

**DOWNTOWN DEVELOPMENT AUTHORITY  
CITY COMMISSION CHAMBERS  
ROYAL OAK, MICHIGAN  
[www.romi.gov](http://www.romi.gov)**

**Wednesday, September 18, 2024  
Regular Meeting  
4:00 P.M.**

**Present**

Kyle DuBuc  
Jay Dunstan  
Michael Keith  
Lori London  
Michael Sophiea, Chairperson  
Mark Vanneste  
Gail von Staden  
Mark Wollenweber, Interim City Manager  
Anthony Yezbick, Vice Chairperson

**Absent**

Arbor Laclave  
Salvatore LoGrasso

**Staff**

Timothy E Thwing, Executive Director

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1. **Call to Order**
2. **Public Comment**
3. **Approval of Meeting Minutes from August 21<sup>st</sup>, 2024**
4. **Expense Items**
  - a. **Monthly Expenses August 2024**
5. **Business**
  - a. **RO Chamber of Commerce – 45 Day Review Summer Concert Series**
  - b. **Façade/Sign Grant – 108 W 2<sup>nd</sup> – Johnny Mustard's**
  - c. **Star Dream Repair**
  - d. **Draft Master Plan – Downtown Core/Activity Center**
  - e. **Downtown Alleys**
    1. **3<sup>rd</sup> to 4<sup>th</sup> alley**
    2. **L-Shaped alley**
  - f. **Mural Selections**

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**1. CALL TO ORDER**

Chairperson Sophiea called the meeting to order at 4:0 p.m.

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**2. PUBLIC COMMENT**

Chairperson Sophiea opened Public Comment.  
After all public comment was received, public comment was closed.

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**3. APPROVAL OF MEETING MINUTES FROM AUGUST 21, 2024**

**MOVED** by Director Keith  
**SECONDED** by Director von Staden

**To Approve** the minutes of August 21, 2024, meeting, as presented.

**MOTION APPROVED UNANIMOUSLY.**

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**4. EXPENSE ITEMS**

**a. Monthly Expenses August 2024**

The invoices received and paid for the month of August 2024 were provided as information, no action is required.

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**5. BUSINESS**

**a. RO CHAMBER OF COMMERCE – 45 DAY REVIEW SUMMER CONCERT SERIES**

Shelly Kemp Executive Director of the Chamber of Commerce provided an overview of the concert series.

**b. FAÇADE/SIGN GRANT – 108 W 2<sup>nd</sup> – JOHNNY MUSTARD’S**

**MOVED** by Director Dunstan  
**SECONDED** by Director DuBuc

**Be it resolved**, the Downtown Development Authority hereby approves the application for a façade/sign grant for 108 W 2<sup>nd</sup> Street as a reimbursement in an amount not to exceed \$9,250.00 or 50% of the actual project cost, whichever is less.

**MOTION APPROVED UNANIMOUSLY.**

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**c. STAR DREAM REPAIR**

**MOVED** by Director Wollenweber

**SECONDED** by Director Vanneste

**Be it resolved**, the Royal Oak Downtown Development Authority, DDA hereby approves the proposed repairs to the Star Dream sculpture/fountain and allocates \$25,000 for those indicated repairs.

**MOTION APPROVED UNANIMOUSLY.**

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**d. DRAFT MASTER PLAN – DOWNTOWN CORE/ACTIVITY CENTER**

**MOVED** by Director Dunstan

**SECONDED** by Director Vanneste

**The original motion was amended twice to read as follows:**

**Be it resolved**, the Royal Oak Downtown Development Authority, DDA directs staff to forward the following comments on the Draft Master Plan 2050 to the Planning Commission for its consideration:

1. Branding Areas of the downtown got mixed reviews such as:
  - Should not be designated “short-term”.
  - Not that big of a downtown area that this is needed, just focus on downtown.
2. Future development of city parking lots:
  - The development should be mutually beneficial to city/downtown and developers while achieving the established goals of increasing foot traffic during both the day and evening.
  - The impact on public parking should be studied and replaced.
  - Reduced parking is not a good thing.
  - City/DDA should not give away property/parking.
  - Development of public land should contribute to the downtown and be a catalyst for further development, attracting employers, employees and residents.
3. Development/Improvements to the Train/Transit Station area is a good idea.
4. Additional parking in the south end should be studied and only done with a development project.
5. Main St. median idea needs more discussion, study and consideration.

6. Do not need another park/public plaza at 6th St parking lot with 5th Street improvements rather the area south of 5<sup>th</sup> street should be studied to explore all options for additional public spaces.

**MOTION APPROVED UNANIMOUSLY.**

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**e. DOWNTOW ALLEYS**

The board referred this item to the infrastructure committee for further review, discussion and a recommendation. The committee may want to invite adjacent property owners, businesses owners to one of their committee meetings to establish buy-in, establish a timeframe along with written and/or financial commitments.

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**f. MURAL SELECTIONS**

**MOVED** by Director DuBuc  
**SECONDED** by Director Wollenweber

**Be it resolved**, the Downtown Development Authority authorizes the Executive Director to sign the attached Art Installation agreement with Amadeus Roy for the installation of Inflection Point mural on 204 W. Fourth Street, with City Attorney revisions.

**Be it resolved**, the Downtown Development Authority approves the expense for the installation of Inflection Point mural by Amadeus Roy and authorizes staff to provide a deposit to the mural artist to begin work in the amount of \$836.45 (10% of total expense) once art approval is received from the City Commission.

**Be it resolved**, the Downtown Development Authority authorizes the Executive Director to sign the attached Art Installation agreement with Sean Graham for the installation of The Future is Fire mural on 124 W. Fourth Street, with City Attorney revisions.

**Be it resolved**, the Downtown Development Authority approves the expense for the installation of The Future is Fire mural by Sean Graham and authorizes staff to provide a deposit to the mural artist to begin work in the amount of \$2,139.90 (10% of total expense) once art approval is received from the City Commission.

**MOTION APPROVED UNANIMOUSLY.**

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There being no further business to bring before the Royal Oak Downtown Development Authority, the following motion was made:

**MOVED** by Director Vanneste  
**SECONDED** by Director Keith

**To Adjourn** the September 18, 2024, DDA regular meeting at 5:25 p.m.

**MOTION APPROVED UNANIMOUSLY.**

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