



Plymouth Downtown Development Authority Informational Meeting Agenda Plymouth City Hall Commission Chambers October 12, 2026 6:30 p.m.

Plymouth Downtown Development Authority
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Plymouth DDA Informational Meeting 2 of 2026 – Public Act 57 of 2018

1. CALL TO ORDER

Kerri Pollard, Chairperson
Richard Matsu, Vice Chair
Linda Filipczak, Mayor
Cindy Eckley
Jennifer Frey
Ellen Elliott
Brian Harris
Shannon Perry
Paul Salloum
Ed Saenz

2. FIVE-YEAR ACTION PLAN REVIEW AND ADDITIONAL INFORMATION

3. PUBLIC COMMENTS

4. ADJOURNMENT

Goal	Task	Responsible Party	Timeframe	Status Update (10/9/2026)
Enhance DDA District Aesthetics & Function	**Top Priority** Prepare a Streetscape Improvement Plan With the Following Goals: 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 (Note: This project will overlap other DDA goals)	DDA Staff/ DDA Board	Short to Long-term	<u>DTP Forward</u> DDA staff is prepping materials for MDOT for historical scoping as first step toward grant applications. Hiring of professional grant writing services on October agenda. Recommendation for engineering and design of SET 2 and also resurfacing of Harvey between Penniman and Church expected in November. DDA Board accepted and approved SmithGroup's final deliverables at June DDA Board meeting. Staff has started exploring implementation and funding options. DDA has paused Memorial Bench program until new bench locations can be identified with certainty. City staff explored ideas for permanent Gathering enclosures in 2025. Multiple contractors indicated that the current structure could not support permanent enclosure. City staff exploring options for potential bathroom upgrades. Main Street median trees have been removed. DDA Board approved purchase of new holiday decor for median at Sept 2026 meeting. Installation expected in early November. Outdoor Dining Season ends October 31.
	Top Priority Create Proactive Community Engagement Plan to educate residents and business owners about the Streetscape Improvement Plan project. 1. Gather community input. 2. Educate downtown stakeholders of plan.			

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

	Improve the Condition of Existing Lots by: 1. **Top Priority** Resurface the existing lots that are in need. 2. Prepare a plan to reconstruct/replace the Central Parking Structure. 3.Complete 2026 Central Parking Deck maintenance project	City Commission/ DDA Board	Short-term	DDA and City Staff working on plan for upgrades of the north side of the parking deck in 2027 (new pavement, bike rack area) and the lower walkway from the deck to Main Street (new concrete, update and minimize planters to improve pedestrian activity flow, fresh paint, potentially decorative lighting). This will likely be included in any needed repairs after Engineer review in early spring 2027. Parking Deck Engineer presented Life Cycle Analysis Report at May 2024 DDA Meeting. Report indicates an approximate 20 year additional lifespan with regular maintenance. Additional lot resurfacing plans to be addressed during streetscape upgrade.
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Improve Parking	Maximize the Number of Parking Spaces by: **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. - Work with property owners of private lots to optimize layout, number of spaces, and increase efficiency/capacity. - Analyze more efficient parking space design (Pull-in vs. parallel vs. angled, etc.). - Work with Planning Commission to review approach to businesses providing parking. Look for more collective approach. - Explore public/private partnerships for flex parking - Review parking policy (hours, locations)	City Commission/ Planning Commission/ DDA Board/ DDA Staff	Short to Mid-term	DTP Forward plan calls for the addition of on street parking spaces on Harvey Street between Ann Arbor Trail and Wing, and Main Street (both between Penniman and Church, and Ann Arbor Trail and Wing)
	Other Incorporate electric vehicle (EV) charging stations.	DDA Staff/ DDA Board	Short to Long-term	Current EV charging stations at Saxton's lot are getting regular use. Potential to add more during streetscape upgrade.

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Improve Pedestrian Safety (Coordinate with Streetscape Improvement Plan)	**Top Priority** Create Consistent Approach to Determining Pedestrian Crossing Facilities. Complete 2026 Infrastructure Program	City Commission/ DDA Board	Short-term	DTP Forward plan calls for automatic LPI, with extended LPI with push of button. Buttons will be needed for ADA compliance in future years.
	Top Priority Prepare Plan to Address Tree issues, including: - Develop tree replacement plan. - Tree grates or alternative surfacing around trees.	DDA Staff	Short-term	More than a dozen street trees have been removed due to disease or end of life span (majority on Forest). Replacement will occur during streetscape construction.
	Other - Ensure consistent sidewalk trim/brick work throughout the DDA. - Implement vehicle management features that slow cars, reduce traffic, etc. - Address uneven sidewalk pavement. - Develop a plan to activate alleys and sidewalks. - Eliminate obstacles on sidewalks and pedestrian crossings (such as light poles, planters, etc.).	City Commission/ DDA Board/ DDA Staff	Short-to Long-term	DDA Staff working on plan to better activate and improve walkway from Parking Deck to Main. Contractor shaved and smoothed additional sidewalk areas in July. Extensive sidewalk widening and traffic lane narrowing is part of DTP Forward plan. Brick work completed for 2026. Potential for additional repairs mid-summer if needed. Adopt-A-Planter watering runs through early October.
Streetscape Improvement Plan)	**Top Priority** Address Turf Issues by: - Explore natural/synthetic alternatives to turf grass. - Look into better turf management.	DDA Staff/ DDA Board	Short-term	DDA Board has given DDA Staff direction to work with a University or local turf expert to get Kellogg Park turf recommendations.
	Create brick pathways that are consistent with the downtown in Kellogg Park.	DDA Staff/ DDA Board	Short-term	

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Kellogg Park (Coordinate with Streetscape I)	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	Curbless Street proposal surrounding Kellogg Park in DTP Forward plan would help improve accessibility for Kellogg Park functions. More discussion will be needed on this prior to engineering. 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.

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Support Businesses	**Top Priority** Evaluate public Wi-Fi in DTP.	City Commission/ DDA Board	Short-term	DDA Board voted against pursuing pubic Wi-Fi in DTP at the November 2025 DDA Board Meeting.
	Support Business Goals Through: 1. Continue community events. 2. Quantify value of proposed CC & DDA improvements to businesses. 3. Encourage business involvement in DDA programs. 4. Use Redevelopment Ready Communities program as a guide to market vacant properties. 5. Implement programming to create connections to other parts of the community. 6. Address vacant commercial property concerns 7. 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 8. Complete Floodwise process and present to CC/Community	DDA Staff/ DDA Board	Short to Long-term	Downtown Day was very successful. DDA staff has met with Chamber of Commerce several times on logistics for Pumpkin Palooza. DDA to continue partnership with Salvation Army on Red Kettle Kick Off event, with the Salvation Army now the sponsoring organization. DDA and City staff have started planning for Santa's Parade. Parade to begin 30 mins later than previous years. 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. 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 potetial plan.
Other	Implement More Art Projects in the DDA, such as: 1. Invisible paint that appears when it rains, with messages such as "Thank you for shopping Downtown Plymouth." 2. Add more street art/painted artwork. 3. Install Phase III of Plymouth Art Walk	DDA Staff/ DDA Board	Short to Long-term	Installation of Phase III completed. Ribbon cutting ceremony held on 4/18/26. 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.

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