



VIRTUAL Monthly Meeting of the Downtown Development Authority (DDA) Board of Directors
Downtown Development Authority Meeting
THURSDAY, JUNE 8 @ 8:00 AM

1. CALL TO ORDER: TIME 8:03 AM

MEMBERS PRESENT: Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Chair PJ Jacokes, Toly Ashkenazi, Council Person Greg Pawlica and Jerome Raska

MEMBERS ABSENT: Mayor Melanie Piana

STAFF PRESENT: Sommer Realy, Acting Director + Engagement Manager

GUESTS: Jenny Marr; Executive Director for the Ferndale Public Library, Joe Gacioch; City Manager for City of Ferndale, Annaka Norris; of Main Street Oakland County; Bruce Campbell, Director of Park Ferndale; Michael Hennes; owner of Howe's Bayou, Chelesa; General Manager of Bakehouse46, Shana Preuett; awarded mural artist at the Bakehouse46 location

2. APPROVAL OF AGENDA

Motion by Chair PJ Jacokes seconded by Vice Chair Sara Brown, to approve the agenda with addition of Main Street Now award announcement as a presentation 5.b.

AYES – Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Chair PJ Jacokes, Toly Ashkenazi, Council Person Greg Pawlica and Jerome Raska

NAYS- None

All ayes, motion carries.

3. COMMUNITY REPORTS

- a. Jenny Marr, Ferndale Area District Library
Mentioned the Amazon wish list for Pride books due to a protest organization that checked out all LGBTQ related books that will not be returned. Asked for community support to help rebuild the collection.
- b. Joe Gacioch, City Manager provided a verbal overview on the printed handouts that were provided to attendees and the board of directors about development at 141 Vester. Bruce Campbell, Director of Park Ferndale provided information on the current studies and research taking place. Mentioned that currently it is a pay by space environment, and he is working towards moving towards individual license plate with credentials, text to pay, scan to pay. States that the permit holder ideas will be considered as the plans are being constructed. consideration. The City Manager, Joe Gacioch, will continue parking studies and collecting numbers. An outside firm will also perform a parking study. A report will be provided in the future.

4. CALL TO AUDIENCE

- a. Michael Hennes, owner of Howes Bayou addresses the board and City Manager with his concerns about parking near his business. When the private surface lot at 141 Vester is closed, business is slower, the absorption is not accurate. States he experiences 20% drop in business. As soon as the private surface lot reopened business increased. He questioned, moving forward, if analyzing the parking studies from past compared to current and today will happen. The timing of the approval process for business and public was difficult. Michael asked if these issues were all brought up during council and planning meetings and if the old parking studies were in consideration at time of approval. Pre and post pandemic, ride share policy needs to be modernized for ride share, change is happening now.

Greg Pawlica spoke on behalf of the planning commission stating the planned unit development project was presented with the request of rezoning.

Metari Harries mentioned that the board's discussion about solutions does happen, and your business is being considered. We hear you!

- b. Chelesa the General Manager of Bakehouse46 and artist Shana Preuett introduced themselves to the board and audience. They shared their excitement over being included in the Downtown Mural Program "You Belong Here" theme. Offered attendees cider and donuts.

5. PRESENTATIONS

5.a Main Street America Accreditation

Annaka Norris presented the Ferndale Downtown Development Authority with the accreditation award from Main Street America. Twelve Oakland County communities met the challenging performance standards required to receive national accreditation from Main Street America (Chicago): Berkley, Clawson, Farmington, Ferndale, Franklin, Highland, Holly, Lake Orion, Ortonville, Oxford, Rochester and Royal Oak.

This annual accreditation process recognizes a Main Street Oakland County (MSOC) community's exceptional commitment to preservation-based economic development and community revitalization through the Main Street Approach™.

Each community is evaluated in 6 categories where they must meet or exceed the requirements. The accreditation process scores the communities on criteria such as community support, historic preservation, mission, and vision statements, having a paid professional manager and ongoing training.

6. CONSENT AGENDA

6.a Approval of Minutes from May 11, 2023

6.b Approval to Sell PATIO Zone Cups to Businesses with Approved Social District Permits

Motion by Jerome Raska seconded by Vice Chair Sara Brown, to approve the consent agenda.

AYES - Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Chair PJ Jacokes, Toly Ashkenazi, Council Person Greg Pawlica and Jerome Raska

NAYS – None

All ayes, motion carries.

7. Regular Agenda

7.a Approval of the 2023 Downtown Ferndale Mural Program Contracts

Motion by Vice Chair, Sarah Brown seconded by Jerome Raska to approve contracts with the artists and property owners for the 2023 Downtown Ferndale Mural Program as recommended by the advisory selection committee and Acting Director.

AYES – Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Mayor Melanie Piana, Chair PJ Jacokes, Toly Ashkenazi, and Jerome Raska

NAYS – None

All ayes, motion carries.

7.b Approval of Amendments to FY23 and FY24 Budget

Motion by Vice Chair, Sarah Brown seconded by Jerome Raska to approve the 4th quarter budget amendments for FY23 and 1st quarter budget amendments FY24, as recommended by the Acting Director.

AYES – Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Mayor Melanie Piana, Chair PJ Jacokes, Toly Ashkenazi, and Jerome Raska

NAYS – None

All ayes, motion carries.

7.c Approval of Letter of Support for Revitalization and Placemaking 2.0 (RAP 2.0) Grant Application by Main Street Oakland County and Oakland County

Motion by Vice Chair, Sarah Brown seconded by Jerome Raska to approve the letter of support for Revitalization and Placemaking 2.0 (RAP 2.0) grant application by Main Street Oakland County and Oakland County.

AYES – Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Mayor Melanie Piana, Chair PJ Jacokes, Toly Ashkenazi, and Jerome Raska

NAYS – None

All ayes, motion carries.

8. Call to Board Members

N/A

9. Information Items from Executive Director

Acting Director, Sommer Realy stated that there would not be a July board meeting and encouraged members to attend the Nine-on-Nine concert series at Schiffer Park. Requested members to attend upcoming ribbon cuttings for Imani Immersive Gallery and Les Stanford. The vision committee is on hiatus.

10. ADJOURNMENT

Motion by Jerome Raska, seconded by Metari Harris to adjourn the meeting at 10:15

AYES – Vice Chair Sarah Brown, Treasurer Omar George, Secretary JeDonna Dinges, Jess Minnick, Metari Harris, Mayor Melanie Piana, Chair PJ Jacobs, Toly Ashkenazi, and Jerome Raska

NAYS – None

All ayes, motion carries.