



Plymouth Downtown Development Authority

Regular Meeting Minutes

Monday, May 8, 2023, 2023 - 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, Vice Chair Andre Martinelli, Mayor Nick Moroz, Members Jack Ayoub, Ellen Elliott, Scott Foess, Brian Harris, Richard Matsui, Patrick O'Neill, Shannon Perry

Excused: Member Dan Johnson

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE AGENDA

Moroz offered a motion, seconded by Martinelli, to approve the agenda for Monday, May 8, 2023.

There was a voice vote.

MOTION PASSED

4. APPROVAL OF THE MEETING MINUTES

Martinelli offered a motion, seconded by Moroz, to approve the minutes of the April 10, 2023 meeting.

There was a voice vote.

MOTION PASSED

5. BOARD COMMENTS

Elliott thanked those involved in the recent Artisan Market and Mental Health Fair. She said she asked the City to revise its special events policy to address vendor trash.

Foess said this would be his last meeting because he was resigning due to the time commitment.

6. OLD BUSINESS

a. DDA Action Plan Update

Plymale provided the following updates:

- The Art Walk has been installed, except for one item at Sun and Snow.
- All of the artwork for the DIA Inside Out program has been installed.
- The design of the new website is in the final stages.

7. NEW BUSINESS

a. 2023 Central Parking Deck Renovation Project Bid Award

Plymale reviewed the bid tabulation sheet and noted that RAM Construction has worked on the deck in the past.

The following motion was offered by Moroz and seconded by Martinelli.

WHEREAS The upkeep of the Central Parking Deck is the responsibility of the Downtown Development Authority; and

WHEREAS In November of 2022, the DDA Board approved project engineering for the 2023 Central Parking Deck Renovation Project by Fishbeck at a cost of \$45,500 for what are termed high and moderate priority repairs to the Central Parking Deck, including concrete repairs, joint repairs, and sealant repairs; and

WHEREAS A bid process resulted in RAM Construction of Livonia, MI, the low bid of \$167,995 among three companies that submitted proposals for construction; and

WHEREAS RAM Construction Services has provided quality work in previous renovation projects on the Downtown Plymouth Central Parking Deck.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby authorize DDA staff to contract with RAM Construction Services of Livonia, MI, for rehabilitation work on the Central Parking Deck in the total amount of \$167,995 for construction work, with an additional \$25,200 for contingency and \$4,500 for materials testing. Total approval for construction, contingency and materials testing is up to \$197,695. Funding will come from Acct. No. 405 290 977 813.

Board members expressed frustration that the DDA must keep spending money on the 40-year-old structure instead of building a new one. Fishbeck Engineer Justin Thompson said a typical parking deck has a lifespan of 60 years. He recommended a cost-benefit analysis of continuing to repair vs. building a new deck. Moroz said the City Commission was expecting a report from the administration on paid parking, including what the revenue could do to improve parking.

There was a voice vote.

MOTION PASSED

b. Church Street Parking Spaces Recommendation

The following motion was offered by Elliott and seconded by O'Neill.

WHEREAS The Plymouth DDA has a Strategic Plan Goal to Improve Parking in the downtown district by maximizing the amount of parking spaces; and

WHEREAS There is space along eastbound Church Street just west of Main Street for the potential addition of some on-street parking spaces; and

WHEREAS The City Commission has requested input from the DDA Board before proceeding with additional due diligence on the potential project.

NOW THEREFORE BE IT RESOLVED THAT the Plymouth Downtown Development Authority Board of Directors recommends that the City Commission begin a due diligence process for the potential addition of on-street diagonal parking spaces on Church Street just west of Main Street.

Elliott suggested propagating some of the lilac bushes on the parcel and planting them elsewhere in the City.

Karen Sisolak, 939 Penniman, said it's a great use for the space, but there needs to be a crosswalk at the intersection of Church and Main St.

There was a voice vote.

MOTION PASSED

c. Recommendation for potential Property Acquisition – Delta Diamond Site

The following motion was offered by Moroz and seconded by Elliott.

WHEREAS The Plymouth DDA has a Strategic Plan Goal to Improve Parking in the downtown district by maximizing the amount of parking spaces; and

WHEREAS The Plymouth DDA has a Strategic Plan Goal to Support Businesses by expanding entertainment opportunities in the downtown district; and

WHEREAS The property commonly known as the Delta Diamond site at 895 W. Ann Arbor Trail is available for purchase; and

WHEREAS A pocket park with public parking would satisfy two tasks on the DDA's Five-Year Strategic Plan.

NOW THEREFORE BE IT RESOLVED THAT the Plymouth Downtown Development Authority Board of Directors recommends that the City Commission begin a due diligence process for a potential acquisition of the site located at 895 W. Ann Arbor Trail for the addition of public parking and a potential downtown pocket park.

Several ideas were discussed, including pursuing a parks and recreation grant and creating a social district in the pocket park. The cost of the property was mentioned as a concern, in particular if the DDA were required to pay for a portion.

Karen Sisolak, 939 Penniman, said the concept is good but it would be fiscally irresponsible to undertake this until the City has a plan that addresses long term parking. She added that the assessment process has already begun.

Ron Picard, 1373 Sheridan, said the City could buy the property for parking, then develop it later.

YES: Ayoub, Foess, Harris, Matsu, Martinelli, Perry, Moroz, Pollard

NO: Elliott, O'Neill

MOTION PASSED

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Martinelli offered a motion, seconded by O'Neill, to adjourn the meeting at 7:59 p.m.

There was a voice vote.

MOTION PASSED