



annual report
fy 24/25

core values

- Safe / clean / cared for
- Community engagement / participation / ownership
- Historic Preservation
- Heritage (priority and access)
- Diverse (inclusive of all businesses, stakeholders and population)
- Accessible (multi-modal, business entries, and DDA resources)
- Unique / eclectic / locally owned (operated and locally-minded)
- Positive (messaging, communication, approach)
- Sustainability & Vitality
- Integrated / partnership / collaborative

mission

Ypsilanti Downtown Development Authority fuels development and growth for a vibrant DDA that benefits businesses and residents.



revenues and expenses



FY 24/25 Revenue

Downtown

- Operating - \$53,839
- TIF - \$493,187

Depot Town

- Operating - \$9,649
- TIF - \$118,851

West Cross

- Operating - \$22,142
- TIF - \$154,849

FY 24/25 Expenses

Downtown

- Operating - \$11,079
- TIF - \$348,855

Depot Town

- Operating - \$1,959
- TIF - \$143,695

West Cross

- Operating - \$4,023
- TIF - \$126,731

2024/25 sponsorships

Special Events Sponsorships

- Ypsi Pride
- Fourth of July Parade
- Juneteenth
- Rumble of the Bumble
- Freak Fest
- YDL Grand Reopening Party
- Depot Town Tree Lighting



2024/25 grants

- 107 W. Michigan Ave. - Currently Puffer Reds, formerly Freeman Bunting. Complete facade restoration (pictured)
- 501 W. Cross St. - Eagles Market - Floor restoration
- MEDC Build MI Community Grant - Earthen Jar



FY 24/25 Accomplishments:

- Depot Town Plaza Visioning and Design
- Renegotiated the Intergovernmental Agreement with the City of Ypsilanti
- Maple Street Lot
 - Gained control of the Maple Street Lot and converted it to free parking.
 - Started a four-season maintenance contract with DJ's Landscaping.
 - Repaired, resealed, and restriped the 61 space lot.
- Expansion of the ExploreYpsi program
- Hired DDA Coordinator - Danya Youssef-Agha
- Updated the organizations internal purchasing policy.
- New streetlight banners in Depot Town
- Various East and West Cross Beautification projects - garden bed upgrades, weed barriers, concrete repairs, street tree replacement.
- New Partnership and contract with LAITR - SHINE Team for Downtown, West Cross, and Park cleanup efforts.
- 2024 HoliFest
- Ballard Street Lot and Freighthouse lot repair RFQ
- Continued partnership with First Fridays Ypsilanti



FY 24/25 Accomplishments cont:

- Adopted the DDA Strategic Plan.
- Established measurable charges for DDA committees, and added a District Vitality Committee.
- Depot Town Rain Garden contract with Washtenaw County
- Launched Ypsi's first Sammie Slam, sandwich competition throughout all three districts.
- All district street poles were painted black.
- 2025-2027 Landscaping Contract Renewal contract with DJ's Landscaping
- Partnered with the City for a How-to Guide: Open a Business in Ypsilanti
- Committed \$25,000 to the RxKids program in the City of Ypsilanti
- Billboard and banner partnership with Growing Hope Farmers Market, who was moving operations to Downtown Ypsilanti
- LAITR SHINE Team Contract expansion through November increasing weekly hours of service.
- Established the DDA Security Grant Program
- Expanded the ExploreYpsi a second time for FY 25/26.



Downtown District

Depot Town District

West Cross District

The goals and direction of the Ypsilanti DDA are defined by the TIF and Development Plan for each district.

The full documents are available on our website. ypsilantidda.com

looking ahead

- Social District in Depot Town
- Riverside Arts Center Plaza landscaping overhaul
- N. Adams lot landscaping overhaul
- Upgrades to Holiday Lighting
- Downtown upgrades
- Ballard Lot and Freighthouse Lot Construction
- Improving ADA accessibility to the Freighthouse Plaza
- Downtown Market Analysis
- Marketing and Communications Strategy & new Marketing Committee
- Redevelopment Liquor License for 200 W. Michigan
- River Street Boulevard Upgrade RFP
- ...and more!



board of directors

- Andrew French , *Chair*
-Aubrees Pizzeria and Grill (2026)
- Brian Jones-Chance, *Vice Chair*
-734 Brewing Co (2026)
- Colleen Kennedy, *Treasurer*
Investors Realty Group (2028)
- Paul Ajlouny
-Eagles Market & Sweetwaters Cafe (2026)
- Nicole Brown
-Mayor of Ypsilanti (2026)
- Dieter Otto
-Eastern Michigan University Representative
- Bryan Foley
- Aarneth Lighting Solutions (2027)
- Valory Brown
-Home Sweet Homecare (2026)
- Emmy Maurer
-Maurer Property Management (2028)

YDDA Board members serve for four year terms.
() indicates year of term expiration

- Kristine Nash Wong
-SPARK East (2028)
- Liz Warren
Riverside Arts Center (2029)
- Julius Buzzard
Growing Hope Marketplace (2026)

Former Board Members who served FY 24/25

- Ylondia Portis, *Chair* - Nov '23 - Nov '24
-Brandhrt Digital Insights and Strategy
- Patton Doyle, *Chair* - Nov '19 - Nov '23
-Decode Ypsilanti
- Gerry Kreiner
-Mix Fitness Studios



DDA Role

- Improve the quality of life
- Create a sense of place
- Attract and retain residents, businesses and talent
- Spur private reinvestment
- Increase property value in and around the area



The Work a DDA Does or Can Do

- Infrastructure improvements to streets, sidewalks, lighting, sewer and water
- Design of public gathering places and parks
- Revitalization of vacant and underutilized properties
- Rehabilitation of historic buildings, assets and facades
- Mixed-use and middle-housing infill developments
- Business recruitment and retention programs
- Safety, security and maintenance programs
- Marketing, special events and promotions

questions?



Ypsilanti DDA Community



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