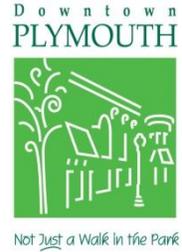


Thursday, August 11, 2016 Meeting Minutes



**CITY OF PLYMOUTH  
DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES**

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CITY OF PLYMOUTH  
DOWNTOWN DEVELOPMENT AUTHORITY

Thursday, August 11, 2016  
Regular Meeting Minutes

Meeting called to order at 7:00 p.m. by Chairperson Oliver Wolcott.

1. ROLL CALL

MEMBERS PRESENT:

Oliver Wolcott, Chairperson  
Lindsey Lebovitz, Vice Chair  
Dan Dwyer, Mayor  
Dan Amos  
Jim Frisbie  
Robert Parent  
Kerri Pollard  
Jason Smith  
Frank Yaquinto

MEMBERS ABSENT:

Paul DePalma  
Penny Flury  
Dan Johnson  
Michele Potter

OTHERS PRESENT:

Paul Sincock, Plymouth City Manager  
Tony Bruscatto, DDA Director  
Sam Plymale, DDA Coordinator  
Jenifer Kehoe, Planning Commission

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Wes Graff, Plymouth Community Chamber of Commerce  
Doug Wallace, Plymouth Community Chamber of Commerce  
Ellen Elliot, Penn Theatre  
Teri Allen, Dearborn Jewelers  
Bob Ostendorf, Stella's Black Dog Tavern  
Carol Souchock, Plymouth District Library  
Greg Haddy, resident

2. CITIZEN COMMENTS:

NONE

3. BOARD COMMENTS:

Director Yaquinto said that he is concerned about the new parking enforcement until 11 p.m. Yaquinto said that late enforcement is hurting downtown businesses as visitors do not have enough time for dinner and a show. Yaquinto said that the City Commission should revisit the enforcement times and consider stopping enforcement a bit earlier.

4. APPROVAL OF AGENDA:

A motion was made by Mayor Dwyer and seconded by Vice Chair Lebovitz to approve the August 11, 2016 regular meeting agenda.

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES:

- a. A motion was made by Mayor Dwyer and seconded by Vice Chairperson Lebovitz to approve the July 14, 2016, regular meeting minutes.

MOTION CARRIED UNANIMOUSLY

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6. OLD BUSINESS

a. DDA 2016 goals update

Staff Director Bruscato gave an update on the 2016 DDA Goals.

**Saxton's Property** - Bruscato said that development RFPs are due on August 18.

**Tree Lights** – Bruscato said minor repairs would begin this fall.

**Parking Lot/Alley Improvements** – Bruscato said that construction on Fleet St. is expected to begin on September 12 with Consumers Energy beginning their work. Bruscato said that a second public meeting has been scheduled for Tuesday, August 30 at 8:30 a.m. at Plymouth City Hall.

**Kellogg Park Fountain Upgrades** – Bruscato said that DDA staff is awaiting the final design renderings for the project. Bruscato said that Russell Design indicated that they would be available by the end of August.

b. Paid Parking Resolution

Chairman Wolcott said that the current parking committee has been successful in coming up with short term solutions and the conversation has indicated that adding parking spaces to the lacking inventory is a main long term solution. Wolcott said that it is important that the parking committee and DDA gather information on all aspects of parking, including paid parking. Wolcott said the DDA Board would look at the results of the Planning Commission's master plan survey before making any final decisions about paid parking.

Resident Greg Haddy said paid parking would discourage people from coming downtown. Haddy also said that Dearborn drove business out by implementing paid parking and he doesn't want the same thing to happen in Plymouth.

Owner of Jimmy Johns Dan Docker said that small businesses in Dearborn closed due to paid parking. Docker said that the DDA should be researching communities where paid parking has failed. Docker said that his delivery drivers would be negatively affected by paid parking.

Teri Allen, Dearborn Jewelers, said the city of Dearborn acted to late in addressing the paid parking mistake. Allen said the problem in Plymouth is a lack of inventory. Allen

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said the DDA should be concerned with developing a plan to replace the deck with a new deck that has more spaces.

Plymouth District Library Director Carol Souchock said that the effort to move employees out of the Central Parking Deck to outer lots has created a parking problem near the library. Souchock said that many of her patrons are children and elderly and cannot walk long distances. Souchock said that she understood the concerns about paid parking, but that the city needs a revenue stream to make improvements to existing parking and to add to the parking inventory.

Plymouth Chamber of Commerce President Wes Graff said that there are many potential options for paid parking including varied hours, paid parking in the most used areas only and free short term parking. Graff said that gathering information on the topic is essential in making the right overall decision.

Ellen Elliot, Penn Theatre, said that Plymouth had meters before and they were a failure. Elliot said that her patrons, volunteers and employees would not be able to pay for parking. Elliot said that when there is paid parking at lots during major events, numbers at her business drop.

Planning Commission Board Member Jennifer Kehoe said she is glad to see that downtown employees are now moving to the outer parking lots due to the change in enforcement. Kehoe said that the DDA should continue to explore different options instead of paid parking. Kehoe said she believes paid parking could cause a troubling shift of the types of businesses that are currently in downtown Plymouth.

Director Pollard said that moving employees out of the central parking zones is a good idea but is not enforceable by business owners. As owner of Spa Agio, Pollard said that in the past she has cut deals with private lot owners near her business but as the parking crunch has increased those deals are no longer available and her employees are having a much harder time finding places to park. Pollard believes that there is a place for paid parking in Plymouth and that businesses could validate customers cost for parking.

Director Smith said that he believes the DDA is moving in the right direction by adding bike racks, adding more parking at Saxton's and increasing parking enforcement. Smith said that although he is not sure about the implementation of paid parking, moving forward with the paid parking study is important to make a well educated decision while continuing to explore all options.

Mayor Dwyer said that the City Commission would have to approve implementation of

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paid parking, but he would likely not override the DDA Board, which is comprised to explore these topics. Mayor Dwyer also said that parking has always been a problem in Plymouth and although progress has been painstakingly slow, we must find the best path to proceed.

Director Amos said that residents should not be burdened with paying increased taxes to add parking downtown. Amos also said that parking is not free and it is important to explore all options, including paid parking.

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RESOLUTION

*The following resolution was offered by Mayor Dwyer and  
Seconded by Vice Chairperson Lebovitz.*

*WHEREAS Downtown parking has become a significant problem in the district which  
continues to grow, and*

*WHEREAS The Downtown Development Authority has indicated that alleviating downtown  
parking problems is a high priority to keep downtown vibrant, and*

*WHEREAS One of the possibilities to improve the availability of downtown parking could  
be the implementation of paid parking, and*

*WHEREAS The DDA Board of Directors has contracted with Rich & Associates of  
Southfield, MI, to conduct a paid parking study,*

*NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development  
Authority Board authorize staff to move forward with the paid parking study by  
directing staff to consult with parking management companies to gather more  
information; use one-dollar/hour for prime parking spaces and 50-cents/hour for less  
convenient parking as guidelines moving forward; and consider the use of kiosks as  
the parking meter of choice.*

*All information will be forwarded to the Parking Committee and DDA Board to discuss  
before any decisions on paid parking are finalized.*

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7. Reports and Correspondence

a. Saxton's Expenditure Tab

Staff Director Bruscato gave an updated expenditure report on the Saxton's property.

Director Frisbie indicated that future expenditure reports should include fixed costs. Frisbie also asked about the possibility of making 674 Maple available for rent.

Director Amos said that since the property is zoned for business, it would take major renovations to make the property ADA compliant.

Mayor Dwyer said that the DDA would revisit the idea to make 674 Maple available for rent if the DDA gets stuck in a quandary with the development of the property as a whole.

b. Wilcox Foundation fountain grant

Staff Director Bruscato updated the DDA Board about the contract agreement with the Wilcox Foundation to support the Kellogg Park Fountain renovation project.

Chairman Wolcott said the committee planning Plymouth's 150<sup>th</sup> birthday celebration has settled on a logo and that once the final renderings are received the fundraising efforts would continue.

8. Adjournment

Director Yaquinto made a motion to adjourn the meeting, seconded by Mayor Dwyer.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 8:30 p.m.