

**City of Ypsilanti
Downtown Development Authority
Board of Directors Meeting Agenda
Virtual Meeting Thursday, July 16, 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.

Call to Order

I. Roll Call

Patton Doyle	P	Ylondia Portis	P (8:40)
Kayia Hinton	P (8:50)	Athena Johnson	A
Andy French	P	Danielle Milner (C)	P
Dieter Otto	P	Jen Eastridge	P
Paul Ajlouny	P	Brian Jones Chance	P
Lois Allen Richardson	P		

• Introductions

• Approval of Agenda (X*)

Andy French motioned to approve the agenda. Jen Eastridge supported the motion. Motion passed- unanimous.

• Approval of July 23, 2020 Minutes (X*)

Brian Jones-Chance motioned to approve the July 23rd, 2020 Minutes. Jen Eastridge supported the motion. Motion passed- unanimous

• Public Comment (3 minutes each)

Elisa Guyton with the Riverside Arts Center would like to be included on the agenda. She was advised by the chair to contact staff to be on August's agenda.

• Staff Report/Financial Report (X)

Staff gave updates about the street closures and the West Cross Alley project.

• Standing Committee Reports

• Operations and Finance Committee

• Street Closure Update (X)

Since we last met there has been a successful and safe First Fridays and Booker T. Washington event. Tap Room has temporarily reclosed due to the Governor's orders, and this has opened up the S. Washington street portion. Bobcat Bonnies has expansive seating, and Ziggys is in final planning for their patio expansion. 24th Cheesecakeerie is hosting family friendly games in front of their shop. Beezys has outdoor seating until 2pm, and the space is repurposed after 2pm. Ypsi Alehouse is utilizing N. Washington St.

We have implemented a modular street design. Pop-ups have been very successful. Depot Town CDC has been leading the charge with holding events such as live music, drag shows, First Fridays, and more.

- YDDA Summer Movie Series (X)

The movie nights are set for July and August.

Lois Richardson stressed the importance of communicating that one of the events is not family friendly.

- West Cross Alley Reconstruction

Construction set to start next week.

- New Business

- College of Business Parking Deck

Joe Meyers stated that the DDA has wanted to see this lot come into public ownership a long time. He asked the board if staff should move forward. There will be a cost on our end.

Danielle Milner asked how this project would help fulfill parking recommendations. What is the ratio of private vs. public parking in Ypsi compared to other communities?

Joe Meyers stated that the parking study did not take into consideration 150,000 square feet of office space that would be available if the business school was to sell.

Andy French asked about the expense for due diligence, and if it would be coming straight from the Downtown TIF budget.

Christopher Jacobs wants to get competitive bids. Appraisal and bond council. Staff is asking for the feel of the board before they even get the quotes.

Jen Eastridge does feel the full capacity of parking in Downtown. This parking could be critical.

Brian Jones-Chance stated that the parking structure is not on the tax rolls and hasn't been since the 70s. We may lose the opportunity for it to go back onto the tax rolls. He doesn't see the need to do this for this property. He would not support this. If the developer maintains ownership, the DDA will still get the benefit of the TIF.

Joe Meyers added that the buyer is trying to buy this at the weirdest time. Not doing a deal with the DDA could kill the deal.

Ylondia Portis stated that businesses complained about turning parking every 2 hours. To that point there is a considerable need. She hears Brian. Consider partnering with the buyer to steer them to a privatized parking. We need to be progressive.

Lois Richardson asked if the potential buyers will not be using all the parking?

Joe Meyers stated that they have identified tenants but no leases. They will have a need for the parking, but if they sell to the DDA, we can collect revenue from the tenants.

Andy French supports continuing with due diligence. It's not just new businesses, it's the type of restaurants that are coming to Downtown Ypsilanti that concerns him. We add restaurants, we will be in a parking deficit quickly.

Danielle Milner - I feel like I do not have enough information to decide.

Patton Doyle - Yielding control to a private developer makes me nervous. Patton wants to see what the numbers look like for the DDA if this does go on the tax rolls.

The board gave an overall thumbs up inclined to move forward.

- Special Event Sponsorship (X)

- Ypsi Glow \$1,000 (X*)

Jennifer Goulet presented the sponsorship ask for Ypsi Glow.

Brian Jones-Chance motioned for a \$1000 sponsorship from the Downtown TIF budget to Ypsi Glow. Jen Eastridge supported the motion. Motion passed- unanimous.

Jennifer Goulet asked if more can be considered from other districts.

Danielle Milner told Ypsi Glow that they are welcome to come back for additional funding at another time.

- First Fridays \$3000 (X*)

Mary Dettling presented the 2020 First Fridays season.

Brian Jones-Chance motioned for a \$3000 sponsorship to First Fridays Ypsilanti. \$1000 from each district. Patton Doyle supported the motion. Kayia Hinton abstained from the vote. Motion passed -unanimous.

- Ziggys and Ypsi Alehouse \$3,000 (X*)

Brian Jones-Chance motioned for a \$3000 sponsorship from the Downtown TIF budget to Ziggys/Ypsi Alehouse. Dieter Otto supported the motion. Motion passed- unanimous.

- Depot Town CDC \$1,000 (X*)

Patton Doyle motioned for a \$1000 sponsorship from the Depot Town TIF budget to the Depot Town CDC. Kayia Hinton supported the motion. Motion passed- unanimous.

- Depot Town Clock Tower (X)

The clock was supported by the Depot Town Association and the old Depot Town DDA.

DPS has been repairing the clock when possible, which is an involved process of manually starting the clock at the time it stopped on. The clock turns off every time the power goes out. This needs to be done on all four faces and is time consuming.

To fully repair the clock, it costs 5-10k.

It was asked if the Depot Town CDC is willing to pay a portion. Parking is priority for Depot Town.

Brian Jones-Chance suggested that it is best to table this. No one is avoiding Depot Town because the clock is broken.

Dieter Otto stated that we supported repairs years ago. It is not a priority right now. He wants time to look at alternatives for replacement.

Lois Richardson suggested a fundraiser from the visitors of Depot Town.

Danielle Milner suggested that this should go to the operations and finance committee

- Old Business n/a

- Public Comment (3 minutes each)

Patton Doyle- Association for Businesses of Color. Thursday evenings at 7:15.

<https://us02web.zoom.us/j/87497225561?pwd=SUcxL2FhMU9ZSi8zZDhyVkg3VnQ2dz09>

Elisa Guyton- RAC update - We had a pivotal board meeting. RAC is being cautious of outdoor

programming. We would like time to update our proposal and work with community efforts to have popup performances .

Next Meeting: August 20th, 8:30 a.m., VIRTUAL MEETING

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