

**City of Brighton**  
**200 N. First Street, Brighton, MI 48116**  
**Downtown Development Authority**  
**Meeting Minutes**  
**July 20, 2021**

The Board for the Downtown Development Authority (DDA) held a Regular Meeting on Tuesday, July 20, 2021, conducted electronically.

**1. Call to Order**

Chairperson Corrigan called the meeting to order at 7:15 a.m.

**2. Roll Call**

**Members Present:** Dave Beauchamp, Kathleen London, Bob Herbst, Scott Griffith, Jon Emaus, Alex Pushman, Pam McConeghy, Shawn Pipoly, Tim Corrigan, Lisa Nelson, Bill Albert and Mark Binkley. All members participated remotely and disclosed their location.

**Members Absent:** Ashley Israel

**Also present:** Doug Cameron, Mancuso & Cameron Law Office; Mike O’Leary, Lindhout Associates; Mike Darga, Jason Mayer and Stacey Tobar, Giffels Webster; Denise Murray, Ann Arbor SPARK; Henry Outlaw, Assistant to the City Manager; Kelly Haataja, Executive Assistant to Community Development; and an audience of one (1) persons.

**Motion** by Board Member Emaus, seconded by Board Member Herbst to excuse Board Member Israel for personal reasons. **Motion carried unanimously by a roll call vote.**

**Board Member Israel joined the meeting at 7:20 a.m.**

**3. Approval of July 20, 2021 Agenda**

**Motion** by Board Member Albert, seconded by Board Member Herbst to approve the agenda as amended, changing item 7 b. to **Consider advice to renew the Ardelean parking lot lease as presented.** **Motion carried unanimously by a roll call vote.**

**4. Approval of Consent Agenda Items**

- a. Approval of Minutes: June 15, 2021 Regular Meeting**
- b. Approval of DDA Bills: June 2021**
- c. Acceptance of Financial Report FY 20-21 through 6/30/2021**

**Motion** by Board Member Emaus seconded by Board Member Griffith to approve the Consent Agenda as presented. **Motion carried unanimously by a roll call vote.**

**5. Call to the Public**

Chairperson Corrigan opened the Call to the Public at 7:20 a.m.

Hearing and seeing no comments, Chairperson Corrigan closed the Call to the Public at 7:20 a.m.

## **6. New Business**

### **a. Report on Streetscape-Main St. Business Open House from Staff/Giffels Webster**

Mr. Darga offered a recap of feedback received from merchants during the Streetscape open house in June, noting the biggest concern was how construction would be implemented and how to minimize its impact to businesses.

Ms. Tobar mentioned comments received regarding the streetscape design.

Mr. Outlaw outlined the next steps and noted there would be an open house in the fall for public input.

## **7. Advisory Committee Reports**

### **a. Consider advise to allow the City of Brighton to utilize the Ardelean Property and the Fifth Third Property as part of the Social District Common Area.**

**Motion** by Board Member Binkley, seconded by Board Member Nelson to consider advise to allow the City of Brighton to utilize the Ardelean Property and the Fifth Third Property as part of the social district common area. **Motion carried by a roll call vote, with Board Member Emaus abstaining.**

### **b. Consider advice to renew the Ardelean parking lot lease and direct Staff or DDA Attorney to adjust the agreement for the inclusion of the full parcels of the property at their discretion.**

**Motion** by Board Member McConeghy, seconded by Board Member Griffith to consider advice to renew the Ardelean parking lot lease as presented. **Motion carried unanimously by a roll call vote.**

### **c. Consider advice to direct Staff to create a report on the viability of bonding several DDA projects, as well as, assessing alternative funding sources.**

**Motion** by Board Member Nelson, seconded by Board Member Herbst to direct Staff to create a report on the viability of bonding several DDA projects, as well as, assessing alternative funding sources. **Motion carried unanimously by a roll call vote.**

## **8. Administrative/Consultant Reports**

Mr. Doug Cameron reported there is ongoing discussion regarding expanding the Ardelean parking lot lease area to include the entire parcel.

## **9. Chamber of Commerce Report**

Board Member McConeghy provided an update on upcoming festivals and mentioned there are many ribbon cuttings planned for the near future.

## 10. City Council Report

Mayor Pipoly reported City Council held a Public Hearing for the Lindbom site and tabled it back to the Planning Commission to review alterations presented. City Council authorized the purchase of a street sweeper. There will be a Public Hearing on August 5<sup>th</sup> on proposed Ordinance 596 for Social Districts. Lastly, the Northwest neighborhood project is running ahead of schedule and may be done in two phases instead of three.

Board Member London suggested investigating options for more effective communications between the DDA and merchants for upcoming events and for better engagement amongst merchants. She stated communication with the City is horrible and it should be spearheaded by a neutral party.

Board Member Emaus reminded communication is a part of the agenda and mission of the Community Engagement Committee, and it would be appropriate for any comments or suggestions be directed to the committee for conversation.

## 11. Adjournment

**Motion** by Board Member McConeghy, seconded by Board Member Herbst to adjourn the meeting.  
**Motion carried unanimously by a roll call vote.** Meeting adjourned at 7:56 a.m.

Respectfully submitted,

Kelly Haataja  
Executive Assistant to Community Development