



**Plymouth Downtown Development Authority
Informational Meeting Agenda
Plymouth City Hall (Conference Room)
May 11, 2026 6:30 p.m.**

Plymouth Downtown Development Authority
831 Penniman
Plymouth, Michigan 48170

www.downtownplymouth.org
Phone 734-455-1453
Fax 734-459-5792

Plymouth DDA Informational Meeting 1 of 2026 – Public Act 57 of 2018

1. CALL TO ORDER

*Kerri Pollard, Chairperson
Richard Matsu, Vice Chair
Linda Filipczak, Mayor
Jennifer Frey
Ellen Elliott
Brian Harris
Shannon Perry
Paul Salloum
Ed Saenz
Lynne Taylor-Kilgore*

2. FIVE-YEAR ACTION PLAN REVIEW AND ADDITIONAL INFORMATION

3. PUBLIC COMMENTS

4. ADJOURNMENT

Goal	Task	Responsible Party	Timeframe	Status Update (05/7/2026)
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Enhance DDA District Aesthetics & Function</p>	<p>**Top Priority** Prepare a Streetscape Improvement Plan With the Following Goals:</p> <ol style="list-style-type: none"> 1. Use DDA Infrastructure Plan as a framework to build on. 2. Enhance aesthetics, function and activating spaces, using industry best practices. 3. Make landscaping consistent across the DDA. 4. Revamp trees, planters, brick pavers. 5. Evaluate patio/outdoor dining opportunities. 6. Review opportunities to maximize and increase sidewalk areas/pedestrian/commerce opportunities to improve pedestrian safety. 7. Resolve infrastructure/systems issues with Gathering restrooms 8. Continue Pollinator friendly and native planting areas on city properties 9. Finalize DTP Forward Streetscape upgrade design and begin plan for implementation <p>(Note: This project will overlap other DDA goals)</p>	<p>DDA Staff/ DDA Board</p>	<p>Short to Long-term</p>	<p style="text-align: center;"><u>DTP Forward</u></p> <p>*SmithGroup presented to DDA Board at April regular meeting</p> <p>*Open House #3 scheduled for 05/20/2026</p> <p>*Second Survey closed 03/11/2026 (301 responses)</p> <p>*Open House #2 (02/25/2026) well attended, Commission & DDA Board present, productive conversations</p> <p>*SmithGroup presented at January 2026 DDA Board meeting</p> <p>*First survey open Sept/Oct 2025, 871 responses on survey #1</p> <p>*Stakeholder Group met on 12/09/2025</p> <p>New bike racks to be installed on north side of Central Parking Deck in summer of 2026.</p> <p>Memorial Bench Program - 1 bench added in May.</p> <p>City staff explored ideas for permanent Gathering enclosures in 2025. Multiple contractors indicated that the current structure could not support permanent enclosure.</p> <p>City arborist has indicated that nearly all of the Main Street median trees have died and will have to be removed within the next month or so. The City is working with Christensens and the Rotary Club of Plymouth to enhance the plantings once the trees are removed. Depending on the final DTP Forward plan, trees may (or may not) be replaced in the median in future years. The current consensus thinking through the DTP Forward community engagement is that the median will be removed and a smaller median will replace it in the next few years.</p>
	<p>**Top Priority** Create Proactive Community Engagement Plan to educate residents and business owners about the Streetscape Improvement Plan project.</p> <ol style="list-style-type: none"> 1. Gather community input. 2. Educate downtown stakeholders of plan. 			

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (05/7/2026)
Improve Parking	<p>Improve the Condition of Existing Lots by:</p> <p>1. **Top Priority** Resurface the existing lots that are in need.</p> <p>2. Prepare a plan to reconstruct/replace the Central Parking Structure.</p> <p>3. Complete 2026 Central Parking Deck maintenance project</p>	City Commission/ DDA Board	Short-term	<p>2026 Central Parking Deck renovation project underway. Upper level expected to be closed week of May 11 for coating. Project expected to be completed by May 22.</p> <p>Parking Deck Engineer presented Life Cycle Analysis Report at May 2024 DDA Meeting. Report indicates an approximate 20 year additional lifespan with regular maintenance.</p> <p>Additional lot resurfacing plans to be addressed during streetscape upgrade.</p>
	<p>Maximize the Number of Parking Spaces by:</p> <p>1. **Top Priority** Re-assess parking desires of parking patrons/users via user input, needs study, or other methods. Work with the Planning Commission and businesses.</p> <p>2. Work with property owners of private lots to optimize layout, number of spaces, and increase efficiency/capacity.</p> <p>3. Analyze more efficient parking space design (Pull-in vs. parallel vs. angled, etc.).</p> <p>4. Work with Planning Commission to review approach to businesses providing parking. Look for more collective approach.</p> <p>5. Explore public/private partnerships for flex parking</p> <p>6. Review parking policy (hours, locations)</p>	City Commission/ Planning Commission/ DDA Board/ DDA Staff	Short to Mid-term	<p>A assessment of potential parking changes will be addressed during streetscape upgrade. Potential for reconfiguration of Main Street to add more on-street parking (other areas as well).</p>
	<p>Other</p> <p>1. Incorporate electric vehicle (EV) charging stations.</p>	DDA Staff/ DDA Board	Short to Long-term	<p>Current EV charging stations at Saxton's lot are getting regular use. Potential to add more during streetscape upgrade.</p>

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (05/7/2026)
Improve Pedestrian Safety (Coordinate with Streetscape Improvement Plan)	**Top Priority** Create Consistent Approach to Determining Pedestrian Crossing Facilities. 1. Complete 2026 Infrastructure Program	City Commission/ DDA Board	Short-term	A direction on consistent pedestrian push button usage to be addressed during streetscape upgrade.
	Top Priority Prepare Plan to Address Tree issues, including: 1. Develop tree replacement plan. 2. Tree grates or alternative surfacing around trees.	DDA Staff	Short-term	Tree replacement and surfacing around trees to be addressed during streetscape upgrade.
	Other 1. Ensure consistent sidewalk trim/brick work throughout the DDA. 2. Implement vehicle management features that slow cars, reduce traffic, etc. 3. Address uneven sidewalk pavement. 4. Develop a plan to activate alleys and sidewalks. 5. Eliminate obstacles on sidewalks and pedestrian crossings (such as light poles, planters, etc.).	City Commission/ DDA Board/ DDA Staff	Short-to Long-term	Extensive sidewalk widening and traffic lane narrowing expected to be addressed during streetscape upgrade. Brick work completed for 2026. Potential for additional repairs mid-summer if needed. Adopt-A-Planter 2026 program will begin in May. Both watering laborers returning for season.
Kellogg Park (Coordinate with Streetscape Improvement Plan)	**Top Priority** Address Turf Issues by: 1. Explore natural/synthetic alternatives to turf grass. 2. Look into better turf management.	DDA Staff/ DDA Board	Short-term	DDA staff to explore hiring an agronomist or turf expert to complete study in 2026/2027
	Create brick pathways that are consistent with the downtown in Kellogg Park.	DDA Staff/ DDA Board	Short-term	
	Other 1. Update the Kellogg Park landscape plan. 2. Evaluate health of existing trees. 3. Incorporate East Penniman, or use of this street, into Kellogg Park functions. 4. Add security cameras.	City Commission/ DDA Board	Short to Long-term	Kellogg Park holiday tree was replaced in mid April 2025. An additional tree in the park had to be removed due to safety issues. Kellogg Park security cameras are up and running as of August 2024.

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (05/7/2026)
Support Businesses	**Top Priority** Evaluate public Wi-Fi in DTP.	City Commission/ DDA Board	Short-term	DDA Board voted against pursuing public Wi-Fi in DTP at the November 2025 DDA Board Meeting.
	<p>Support Business Goals Through:</p> <ol style="list-style-type: none"> Continue community events. Quantify value of proposed CC & DDA improvements to businesses. Encourage business involvement in DDA programs. Use Redevelopment Ready Communities program as a guide to market vacant properties. Implement programming to create connections to other parts of the community. Address vacant commercial property concerns Pursue Redevelopment Ready Communities (RRC) requirements: Onboarding for ZBA and DDA, Marketing/branding, Flexible parking requirements, Identify local economic development tools, Complete Economic Development Strategy/Plan, Capital Improvement Planning Complete Floodwise process and present to CC/Community 	DDA Staff/ DDA Board	Short to Long-term	<p>Concerts begin 5/29. 100% of needed sponsors obtained. Bank of Ann Arbor has signed a three year extension to continue as the presenting sponsor for Music in the Air.</p> <p>2026 major sponsors: Henry Ford Health (Fun Zone), Rotary Club of Plymouth (Diamond, 2025 - 2028), Ehlers Heating & Cooling (Diamond), Hines Park Lincoln (Stage)</p> <p>Business updates, events, available properties continue to be featured in monthly eNewsletter, print calendar, window slideshow. DDA website navigation improved, "business cards" and business directory updated, changes made as needed. DDA staff working with vendor on website refresh, results expected late 2026.</p> <p>City has moved forward with submitting a grant request to potentially address some of the downtown flooding concerns. Grant would assist in paying for design/engineering of a potential plan.</p>
Other	<p>Implement More Art Projects in the DDA, such as:</p> <ol style="list-style-type: none"> Invisible paint that appears when it rains, with messages such as "Thank you for shopping Downtown Plymouth." Add more street art/painted artwork. Install Phase III of Plymouth Art Walk 	DDA Staff/ DDA Board	Short to Long-term	<p>Installation of Phase III completed. Ribbon cutting ceremony held on 4/18/26.</p> <p>DDA Board approved funding match of \$25K with PCAC for Phase III of Plymouth Art Walk in February 2025. HDC approved Phase III in March 2025.</p>

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks