Downtown Development Authority Special Meeting **Friday, October 16, 2026**

Meeting Minutes

12:01 PM: Call to Order.

Roll Call

Pamela Shermeyer	**Present**
Charlotte Jones	**Present**
Tracey Williams	**Present**
Mayor Bruce Kantor	**Absent**
Alex Green IV	**Present (Tardy)**
Dr. Patricia Felton	**Present (Tardy)**
Mike Greene	**Present**
Lisa Burr	**Present**
Jeff Fitrzyk	**Present**

DDA Staff advise that a motion to excuse absences are not needed at this time, as the absent parties have informed staff they intend to appear at the meeting but will most likely be tardy. No motion is taken.

12:01 PM: Approval of Agenda

Mike Greene makes a motion to approve the agenda. Jeff Fitrzyk seconds. The motion passes unanimously.

12:01 PM: Approval of Minutes

Charlotte Jones makes a motion to approve the September Special Meeting minutes. Tracey Williams seconds.

12:02 PM: Consent Agenda

DDA Staff advise that the Code Enforcement report is outdated, so for the November meeting they will bring a report that encompasses September and October. The DDA Board accepts this and Mike Greene makes the motion to approve the Consent Agenda. Charlotte Jones seconds. The motion passes unanimously.

12:02 PM: Public Comment

Pam Shermeyer informs those in attendance that this they are here to discuss Flock Cameras, then there will be time during the Flock Camera discussion to make a comment on that matter.

John Sousanis speaks to the triangle lot that under Item 8B, says the city initially purchased the lot to expand greenspace and urges the DDA to delay negotiations.

Leslie Valian speaks on the DDA meeting times and that the community doesn't get a chance to comment on important issues. She also speaks to the triangle lots and does not want to see the lots developed. She also speaks to the DDA Board's funding for Municipal Park, and believes the contingency to provide funding based on the park being lined with a certain material is unethical.

John Tara speaks to the Snow Removal RFQ and asks the DDA to not consider the incumbent contractor for snow removal due to "lack of good work". He comments on the timing of the DDA meeting agenda going out the day prior and finds it suspicious that City Council and DDA push agenda's out at the last minute.

Rick Wisz speaks to the triangle lot and is against the development. He reminds the DDA Board of the impact development has on the community.

Susan Wilson speaks to the Triangle parcel and is against housing development in the community.

Autumn Sousanis speaks to the DDA meeting time and says it is hard for residents to make the meetings. She also speaks to the triangle parcel and believes the DDA has no right to sell it, based on the information provided in the memo.

Janet Bloom reads an email received by Timothy Hillman, Planning Commission Chairman, and he speaks to the triangle lot, and asks the DDA to hold off on any matter with the lot until the Master Plan is finished.

12:15 PM: Old Business

Flock Camera Presentation and Contract Discussion: Pam Shermeyer informs those in attendance that back in the April Meeting, the Board invited Police Chief Zang and Sergeant Roberts to give a presentation on their experiences and internal policies regarding Flock and its use. They

gave a number of cases that is part of the Board Packet in case anyone wishes to see it.

DDA Director Janet Bloom presents the item: Since 2024 the City of Lathrup Village has had 4 Flock Camera License Plate Readers based at the entrances of the community. It was initially on the docket for the September meeting (since the contract expired October 1), but it had to be tabled due to a lack of quorum at the September regular meeting and scheduling conflicts with the Flock representative at the September special meeting. She turns it over to Chief Zang, who has a Flock Representative, Mike Dushane, with him, to present the contract to the DDA Board. They present and answer questions from the Board and residents. Due to the volume of questions from residents and Board members, for the sake of time, comments will be omitted from meeting minutes. The meeting video is posted online in its entirety, recommended starting at the 16:00 minute mark see the full discussion.

A motion is made to approve the Flock Camera contract renewal by Mike Greene. Seconded by Jeff Fitrzyk.

Yay: Mike Greene, Jeff Fitrzyk

Nay: Dr. Felton, Lisa Burr, Alex Green IV, Tracey Williams, Charlotte Jones, Pam Shermeyer

Absent: Bruce Kantor

Before moving on, Chair Shermeyer wants to clarify something that was said about the DDA Meeting Times; in 2025, the DDA worked through 4 meetings to figure out a new DDA Meeting start time but could not come to a consensus. She does not feel that a new consensus would be reached if they tried today.

DDA Project Coordinator Kennedy also adds that there were comments made about the meeting packet getting out so late. He adds that because the contract applications were due so late, and follow ups were required before content was filled out, the board packets got out later than were initially intended. He apologizes, but he asks for some patience, as they need to parse through the information and ensure everything is right before it can go public. Also, legally staff must have packets out 18 hours before a meeting.

1:37 PM: New Business

Snow Removal RFQ Discussion and Approval- DDA Project Coordinator Kennedy presents the RFQ. DDA Staff received 9 proposals this year for the 3-year snow removal contract. 4 came in at prices staff deemed reasonable, while the other 5 missed the desired mark. Proposals were received from:

- The Jitney LLC
- Ground Control Property Service
- Advocates for Self Determination
- C-Care Lawn Services
- Snow Plow Group
- White Maple Landscaping
- Johnson Landscaping
- Paradise Garden Landscaping (Inc.)
- The Guiding Brand LLC

Alex Green inquires about why we aren't using DPW, but is told it would be too expensive.

Lisa Burr inquires deeper about the cost of ice melt, and that some vendors had provided cost breakdowns that were not showing ice melt. She is informed that these vendors included ice melt in their cost.

Pam Shermeyer notes the Advocates for Self-Determination offers a pre-treatment for overpass decks to speed up cleanup. She is informed that there was no price given but that can is a negotiable option for later, if the Board and Staff deems necessary. She also asks about the response time from Paradise, which is 2-4 hours after snowfall, and is informed that the RFQ contract agreement calls for a response time of no more than 12 hours after snowfall.

Mike Greene makes a motion to approve the three-year contract with Advocates for Self-Determination. Jeff Fitzryk seconds the motion. The motion is approved unanimously.

DDA Triangle Parcel (27907 California Dr NE): Mike Greene presents the item. The parcel 27907 California Drive, also known as the Triangle Parcel for their triangular shape. This is the fourth time in 2 years that an RFQ for this lot has gone out and staff received one proposal. The developer is looking to do a medium to high density housing development on this lot. The key point is that this is a proposal, not a finalized plan. A yes vote is just giving DDA staff the power to negotiate a deal for a development that

would work. It does not mean the development is guaranteed to happen as they have to go through all site plan processes.

Lisa Burr cites a comment that was made earlier that stated the space is intended to be green space, but Mike Greene states he has no proof from meeting minutes that indicate the space was purchased with the intention of keeping it as green space. A visual is provided to the board as to the location of the parcel.

Tracey Williams asks about tax revenue. Mike Greene talks about the way the TIF works; the DDA would get some money based on the sale of the property, plus 2 mills based on whatever is built there, with the rest going to the city in tax dollars. Staff do not know what the tax revenue would be at the moment.

Lisa Burr inquires about parking requirements and the issues that will surely arise. Mike Greene informs the board of the proposals' initial design, which has two-car garages and that there is always the plan for off-street parking with an encroachment along Monterey.

Alex Green asks if there has been a proposal that included a greenspace or something similar and what that would entail. DDA Staff remind the board that last year there was a proposed buyer that the Board was very adamant about selling the property to, but the prospect is no longer interested in doing that project. There is getting a landscape architect if the Board truly wants to go down that road. The consensus is that the Board wants to talk to the developer directly, since he initially intended to be at the October meeting.

Tracey Williams makes a motion to approve staff enter negotiations with the developer regarding 27907 California Drive NE. Seconded by Dr. Felton. The motion passes unanimously.

Municipal Park – DDA Fund Commitment: Janet Bloom presents: The DDA Board had initially committed to providing $100,000 towards the Municipal Park ARPA project. However, since this was done a bit of time ago, City Council has asked the DDA Board to renew this commitment. There have been grant dollars that have been awarded towards the project, so the new commitment would be $28,330.99. The report includes considerations from the county regarding surface material around the park.

Jeff Fitrzyk asks about the surface material. Mike Greene adds that it was discussed at City Council Study Sessions, but the only way the grant could be used was if there was a commitment to using PIP for surfacing material.

Alex Green asks about the initial $100,000 and if they have been spent. Mike Greene informs the Board of the history: the DDA and City Council both committed $100,000 knowing they would need outside grant money for the project. The project is more than $500,000 but with the help of ARPA money and state grants, the money the DDA needs to spend is now less than $29,000.

Jeff Fitrzyk proposes recommitted DDA funds for the Municipal Park playground project for $28,330.99. Alex Green seconds.

2:04 PM DDA Director Report

Janet Bloom presents. DDA staff has worked on connecting with property owners to start a property owner open house, inviting prospective business owners as well. Work is still being done at this time.

Staff has participated in a pre-development meeting for the undeveloped lot on Southfield Road and will be reconnecting with the developer closer to the end of the year.

Main Street Oakland County hosted Board Member trainings and staff asks DDA Board members to attend. These events are occurring throughout the third week of October around Oakland county. Information will be provided in the packet.

Main Street America also has a Self-Evaluation for staff to perform. Board Members may be asked to assist when that happens.

DDA Staff also seeks to prepare a Design Committee as part of MSA's Four Point Approach, with other subcommittees in discussion. This committee can help staff prepare for grants and handle RFQ contracts.

2:10 PM Public Comment

Quorum is lost. Public and Board Member comments are mixed into section.

Autumn Sousanis praises the DDA Board, thinks the city needs a historian. Promotes her newsletter and corrects something he stated

regarding cameras Lathrup PD was looking to buy initially before ending on 4. She also speaks in depth on Paradise Gardens contract and her disappointment. DDA Board Chair Pam Shermeyer corrects her with some context to why Paradise Gardens didn't do all of the work stated in the contract, and how the Board asked staff to amend some parts of the contract in a way that would not incur a higher cost, while also shifting certain responsibilities.

John Tara asks the board to reconsider meeting times. He also speaks to the triangle properties and how tandem parking can cause issues. He also says Flock was the right decision, and thinks the DDA should meet with the Historical society.

Rick Wisz speaks to the Snow Removal RFQ, wants to know if the Ice Melt is by bag or by bulk. To the triangle lot, asks what does density mean and how should it affect the city. Thinks a park is a better option and residents should have a greater say. He also wants to talk about the Lights ordinance and why Code Enforcement isn't on property owners.

John Sousanis felt today's discussions were high level. He believes the financial benefit of the current triangle concept is negligible, and believed the stipulation of the PIP in the Parks discussion was inappropriate.

Pam notes that the DDA would be willing to recommit money if the City Council found need. Alex Green asks how PIP got into the DDA deal in the first place, is informed that it was a stipulation of the grant money- it was not a decision made by city or DDA staff, it came from a DNR grant.

2:24 PM: Adjournment

During the second wave of public comments, multiple Board Members had to depart due to scheduling conflicts with their jobs. Enough that quorum was lost. Because of this, the meeting adjourns by default.