

MINUTES
CITY OF YPSILANTI
DDA BOARD OF DIRECTORS MEETING
8:30 AM - Thursday, January 21, 2021
VIRTUAL

1. CALL TO ORDER

2. ROLL CALL

PATTON DOYLE	P	YLONDIA PORTIS	P
KAYIA HINTON	P (8:35)	ATHENA JOHNSON	A
ANDY FRENCH	P	DANIELLE MILNER (C)	P
DIETER OTTO	P	JEN EASTRIDGE	P
PAUL AJLOUNY	P	LOIS ALLEN RICHARDSON	P
ALEX MERZ	P (9:00)		

3. AGENDA APPROVAL

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

4. APPROVAL OF MINUTES

Dieter Otto motioned to approve the December 17, 2020 minutes, and Lois Allen Richardson supported the motion. Motion passed - unanimous.

5. PUBLIC COMMENT (3 MINUTES EACH) n/a

6. STAFF REPORT/FINANCIAL REPORT

Christopher Jacobs presented the Staff report and the financial report.

W. Cross budget shows a deficit because of the Alleyway Project.

Depot Town is at a comfortable fund balance. They are saving money to address the parking issue.

Downtown budget looks different this year because we have used all of the MEDC facade project funding that has been in the books the last few years.

Elize Jakobson updated the board about an upcoming Black Lives Matter mural project.

7. STANDING COMMITTEE REPORT

7.1. Operations and Finance Committee

Andy French provided a committee update.

7.2. 2021-2022 Budget Draft

Andy French asked downtown to consider rebudgeting facade and building grants for implementing the parking study.

Ylondia Portis asked what percentage of our buildings have been impacted by the grants? Can we marginally reduce the percentage dedicated to those grants?

Jen Eastridge stressed that facade grant money is really important to attract businesses and visitors

Patton Doyle wants to keep the eye on the prize. The 84k bond payments end in 2024, and that will drastically change the Downtown DDA budget. The DDA does not own the parking lots downtown, and the city has little interest in sharing revenue. He is hesitant of putting money towards parking instead of addressing many other issues.

Dieter Otto stated that the purpose of the grant was to get buildings up to code. It has been a wonderful program. It was great to be flexible with that money for covid patio extensions. We received the 300k from the MEDC because our grants program was so successful.

7.3.Expense Breakdown by District

Dieter Otto motioned that the DDA board approve the cost breakdown ratios by district effective July 2021. Lois Allen Richardson supported the motion. Motion passed - unanimous.

8. NEW BUSINESS

8.1. West Cross 2022 Road Project

Bonnie Wessler, Matt Parks and Scott Westover presented the project.

Currently, there are two major roadworks projects coming up. In 2021 through 2022 (pending any COVID delays), YCUA is planning on water main and service lead replacements. In 2021 (pending any COVID effects), MDOT is planning to resurface West Cross, followed by repair work in 2022 on Hamilton, Huron, and Washtenaw, as well as installation of the bike and pedestrian infrastructure improvements and traffic safety measures previously discussed at this board on Hamilton, Huron, and Washtenaw.

Danielle Milner wants to be proactive in helping the businesses that are impacted by covid during construction.

Matt Parks stated that the design of the construction work helps reduce impact on businesses Paul Ajlouny stated concern over water shutoffs. How long will they be, how often, etc.

Danielle Milner stated that the DDA has a responsibility to think about how we will be involved in this.

Lois Allen Richardson jumped off the meeting at 10am.

8.2. 2021 Street Closures

Danielle Milner stated that any offset costs should not come out of West Cross because of the impact of the water line construction.

Alex Merz motioned to approve 2021 Street Closure with \$2500 split between Downtown and Depot Town Districts to offset parking revenues lost by the City. Jen Eastridge supported the motion. Motion passed - unanimous.

8.3.2021 Meeting Schedule

Andy French motioned to approve the 2021 DDA Board Meeting Schedule. Dieter Otto supported the motion. Motion passed - unanimous.

8.4. Depot Town Alley Lighting

Patton Doyle motioned that the DDA board approve \$1,884.95 for the the Depot Town Alley Lighting Project. Dieter Otto supported the motion. Motion passed - unanimous.

9. PROPOSED BUSINESS

Ylondia Portis is interested in looking into how the DDA can extend benefits outside of its borders to ensure equitable accessibility.

10. AUDIENCE PARTICIPATION n/a

11. ADJOURNMENT