

Downtown Development Authority Meeting**Friday, May 15, 2026****Meeting Minutes****12:01 PM: Call to Order.****Roll Call**

Pamela Shermyer	Present
Tracey Williams	Present
Bruce Kantor	Present
Alex Green IV	Absent (Unex.)
Patricia Felton	Absent (Unex.)
Mike Greene	Present
Lisa Burr	Present
Jeff Fitzyk	Absent (Ex.)

Pam Shermyer asks DDA Director Colson if the absent parties had excuses. It is confirmed that only Jeff Fitzyk notified staff of his absence beforehand. Mike Greene moves to excuse Jeff Fitzyk. Lisa Burr seconds. The motion is passed unanimously.

12:02 PM: Approval of Agenda

Bruce Kantor makes a motion to approve the May Agenda. Tracey Williams seconds. The motion passes unanimously.

12:03 PM: Approval of Minutes

Bruce Kantor makes a motion to approve the May Meeting Minutes. Mike Greene seconds. The motion passes unanimously.

12:03 PM: Consent Agenda

Pam Shermyer confirms there is no Code Enforcement report for this month's Consent Agenda, leaving the Board to approve only the Monthly Financial reports. Mike Greene makes a motion to approve the Consent Agenda as-is. Bruce Kantor seconds. Motion is passed unanimously.

12:04 PM: Public Comment

No public comments.

12:04 PM: Old Business

Lauren Beras presents updates to the music festival. The festival currently has \$38,600 in sponsorships pledged with \$27,300 collected. The overall goal has been raised from \$40,000 to \$41,600 to meet current needs, and the festival is about \$3,000 shy of that goal. Comparatively, last year the festival raised \$32,000.

A reason for the increase is that the festival is planning on paying for parking attendants this year, which will eat out of the budget but lead to a more efficient parking area. Additionally, the festival plans on renting limo golf carts to shuttle festival guests from the parking lot to the festival grounds (wherever the parking lot is). There also may be a new MC this year and that may cost something.

Sponsorship from a car dealership unfortunately fell through, but there is a new dealership in discussions, and they seem more primed to support the 2027 Music Festival. A new local business owner Holbrook Auto doubled his pledged donation to the Music Festival, showing he wants to be an active member of the community.

Mayor Kantor also helped to secure a \$5,000 grant from the Oakland County Board of Commissioners. Yoland Smith Charles has been a proponent of the festival with the OCBoC and it's nice to have her continued support.

All entertainment for the family fun zone has been secured but we are looking for two more vendors for that area. Aqua Tots may still be a sponsor but their board will not make a decision until July due to how they are set up.

The Live in Lathrup Village podcast remains a success and has been well received by participants and viewers. It also has become a tool to retain and gain sponsors.

12:11 PM: New Business

Appoint CED/DDA Director Search Committee: DDA Director Colson explains that after long discussion and contemplation, he has decided to move on personally and professionally. He intends on moving to Chicago to explore the next chapter of his life. City Manager Mike Greene takes over, and explains how the DDA Board went through this process two and a half years prior when they hired Austin, and are now looking for volunteers from the board to review applications and serve on a hiring panel. The caveat is that interviews must take place during business hours for the city, so volunteers must be flexible.

The board discusses what the search committee entails and what their duties would be, including who would be in the interview, what time, etc. After the discussion, Bruce Kantor makes a motion to form a Search Committee featuring Pam Shermyer and Charlotte Jones as the DDA Board Representatives. Mike Greene seconds. The motion passes unanimously.

Pam Shermyer encourages a round of applause to Austin for his hard work and dedication to the Downtown Development Authority and the businesses of Lathrup Village.

27700 Southfield Road – PILOT Agreement: DDA Director Colson presents the PILOT. Payment in Lieu of Taxes is a tax incentive program designed to spur redevelopment in the downtown district, focusing on housing and multi-use projects. There is an existing agreement with the city and DDA for PILOT projects, but there is only one active project currently. The School Project at 27700 Southfield Road- the developer applied for the PILOT in April and was approved by the City Council. It is now up to the DDA Board to approve the Cost-Share agreement of the PILOT.

The current cost share is broken down like this: The property presently only brings in \$23,000 in taxes, and the split is that the DDA gets \$11,000, while the other \$12,000 goes to other tax authorities in the state. With the ordinance, when the developer breaks ground, the property will immediately jump to \$120,000, or 4.5% of their annual rent. When it is fully developed, the property would provide \$152,000 in taxes; the county and schools will receive \$76,000, the city and DDA will both individually receive \$38,000. This is a 50/50 split between the DDA and City to support the city and also provide additional funding to new programs the DDA wants to provide.

The Master Plan update process has shown that residents are more open to new housing projects for the city. Comparatively, the city of Huntington Woods is the same size as Lathrup Village, but Lathrup only has 65% of the tax base because Huntington has a more dense residential base. Housing projects like the one provided for the school will provide more income for the city and DDA alike by providing more consistent taxes collected.

This being a commercial property, even though it is also a housing property, the DDA would traditionally collect all of the taxes. However, this agreement allows for the split discussed above to help alleviate some financial trouble. This also provides a better funding structure to make the project more financially feasible for the developer.

After the presentation, Pam Shermeyer asks for clarification on the financial numbers. She also asks for an explanation for the 50/50 split between the DDA and the City. Austin Colson explains that the conversation between Mike, Mayor Kantor and himself, it felt like the fairest proposal given the cities financial situation and how the DDA's laid out. The DDA takes all of the commercial revenue from the city. Additionally, projects like this will use city resources like the police department and water, meaning the cost sharing agreement supports and justifies the use of these resources.

Tracey Williams asks if there is a potential for more, and both Austin Colson and Mike Greene confirm the deal is designed to flex to the amount of vacancies in the property. So, in the first few years while the spaces are being rented out, the taxable income from the property will be lower- over time, it will grow as the spaces are rented out.

Pam Shermeyer asks if they would have this discussion again in the future if new projects applied for the PILOT program. Mike Greene confirms this to be the case.

No other discussion is had. Bruce Kantor makes a motion to approve the PILOT agreement for 27700 Southfield Road. Tracey Williams seconds. The motion passes unanimously.

12:24 PM: DDA Director Report

DDA Director Colson presents:

**Good Neighbor Day Corridor Clean Up – Saturday, May 16, 2026,
10:00 AM-1:00 PM, Lathrup Village City Hall:** Community event focused

on neighborhood connection, civic engagement, and area beautification. The event will take place at Lathrup Village City Hall, 27400 Southfield Road, with registration beginning at 9:30 AM and the event starting at 10:00 AM. Activities will include community meet-and-greet opportunities, area beautification efforts, food, prizes, and family-friendly activities, including a bounce house.

2026 Comprehensive Plan Update – Parks & Recreation – Tuesday, May 19, 2026, 7:00 PM, Lathrup Village City Hall: This session is open to residents and stakeholders to share input on the future of parks, recreation facilities, public spaces, trails, programming, and community amenities in Lathrup Village. An online survey is also available to gather community feedback and help shape the City's long-term parks and recreation goals as part of the Comprehensive Plan update.

Leveraging the Next Level of Generative, Predictive and Agentic AI – Wednesday, June 9 2026, 9:00 – 11:00 AM: Hosted by Oakland Thrive – Hands-on business education workshop focused on helping small business leaders move beyond basic AI tools and apply generative, predictive, and agentic AI strategically within their organizations. The session explored practical AI use cases related to revenue, operations, customer experience, risk management, and decisionmaking. Participants learned how to distinguish between major types of AI, evaluate industry-specific tools, improve strategic prompting, and assess AI outputs for bias, governance risk, accountability, and overall business impact.

Recast Leaders Progress – Connectors & Outreach: Staff continues implementing the “Connectors” strategy as part of the Recast Leaders program. This effort focuses on identifying local leaders, business owners, and community influencers who can help facilitate introductions, strengthen engagement, and expand connections within the small-scale production and maker space ecosystem.

Outreach is currently underway to begin conversations with 5–10 key connectors, with an emphasis on building relationships, gathering local insight, and identifying additional stakeholders who may be interested in supporting or participating in this work. These conversations are guided by the Recast Connectors Toolkit, which emphasizes listening, trust-building, and community-informed strategies.

On Thursday, May 14, Lathrup Village hosted all six communities participating in the program for their first in-person convening during a working lunch held in the City. The project consultant traveled from

Washington, D.C. to attend the session and help guide the discussion, providing an opportunity for participating communities to share ideas, discuss early implementation efforts, and strengthen regional collaboration around small-scale manufacturing, maker spaces, and local economic development.

Business & Property Owner Identification: Staff have also started compiling a preliminary list of small-scale manufacturing and maker-oriented businesses, along with identifying property owners who are community-oriented and open to innovative uses and partnerships within the corridor.

12:31 PM: Public Comment

Resident Karen Miller speaks out about the Sign Grant the DDA Board approved at the April Meeting, and says the Board should still go after the two businesses who had amended their signs and violated the contract agreement.

Resident Rick Wisz wants to know if there's a way to restructure the DDA entirely so that the city would be able to receive more tax money from the businesses in the business district, as opposed to having to restructure cost share and PILOT program agreements on a case-by-case basis.

Resident John Sousanis comments on the Recast Program so far, and wants to know if there was an update on the Surnow Project (27700 Southfield Road), and what changes (if any) are being made regarding Recast City since Austin Colson is leaving.

12:37 PM Board Member Comments

Austin Colson quickly answers John Sousanis' inquiry: Surnow confirmed they have passed the loan committee for MISHDA and are onto the final board for approval. That last meeting should take place in May or June. Additionally, adjustments are already being made for Recast City and a succession plan is being made for Austin's replacement.

12:38 PM: Adjournment

Bruce Kantor makes a motion to adjourn. Tracey Williams seconds. Meeting is adjourned.