



MINUTES  
DDA SPECIAL BOARD MEETING  
8:30 AM - Thursday, November 21, 2024  
Back Office Studio - 13 N. Washington

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**1. CALL TO ORDER (8:30 am)**

**2. ROLL CALL**

PATTON DOYLE	P		
YLONDIA PORTIS (C)	P	ANDY FRENCH	P
DIETER OTTO	P	PAUL AJLOUNY (V)	A
VALORY BROWN	P	NICOLE BROWN	P
BRIAN JONES-CHANCE	P	BRYAN FOLEY	P
GERRY KREINER	P	COLLEEN KENNEDY	P
EMMY MAURER	P		

**Staff Present: DDA: Elize Jekabson, Danya Youssef-Agha**

**3. AGENDA APPROVAL**

*Andy French motioned to approve the agenda. Brian Jones-Chance supported the motion. Motion passed - unanimous.*

**4. APPROVAL OF MINUTES**

A. 10-17-2024 DDA Board Minutes

*Andy French motioned to approve the minutes. Brian Jones-Chance supported the motion. Motion passed - unanimous.*

**5. PUBLIC COMMENT (3 MINUTES EACH) -**

No public comments

**6. FINANCIAL / STAFF REPORT**

A. Financial and Staff Report

Elize gave a financial report update. Went over DJs, HoliFest cost, mural installation, and trash pick up. All small projects are being completed.

Coffee with Elize and Danya check in is planned for tomorrow at Hyperion at 8 am until 12 pm.

Roundtable Activation Table overview from last month that was held at SPARK.

SHINE team overview and orientation.

MDA annual conference that Danya, Elize, Andy, and Emmy attended. Andy went over some of the resources and best practices that they had. Emmy went over the central station presentation they went over and how communities come together to improve their city.

Strategic planning overview will take place in January board meeting so make sure we all plan to have a longer board meeting

Website updated to ADA compliance. Worked with Invisible Engines, a local Ypsilanti business, to update the website.

Debbie Dingell's staff met with Elize and the City Manager to go over funding for the Freighthouse plaza redesign. Unfortunately Debbie doesn't have any answers to what the future funding looks like with the upcoming federal administration.

Wheel of the World attendance in Ann Arbor which is an accessibility travel app. Can be used as a resource for businesses to become more compliant.

#### B. Quarterly Attendance Check In

### **7. COMMITTEE REPORTS**

#### A. Ad Hoc Committee for Freighthouse Plaza Finance

Andy, Brian, and Elize reviewed the plan for the plaza to see what they can cut out of the budget. They were determined to keep the budget the same to see what type of grants we can get. MEDC RAP grant will be applied for and Elize is working with the city to get greater government support. Elize has a design made by Fishbeck, but does not want to over promise to the community since the design is so high level and may be cut down.

#### B. Operations and Finance Committee

Emmy went over the committee report. Drinking fountain was winterized.

Ballard street lot redesign - includes welcoming and visible entrance, updated lighting plan for extra safety.

Strategic Plan in January with our consultant.

Maple Street lot needs an update which will go through the RFQ process.

Nicole went over the updated safety plan with the city and further discussions will be had at our next board meeting. Mentioned CMH being more active in areas in the city that are needing more attention.

Nicole has had a lot of conversations regarding public safety and what the university campus experiences. The university has a lot more resources and the issues they experience are not the same because of how they operate. Nicole went over the struggle of the financial restraints the city faces and overturn of our police staff. These budgetary restraints show in other departments such as DPS. Bryan spoke from experience about how we are asking more from the officers we have without having as high of compensation as other communities.

Brian Jones Chance went over the idea of passing resolutions that can go to city council to help support our city in ways of

#### C. DDA Committee for Equitable Investment

Ylondia went over to the Equitable Investment Committee and welcomed Roman to the committee and how he has brought vendors forward to help with street scaping. Went over the Roundtable Activation Table and what we asked for from participating members. We will be following up with participants from the discussion to see how they would be willing to contribute.

West Cross street overview and how if we can encourage an affinity group more progress could be made.

## **8. NEW BUSINESS**

### A. Contract Renewal with Zoelife Environmental

Zoelife is a 6 month contract that takes care of cleaning up our dumpsters. Instead of extending the contract to a year Elize would first like to see how the new program of LAITR will have an effect on the dumpsters.

***Patton Doyle motioned to approve the contract renewal. Bryan Foley supported the motion. Motion passed - unanimous.***

### B. Ballard Street Lot Redesign Draft RFQ

Ballard Street Lot Redesign and how Elize is working with the city to develop an RFQ. The Ballard street lot is one parcel out of the DDA. City helps with the RFQ and the DDA will pay for the redesign. RFQ will go out as soon as tomorrow if this gets approved. Asking for a welcoming entrance, clear signage, EV chargers, lighting in the parking lot, stormwater management, and an opaque barrier between alleyway and parking lot. If we incorporate EV chargers it would increase the scope from \$50,000 to \$75,000. Patton brought up the idea of grants available for EV charger installations. Andy mentioned if we do include the EV chargers then the revenue from the chargers should come back to the DDA, Elize said they would discuss with the city.

***Brian Jones Chance moved to approve the RFQ and direct staff to work with the city to bring bids forward. Andy French seconded the motion. Motion passed - unanimous.***

### C. Election of Officers

Ylondia said she has enjoyed her time as the chair for the DDA. Patton Doyle brought up the term limits and Elize cleared up some of the fine print. Elize went over the steps of putting up nominations for chair, vice chair, and treasurer. This will be put into effect next month. Ylondia wants to do appointments today as well and other committee seats.

***Patton Doyle nominated Paul Aljouney to be the chair and Dieter Otto seconded. Gerry mentioned paul only wanted to be nominated if no one else was nominated. Nomination is void.***

***Bryan Foley nominated Andy French to be the chair with Emmy Maurer supporting. Andy French accepted the nomination.***

Patton Doyle expressed concern for Andy French to be the chair. Patton is wanting Andy to be open to discussion. He believes that Andy thinks he is always right and wants him to be open to others opinions. Patton is also concerned about the combativeness of Andy when it comes to conflict. Andy said he would be open but his passion comes from caring about the community. Nicole would like to see the same support and connection to the DDA with the mayor and the new chair. Brian Jones-Chance brought up

wanting to have the support of the community and having Andy understand the importance of that. Ylondia encourages Andy to have open mindedness when it comes to conflict or opposing opinions.

***Motion passed - Yes: 9, No: 1 (Doyle), Abstained:1 (French)***

***Patton Doyle nominated Brian Jones-Chance to be the vice chair and Dieter Otto seconded. Brian Jones Chance accepted the nomination. Motion passed - Yes: 10, No: 0 , Abstained:1 (Jones-Chance)***

***Nicole Brown nominated Colleen Kennedy as Treasurer and Brian Jones-Chance supported the motion. Colleen Kennedy accepted the nomination. Motion passed - Yes: 10, No: 0 , Abstained:1 (Kennedy)***

#### **9. PROPOSED BUSINESS -**

Patton Doyle left at 9:40am.

Andy said that during these winter months we should get the RFQs needed for projects so they are ready by spring such as the Maple Street lot.

#### **10. PUBLIC COMMENT (3 MINUTES) -**

KJ Pedri- Homelessness Solidarity Network - spoke during the public comment and shared general thoughts, they mentioned the difficult task we have of meeting the needs of businesses and the residents. They worry that our focus will fall on investors and not the needs of the residents.

#### **11. ADJOURNMENT - 09:52 AM**