board.

APPROVAL OF AGENDA AND CONSENT AGENDA

Vice Chair Boyd was unable to attend the Board meeting due to illness. He was scheduled to lead a discussion on DDA Financing and requested that the topic be postponed to a future meeting. **Motion by Turnbull, seconded by Cozart** to approve amended agenda and consent agenda as amended. **Motion carried unanimously.**

INFORMATIONAL MEETING PA 57

Ward presented the annual report (attachments 5a, 5b, 5c) required for the DDA PA 57 Informational Meeting. Public Act 57 requires the DDA to hold two Informational meetings per year. The last Informational meeting was held last month, in January. The DDA reaches out with a special invitation to impacted taxing jurisdictions to make them aware of the meetings. These meetings are open to the public. The presentation and support material provided for the December meeting is the same as the information presented at the November meeting. Ward noted that the Northville District Library has opted out of future TIF revenue capture and beginning next year, the DDA's revenue will decrease by \$27,000.

Ward walked the Board through the Annual report that provides information about DDA revenues, expenditures, tax revenue from each jurisdiction, and outstanding bonds. Ward walked the Board through the DDA's 2023-24 Goals and Objectives. DDA staff will begin working on the Strategic Priorities for fiscal year 2024 – 25. DDA staff provided a list of committees and the projects that they are currently working on.

Cole raised question about how the funds are split between each committee. Ward stated that she and Sandi Wiktorowski, Finance Director, had begun discussion on this issue and there will be an annual review of committees each January going forward.

BOARD DISCUSSION ON DDA FINANCES

This portion of the meeting was postponed due to Boyd absence for illness until the January 2024 meeting.

INFORMATION and UPDATES

Design Committee next meeting January 11, 2024

Holiday to Remember was noted as a tremendous success by Riley and Turnbull. Ward added that the NHS Honor Society did a great job volunteering, Santa was wonderful, bagpiper was lovely, and the horse and wagon rides were very busy. Additional conversation on 2024 holiday season will be upcoming after the first of the year.

Maciag spoke on behalf of the Parking Committee and noted that stop signs to alleviate safety issues for school drop off and pick up for First Presbyterian preschool on Cady Street at Hutton were installed on 12/18/23. He also included an announcement on the new overnight parking rule that can be found in detail on the city website. December 22 to January overnight parking is allowed, and moving forward a new online parking platform will be rolled out in 2024 to create an ease of use from both community and the Police Department.

Long led a discussion on traffic flow for Hutton and Mary Alexander Court. He expressed concern over how delivery service vehicles would access Mary Alexander Court if they had to come in off of Center Street. Long strongly suggests that the current traffic flow continue on in the current configuration.

Cozart reported that the EDC committee recently met and primarily discussed a timeline for outdoor dining permits in the new year. Ward confirmed that notice of specific dates would be going out soon, and that the application will be out January 16.

A brief group discussion was held on the cadence of DDA Board Meetings with the conclusion to continue on a monthly rotation.

ADJOURNMENT

Motion by Turnbull, seconded by Buckhave to adjourn the DDA Board meeting.
Motion carried. Meeting adjourned at 8:47am.

Respectfully submitted,
Stacy Pearson, Assistant DDA Director
Northville DDA