



**Downtown Development Authority
Meeting of the DDA Board of Directors
December 17, 2024**

The December 17, 2024 meeting of the DDA Board of Directors was called to order at 8:33am.

ROLL CALL

Present: Mayor Brian Turnbull, Amy Bonser, Margene Buckhave, Mike Jaafar, Jim Long, Ryan McKindles, Robert Miller, Shawn Riley

Absent: DJ Boyd, David Cole, Arron Cozart

Also Present: Lori Ward / DDA Director, George Lahanas / City Manager, Stacy Pearson / DDA Assistant Director, Justin Quagliata / City Planner, Barbara Moroski-Browne / Mayor Pro Tem, Omar Eid / HP, Richard Barr, Seth Herkowitz / HP, Michelle Aniol, Fred Sheill, Deanna Gilbert / Chamber Rep, Ed and Cindy Brazen, Jeff Snyder, Mary Keys, Dave Gutman, Sally Johnson-Flayer

AUDIENCE COMMENT

Snyder voiced parking concerns for the current and new locations throughout the city and encouraged DDA to find creative solutions to parking issues.

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by Turnbull, **seconded** by McKindles to approve the agenda and consent agenda. **Motion carried** unanimously.

Long had questions about the DDA contribution of \$50,000 in support of the Ford Field project. Ward stated that as part of the 2024-25 budget, the DDA approved a contribution in the amount of \$50,000 for two consecutive years. The budget was approved at the DDA's April 9, 2024 meeting. Ward stated that she would send Long a copy of the 2024-25 approved budget and the meeting minutes where the budget was approved.

PRESENTATION OF PROPOSED CHANGES TO THE NORTHVILLE DOWNS PROJECT

Robert Miller recused himself and removed himself from the meeting. Herkowitz presented the proposed changes to the site plan for the Northville Downs Project. The presentation included the removal of the condominium units and replacement with town homes and the impact the changes will have on parking.

Herkowitz, answered questions on additional parking for restaurants and mixed used space, noting that restaurants use a parking ratio of 1 – 100 and 1 – 300 for office space. Subsequent discussion covered the impacts to nearby parking lots both public and private as well as and nearby parking decks. Aniol brought a number of questions to the floor for further exploration to include a more in depth look at the parking study, identifying peak usage for lots, determining walkability, and the absorption of usage from the new office and retail spaces. Herkowitz addressed these topics as well as financing questions on presale of townhomes and the potential conversion of apartments to condos. Herkowitz also walked through the general condominium complex construction plan.

Ward concluded that city is currently working with the engineering firm, Fishbeck on an updated parking study. The finished report is set to be presented to City Council on January 23, 2025.

SHARED MARKETING / COMMUNICATIONS POSITION

Ward shared that City and DDA are working together to create a full-time shared staff position that will be posted on city and DDA website. Full explanation on lay out of job included the note that the DDA will be covering 25% of the position.

COMMITTEE UPDATES

Design Committee – Miller, January 13 next meeting
Marketing Committee – Riley, next meeting in January
Parking Committee – Ward, parking study presented January 23
Organizational Committee – Ward, 2nd quarter budget being worked on
Economic Development Committee – Riley, check packet for future meetings

DDA FUTURE MEETINGS / IMPORTANT DATES

Ward noted a change that the Historic District Meeting HDC is canceled for tomorrow night December 18, 2024, and the next DDA meeting will be held January 28, 2025 at 8:30am in DDA Meeting Room A.

BOARD AND STAFF COMMUNICATIONS

Miller gave an opinion on parking, noting that his business utilizes Mary Alex and parking behind Theater. He shared that at times his staff has to park in Den lot or further, but they understand that this is the aspect of the downtown will continue to do so because they love being in downtown Northville.

ADJOURNMENT

Motion by Turnbull and seconded by Miller to adjourn the DDA Board meeting.
Motion carried unanimously. **Meeting adjourned at** 9:50am.

Respectfully submitted,
Stacy Pearson, Assistant DDA Director
Northville DDA