

City of Ypsilanti
Downtown Development Authority
Board of Directors Meeting Minutes
Virtual Meeting
Thursday, June 18, 2020- 8:30 a.m.

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	P	Ylondia Portis	A
Kayia Robinson	A	Athena Johnson	A
Andy French	P	Danielle Milner (C)	P
Dieter Otto	P	Ben Harrington	A
Paul Ajlouny	P	Jen Eastridge (8:50a)	P
Patton Doyle	P	Brian Jones Chance	P

- **Introductions**
- **Approval of Agenda (X*)**

Patton Doyle motioned to approve the agenda, and Paul Ajlouny supported the motion. Motion passed-unanimous.

- **Approval of May 21st, 2020 Minutes (X*)**

Andy French motioned to approve the May 21, 2020 minutes and Paul Ajlouny supported the motion. Motion passed – unanimous.

- **Public Comment (3 minutes each) N/A**

- **Staff Report/Financial Report (X)**

Staff updated the board and referred to the staff report.

- **Standing Committee Reports**

- **Operations and Finance Committee**

- **Match on Main Grant Awarded**

Ypsi was one of 22 communities that received the grant.

The board discussed ways to make sure the grant process is more equitable, especially when the grant needed a two day turn around.

Original Moxie was ineligible because they had already received grant money from the MEDC.

- **COVID Signage and Reopening Guide for Businesses**

Signage and reopening guide is being made and distributed around the district.

- **Movie Planning**

Brian Jones-Chance stated that since we had the operations and finance meeting, the possibility of the second wave of COVID-19 has increased. If he had to vote again he would vote no on the movies.

Staff pointed out that we have flexibility with that vendor.

Beth Bashert asked when the plan changed from two to one drive-ins.

Staff stated that there has been a shift in behavior of residents, where folks seem to be more comfortable being out wearing masks and social distancing. The DDA could look into social distancing circles in one of the parks rather than keeping cars running in a lot.

- **New Business**

- **West Cross Alley Reconstruction**

Rachel Jackson on the call from OHM

There were 4 bids on the project.

ASI and Best Asphalt are really interested in the project.

OHM has been working with best asphalt on E. Cross.

The question is what material does the DDA want to use. There are pros and cons of each material. Concrete is more durable and lasts longer than asphalt does.

OHM believes that concrete might work better with that use of that alley, which is a lot of large truck use.

There is contingency built in to pay items set at 10%

Danielle Milner stated this alley behind her business is dangerous.

In regards to the patio extensions MDOT is able to close one lane, but the local restaurants believe the traffic is too dangerous to expand.

Paul Ajlouny said he's for the project. He has cars designed for off-roading that he is afraid to take back there. His concern is that people start using the alley as a street once it is fixed up. If businesses down that street use it for patio space, there is a lot of residents and residential parking that could be disturbed. Putting cold pack on it every year is a waste of money.

Patton Doyle- "We approved OHM at a different level on op/fin"

This quote includes construction oversight.

Staff recommends using concrete. It is a long lasting investment.

Alleys are least priority in the City, the DDA needs to do this correctly.

Dieter Otto agrees with using concrete over asphalt.

Beth Bashert motioned to approve the West Cross Alley project using concrete, and for the bid not to exceed \$157,100. Dieter Otto supported the motion. Motion passed- unanimous.

- **Grants Program for Outdoor Expansions**

Businesses have been submitting grant applications for outdoor expansions. There is a large interest in investing in outdoor patios. Most businesses report cashflow challenges.

Staff recommends a revised grant program for 2020-2021.

The Facade program would change to the outdoor expansion program. The DDA Chair would be administratively approve up to \$2500 in the interest of time.

Patton Doyle worries about shortcutting a working program. It could be a burden on the chair. The DDA could have special grant meeting.

Beth Bashert agreed with Patton Doyle, she would like to see the committee continue.

Christopher Jacobs pointed out that the process with getting approved by the board could take too long. Brian Jones-Chance was worried about the DDA subsidizing waste (next years trash/unusable patio furniture), is interested in other creative ideas.

Andy French agreed with Brian. He will make himself available for an emergency meeting.

Christopher Jacobs told the board to be prepared to have a grants meeting on Monday and a special meeting on Tuesday.

- **Old Business**

- **COVID-19 Street Closure and Parking Space Implementation (X)**

- **MDOT and MLCC**

Downtown is working on the MLCC licensing

Andy French suggested to reach out to Ronnie Peterson.

Washington Street will close on the 22nd.

Tents and structures have more review process than other applications.

Elisa Guyton and Gina Thompson of RAC presented a street closure plan for sponsorship.

They hope to have street activity, dance, activation, a food truck, and to be able to bring their staff back.

Andy French asked if the local restaurants would appreciate a food truck competing right now.

Elisa Guyton stated that it is not a competition, it's an enhancement.

Brian Jones-Chance loves the beau monde programming. Recommends the food truck as well.

Jessica French asked for a sponsorship to program and improve the East Cross Street Closure. She will provide additional detail on Tuesdays meeting.

- **Ypsi Incentive Program Update (X)**

The board asked staff how much staff time this program takes up, and staff did admit it took up a lot of time.

Jen Eastridge supports the program and sees a lot of successes with it.

Staff is looking into how to continue the program and make it contactless. Patton Doyle offered support.

- **Zonder Update**

Harry from Zonder is still working on the application

- **Public Comment (3 minutes each)**

Brian Jones-Chance is concerned over the RAC deal and its details with lease to rent.

Danielle Milner pointed out that there is an opportunity to amend the details.

Send concerns to Christopher

Jesse Kraznayk- Spoke about a dumpster consolidation need in the W. Cross Alleyway.

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

