

City of Ypsilanti
Downtown Development Authority
Board of Directors Meeting
Thursday, June 20, 2019 – 8:30 a.m.
Minutes

The **Mission** of the Ypsilanti Downtown Development Authority (YDDA) is to undertake district-wide improvements that have the greatest impact in strengthening the downtown areas and attracting new business. The primary goal of the YDDA is to implement positive economic, physical, aesthetic, and community changes in each of our four districts.

I. Call to Order

II. Roll Call

Beth Bashert	A	Ylondia Portis	P
Kayia Robinson	P	Andrew O’Neal	P
Janette Rook	P	Danielle Milner	P
Andy French	P	Ben Harrington (C)	P
Dieter Otto	P	Jen Eastridge	P

III. Introductions

IV. Approval of Agenda (X)*

- Janette Rook motioned to approve the agenda and Jen Eastridge supported the motion. The committee approved the agenda. Motion Carried.

V. Approval of May 16, 2019 Minutes (X)*

- Andy French motioned to approve the May 16th, 2019 meeting minutes and Andrew O’Neal supported the motion. Motion carried.

Audience Participation (3 minutes each)

Mark Swason spoke about the IGA recompense, and urged that the DDA requests money, not services from the city as pay back.

VI. Staff Report/Financial Report (X)

Staff updated the board about activities and projects, as mentioned in the staff report.

VII. Standing Committee Reports

- **Operations and Finance Committee (X)***

DDA Officer Recompense (X)

Joe Meyers explained that the DDA had always paid for services and police but when the Inter-Governmental Agreement came into play, the DDA switched to paying a percentage to the City to pay for those services. This is something that hasn't been resolved because rotating DDA board members need to constantly be brought up to speed. It is a complex problem.

The city owes the DDA for years of not providing a police officer that the DDA had been paying for. The Operations and Finance Committee is not in the position to make a recommendation, and seeks guidance, or a deeper look at the options for recompense.

Jen Eastridge points out that “cash” payment would have consequences. The DDA should find something that is fair but what will benefit the businesses.

Joe Meyers has pushed for downtown recycling in the past, the DDA could look into those sorts of services.

Legal services RFP

Christopher Jacobs described issues with the current legal services provided to the DDA. Staff is unsatisfied, and rates have gone up.

Jen Eastridge made a motion to move forward with the new Legal Services RFP, and Danielle Milner supported the motion. Motion passed- unanimous.

- **Marketing Committee**

Depot Town Signage-

Committee did not meet this month. Signage project is moving forward.

- **Grants Committee-**

Grant Funding Recommendations for FY 2018-2019(X*)

The board was updated about a grant from the 2018 cycle. Tower Inn had problem with the designer/architect, and therefore has not broken ground in the agreed time. They will need to hire a new designer, and this will change the scope of the project.

Dieter Otto moved to pull the \$30,000 facade grant awarded to Tower Inn on October 18, 2018.

Andrew O’Neal supported the motion. Motion passed - unanimous.

The DDA board recommends that Tower Inn reapply with the new scope and a timeline when they are ready.

Ypsilanti Food Co/op asks for extension of 2018 grant award of \$30,000

Dieter Otto explained the current climate in the construction world. Special orders and general construction is delayed due to weather and rising material prices.

Corrinne Sikorski of the Ypsi Food Co/op explained that along with family emergencies, the building owners are in process of buying out their partners. This has been a difficult process, and HDC applications also held up progress. The doors are being made by the manufacturer.

Dieter Otto motioned to extend the Ypsilanti Food Co/op’s start date of their project to the end of September 2019, and to be finished 90 days out from then. Danielle Milner supported the motion. Motion passed - unanimous.

Grant Funding Recommendations for FY 2019-2020(X*)

There is \$30,000 available Downtown

\$10,000 available in Depot Town

\$20,000 available in W. Cross (no applicants)

Staff read through all applications that were recommended by the grants committee.

The board asked 113 W. Michigan Ave. if they would still do their project if full ask of \$15,000 is not awarded. The applicant responded that he would focus on the west side upper floor windows if he was awarded \$8,350 for the project. Applicant asked if he can apply for the second half of the project next year. The board encouraged him to do so, so long as they reapply.

Dieter Otto motioned to award 133 W. Michigan Avenue a grant of \$8,350 for the upper west side windows. Andrew O'Neil supported the motion. Motion passed - unanimous.

The board asked Bona sera if they would still do their project without their full ask of \$15,000 being awarded. Barbara Marcotte of Bona Sera responded that they cannot do this project without the grant, but would be able to do so without the full grant.

Ron Bloom of Ypsilanti Auto Museum had a new estimate and gave it to staff. The Auto Museum would like to ask for more than the \$5,000 than the grants committee recommended. The grants committee felt that a lot of the building work fell into "general maintenance" , which is not eligible for support. The committee recommended \$5,000 be used for the historical marker.

Danielle Milner felt that there needs to be more committee work.

Andrew O'Neal motioned for \$5,000 to be awarded to the Ypsilanti Auto Museum to be used for the historical marker or eligible upgrades to the facade. Jen Eastridge supported the motion, Jen Eastridge supported the motion. Motion passed- unanimous.

Danielle Milner motioned to award \$5,200 to Ypsilantique, \$8,350 to Bona Sera Restaurant, \$2,500 to The Thrift Shop of Ypsilanti, \$2,100 to Alexander Munro, \$3,500 to Go Ice Cream, and \$5,000 to Hyperion Coffee for their projects. Janette Rook supported the motion. Motion passed- unanimous.

VIII. Old Business

- **RAC Negotiation-**

Jen Eastridge has been added to the RAC negotiation team. She feels that her background in arts and her status as a building owner adds a helpful perspective to the team.

Christopher Jacobs recommended Andrew O'Neil to the RAC negotiation team as he has building and construction knowledge. Danielle Milner supported the nomination.

Andrew O'Neil will think about it.

V New Business

VI. Proposed Business

Staff Updates

Announcements/Comments

Public Participation:

The grant awardees thanked the board.

Next Meeting: August 15, 8:30 a.m., Spark East

I.

II. Key: (*) = items requiring Board action (X) = documents attached in board packet