

DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
September 21, 2021
Zoom Meeting

The September meeting of the DDA Board was called to order at 8:25 a.m.

ROLL CALL

Present: Carolann Ayers (Northville, Oakland Co.), Margene Buckhave (Northville, Wayne Co.), DJ Boyd (Northville, Wayne Co.), John Casey (Northville, Wayne Co.), Aaron Cozart (Northville, Wayne Co.), Jim Long (Northville, Wayne Co.), Ryan McKindles, Mackinac Island, Mackinac Co.), Greg Presley (Northville, Wayne Co.), Shawn Riley (Northville, Wayne Co.), Mary Starring (Wayne Co., Northville)

Absent: Mayor Brian Turnbull

Also Present: Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing Assistant, Marilyn Price/City Council, Dave Gutman/Resident, Barbara Morowski-Brown/City Council, Fred Sheill/Resident

AUDIENCE COMMENTS

None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by Casey, seconded by Boyd to approve the Agenda and Consent Agenda.
Motion carried unanimously.

EV CHARGING STATIONS PROPOSAL

Ward reached out to Hage Auto after the last DDA Board meeting to address some of the questions and concerns expressed by DDA Board members. Abass Elhage, the owner of Hage Auto stated that the technology will be updated as it is in the best interest of both Hage and Northville to keep it updated. The equipment that Hage would install is already well ahead of the current technology with high-speed chargers. Hage offers 5, 7 and 10-year terms, however the shared collection of revenue is different. The 10-year contract returns 10% to the DDA, the 7-year contract returns 7% and the 5-year contract returns 5% of the revenue. The DDA can select a shorter contract but it will reduce the revenue that the DDA receives. The City's purchasing policy does not require the DDA to get multiple bids since the DDA is not purchasing anything. Hage provided the DDA with an updated proposal, which was not available until after the meeting packet was put together. A special meeting could be scheduled or the DDA

could wait until they have feedback from other companies. Johnson added that the DDA gets calls almost daily about the non-Tesla chargers not working. This has been going on for several weeks now. Ward said Hage came to look at this issue and the only way to fix the problem is to replace the units. The cost for installation without the contract is \$3,500. **Motion by Long, seconded by Boyd** to review the status of the nonworking charging stations along with additional proposals at the next meeting. **Motion carried.**

Starring and Johnson suggested that the DDA bag the chargers until they get replaced. Starring added that it would upset the community to bag the current charging stations for a prolonged period of time while waiting for replacements. Boyd wanted to clarify the costs associated with replacing the current EV Charging Stations. Ward confirmed the replacement charge of \$3,500 per charging station is only applicable if the DDA does not enter a contract with Hage Auto for the new charging stations, and only utilizes Hage for the replacement of existing charging stations. Ayers said the DDA should move ahead with replacing the current chargers as soon as possible. **Motion by Ayers, seconded by Starring**, to move forward with the replacement of the current charging stations with pay stations. **Motion carried unanimously.**

COMMITTEE INFORMATION AND UPDATES

a. *Design Committee:*

Boyd said the Design Committee has started meeting again. The mural selected for the side of the building at Lucy & the Wolf was a vintage racing scene of a driver and horse. The cost would have been between \$9,000 - \$12,000. The owner of the building suggested something more up to date or interactive would be better received. The Committee reached out to the Art House to see if there could be a competition to design the mural. The DDA would then not have the acquisition expense of the image. Ward said the surveillance upgrade that was reviewed and approved at the DDA meeting last month was presented and approved by City Council last night. The MMRMA share also increased from 30% to 50%, so the DDA will have an additional \$1,000 to use for other projects. Presley added that Hunter Pasteur reached out to the State Historic Preservation Office (SHPO) to see how to honor the Downs history in the new development, and while SHPO isn't directly involved in the development they will help to preserve the history of the area.

b. *Marketing Committee:*

Riley said the Marketing Committee met again and there are a lot of events coming up, including the Skeletons event. He added Friday night during the Heritage Festival was packed and he received a lot of positive feedback on the downtown atmosphere. Cozart said the Heritage Festival was well attended on Friday night; however, with COVID the Chamber decided to forego the beer tent and direct attendees into the downtown to support the social district this year. The Chamber is planning to bring back a full-scale festival next year depending on what happens with street closures. Presley asked about when the next review of street closures is going to happen; Ward said that City Manager Pat Sullivan wanted to wait until the 4th quarter to survey residents and visitors and get feedback during colder weather as well as conduct a Town Hall via Zoom before

City Council decides on whether to reopen the streets. Presley and Ward agreed that the DDA should make a recommendation soon on whether to continue the street closures.

c. *Parking Committee:*

Casey said the parking deck and lot repairs, and establishing a long-term plan is currently a big priority for the Parking Committee. The EV charging station project is also moving forward. Casey said overnight parking needs to also be a priority in the new year; the Committee is concerned that between new residential development and snow birds a high number of parking spaces are being occupied long term by overnight parking. Casey added he would like to have a parking count completed. Ward said the DDA can work with Chief Maciag to perform the daytime parking counts. Ward added the DDA received a draft of the facilitation statement between Singh and City of Northville for long term improvements for Cady Street parking deck. They are still working on long-term funding sources for these improvements.

d. *Organizational Committee:*

Ayers said the Organizational Committee will be working on project plans and a budget for next year. Ayers announced she is resigning from the DDA Board effective October 15, 2021.

e. *Economic Development Committee:*

Cozart said the EDC has been working to set up a meeting with Hunter Pasteur to review the Northville Downs project they just presented to the Planning Commission.

f. *Sustainability Committee:*

Gutman said he and Kathy Spillane presented a walkability study to City Council last night that was well received. One thing that the Committee reviewed was the walkability of the Social District and the Social District itself has great walkability. The Committee found that drivers are impatient in having to navigate the stop signs and may not pay attention to pedestrian traffic. Long added that people frequently cut through from E. Cady to Church to East Main, causing congestion and drivers going through at a higher speed. Ward said that many drivers now often decide their detour around the closures further away from the downtown, which helps diffuse traffic.

BOARD AND STAFF COMMUNICATIONS

Casey said his Board term is expiring and he will not seek to continue on the DDA Board. He plans to continue on with his committee work.

Ward said the City Clerk posted the DDA Board openings and they are currently accepting applications until October 1. Marilyn Price and Patrick Giesa will be conducting interviews for the two openings.

Cozart said Jodie Humphries, Executive Director of the Chamber of Commerce is stepping down as of September 24 and they have put together a committee to hire for the position.

Motion by Boyd, seconded by Buckhave, to adjourn the DDA Board meeting. Motion carried unanimously.

Meeting adjourned at 9:38 a.m.

Respectfully submitted,
Jessica Howlin, Administrative Assistant
Northville DDA