



Plymouth Downtown Development Authority

Regular Meeting Minutes

Monday, February 10, 2025- 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Pollard, Mayor Suzi Deal, Members Ellen Elliott, Jennifer Frey, Shannon Perry, Ed Saenz, and Paul Salloum

Excused: Members Brian Harris and Dan Johnson, and Vice Chair Richard Matsui

Also present: Economic Development Director John Buzuvis and DDA Director Sam Plymale

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF AGENDA

Saenz offered a motion, seconded by Perry, to approve the agenda for Monday, February 10, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF MEETING MINUTES

Saenz offered a motion, seconded by Perry, to approve the minutes of the January 13, 2025 regular meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. BOARD COMMENTS

Elliott thanked all who organized the Ice Fest.

Pollard also commented on the Ice Fest and said the bingo game brought new potential customers to her business.

6. OLD BUSINESS

a. Five Year Strategic Plan Update

Plymale gave an update on the Central Parking Deck engineering review and valet parking. He said he was working on securing sponsorships for this year's Music in the Air.

7. NEW BUSINESS

a. Phase Three Plymouth Art Walk

The following resolution was offered by Deal and seconded by Perry.

WHEREAS The current DDA Five-Year Strategic Action Plan calls for 'Implement More Art Projects in the DDA', and

- WHEREAS The Plymouth DDA has partnered with Tony Roko’s Art Foundation on the first two successful phases of the Plymouth Art Walk, and
- WHEREAS The Plymouth DDA has partnered with the Plymouth Community Arts Council on past art projects in the downtown area with great success, and
- WHEREAS DDA staff has agreed with the Plymouth Community Arts Council on a 50/50 cost share to cover the \$50,000 of a third phase of the Plymouth Art Walk, with the DDA to be responsible for \$25,000, and
- WHEREAS DDA staff, PCAC staff and Tony Roko have agreed the third phase will be eight Plymouth-themed paintings that will be installed along Penniman on the UBS building, The Gathering Pavilion and the Penn Theatre, and
- WHEREAS Approval of this funding is contingent upon approvals from the Plymouth Community Arts Council and the City of Plymouth Historic District Commission.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby approve \$25,000 for a third phase of the Plymouth Art Walk. The total cost of the project is \$50,000 and the DDA will enter into a 50/50 cost share agreement with the Plymouth Community Arts Council. DDA funds will be allocated from the 2025-26 fiscal year budget. This approval is contingent upon project approvals from the Plymouth Community Arts Council board of directors and the City of Plymouth Historic District Commission.

Karen Sisolak, 939 Penniman, thanked Tony Roko for agreeing to provide ongoing maintenance. Artist Tony Roko thanked the city for supporting the project. Lisa Howard, Plymouth Community Arts Council, said her organization’s share of the cost would come from a Wilcox Foundation donation.

Board members commented on the positive cooperative nature of the program.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Liquor License Discussion

The following resolution was offered by Elliott and seconded by Saenz.

- WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district, and
- WHEREAS The Plymouth Downtown District currently allows for 18 licenses under the current cap, and

WHEREAS The DDA Board annually discusses any potential changes to the DDA liquor license cap.

NOW THEREFORE BE IT RESOLVED THAT the Downtown Development Board of Directors recommends that no changes be made to the current cap in the downtown district. The cap would remain at 18 in the downtown district as defined in the Liquor Management Ordinance under this recommendation pending approval from the City Commission.

There was a discussion about the origin of and reason for the cap. It was suggested that keeping the status quo would encourage other types of businesses in the DDA. The need for more parking spaces for additional bars or restaurants was also mentioned. Buzuvis said several businesses had expressed interest in receiving a license if it was available.

Ron Picard, 1373 Sheridan, expressed his opinion on the matter.

There was a roll call vote.

YES: Salloum, Saenz, Elliott

NO: Perry, Frey, Deal, Pollard

MOTION FAILED 3-4

The following resolution was offered by Deal and seconded by Perry.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district, and

WHEREAS The Plymouth Downtown District currently allows for 18 licenses under the current cap, and

WHEREAS The DDA Board annually discusses any potential changes to the DDA liquor license cap.

NOW THEREFORE BE IT RESOLVED THAT the Downtown Development Board of Directors recommends the liquor license cap in the downtown district under the Liquor License Management Ordinance be raised by one. The cap in the downtown district as defined in the Liquor Management Ordinance would now have 19 potential licenses under this recommendation pending approval from the City Commission.

Karen Sisolak, 939 Penniman, asked for clarification of the process of being granted a liquor license.

Buzuvis explained that the process generally includes purchasing one from someone in Wayne County, going through the application process with the State of Michigan, then receiving approval from the city's liquor license review board. He emphasized that the city does not pick and choose

who gets a license, but that the first to provide approval from the state would be first to receive one.

Pete Mundt, 643 N. Harvey, asked whether more liquor serving establishments could increase the cost of police presence to the DDA.

Plymale said it was possible but not probable.

It was suggested that adding licenses could devalue the existing ones and hurt the businesses who have them.

There was a roll call vote.

YES: Saenz, Perry, Frey, Deal, Pollard

NO: Salloum, Elliott

MOTION PASSED 5-2

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Perry offered a motion, seconded by Saenz, to adjourn the meeting at 8:16 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY