



Plymouth Downtown Development Authority

Regular Meeting Minutes

Monday, September 12, 2022 - 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, Brian Harris, Dan Johnson, Richard Matsu, Patrick O'Neill, and Shannon Perry

Excused: Member Scott Foess

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

Plymale introduced new DDA Administrative Assistant Max Jenkins.

2. CITIZENS COMMENTS

Mark Palice, representing Laborer's Local 1191, stated his objection to awarding the Central Parking Deck restoration contract to a non-union company.

Pollard asked others in the audience who wished to speak on the contract to do so during that agenda item discussion.

3. APPROVAL OF THE AGENDA

Martinelli offered a motion, seconded by Elliott, to approve the agenda for Monday, September 12, 2022.

MOTION PASSED 10-0

4. APPROVAL OF THE MEETING MINUTES

Martinelli offered a motion, seconded by Moroz, to approve the minutes of the August 8, 2022, meeting.

MOTION PASSED 10-0

5. BOARD COMMENTS

Moroz said the City Commission asked the administration for a liquor license review report to consider caps in the DDA and outside the DDA. He said the administrative report would be sent to both the Liquor License Review Committee and the DDA Board for their recommendations before the City Commission decides.

Elliott asked the police department to provide DUI and disorderly conduct information in the report. She also welcomed Jenkins and thanked all involved in the Fall Festival, Music in the Park, and other events.

6. OLD BUSINESS

a. Five-Year Action Plan Update

Plymale said Ellen and Joe Elliott provided matching funds with the DDA to purchase two bike racks, which are on order, but haven't yet arrived due to supply chain issues.

He said the RRFB crossing lights were scheduled to be installed at Forest and Ann Arbor Trail and mid-block on Main St. in the next few weeks, and that Plymouth was selected to participate in the Detroit Institute of Arts Inside Out program.

b. 2022 Central Parking Deck Bid Award

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

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

WHEREAS In March of 2022, the DDA Board approved Fishbeck Consulting to conduct an inspection of the Central Parking Deck for potential needed repairs; and

WHEREAS In May of 2022, the DDA Board approved moving forward with the bidding process for making repairs to the pedestrian bridge, eastern stairs and drainage system; and

WHEREAS The Downtown Development Authority received three sealed bids for the restoration work to the Central Parking Deck; and

WHEREAS Fishbeck has recommended awarding the 2022 Central Parking Deck renovation bid to Smith's Waterproofing, in the amount of \$143,442; and

WHEREAS The total cost of the project including construction costs of \$143,442 a 10% contingency of \$14,344, engineering costs of \$24,600, and testing costs of \$4,000 is \$186,386.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby authorize DDA Staff to contract with Smith's Waterproofing of Almont, for the rehabilitation work on the Central Parking Deck in the amount of \$143,442 with a total project cost not to exceed \$186,386.

Justin Thompson from Fishbeck Engineering said the project was expected to take 5-6 months to complete, and he recommended that the project start as soon as possible because there is significant corrosion around the stairs and bridge.

Citizen Comments

Brett Gierak of BAC Local 2, said he was disappointed that a non-signatory and out-of-town contractor was being considered for the bid award. He also outlined the safety training members of his union completed.

Bobby Mazur of RAM Construction asked the board to reconsider their bid award due to his company's experience.

Mikyia Aaron of Laborers Local 1191 said she was concerned that the bid may be awarded to a company she perceived as less experienced than RAM Construction.

Board Comments

Members of the DDA Board stated that they had contracted with RAM Construction a number of times and that union affiliation was not a factor in the bid award. They asked Thompson if he had any concerns about Smith's Waterproofing's safety or ability to perform the project. He stated he had none, and that Fishbeck Engineering would be onsite periodically and would identify safety issues should there be any. There was consensus that Smith's Waterproofing had been properly vetted by Fishbeck Engineering and that the correct process had been followed.

MOTION PASSED 10-0

7. NEW BUSINESS

There was no new business

8. REPORTS AND CORRESPONDENCE

a. Security Training Reminder

The group was reminded to complete the online safety training.

9. ADJOURNMENT

O'Neill offered a motion, seconded by Johnson, to adjourn the meeting at 7:39 p.m.

MOTION PASSED 10-0