



**DOWNTOWN DETROIT BUSINESS IMPROVEMENT
ZONE BOARD OF DIRECTORS MEETING
AND
ANNUAL MEETING OF OWNERS OF ASSESSABLE PROPERTY AND
SPECIAL MEETING OF OWNERS OF
ASSESSABLE PROPERTY**

Tuesday, October 22, 2024

9:00 a.m.

1420 Broadway

Suite 101

Detroit, MI 48226

MEETING MINUTES

Proposed Minutes Approved Minutes

I. Call to Order

The meeting of the Board of Directors was called to order at 9:05 a.m. by Steve Ogden, Chairperson of the Board of Directors. He welcomed Director Hassan Beydoun to the BIZ Board. Chairperson Ogden administered the Oath of Office to Director Beydoun immediately prior to the start of the Board meeting.

II. Roll Call

George Barnes, Director	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent
Hassan Beydoun, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
David Di Rita, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Regina Gaines, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Rainy Hamilton, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Kenneth Hayward, Director	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent
Debra Homic Hoge, Vice Chairperson	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Richard Hosey, Director	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent
Christos Moisesides, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Athina Papas, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Dwight Phillips, Director	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Tony Tomczak, Treasurer	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Steve Ogden, Chairperson	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
Michael McLauchlan, Secretary	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent

11 members of the Board of Directors were present, 3 members absent, and a quorum present. Downtown Detroit Partnership staff and vendor attendees included:

- Jay Wilde, Alan C. Young & Associates, P.C.
- Eric Larson, Downtown Detroit Partnership
- Gina Cavaliere, Downtown Detroit Partnership
- Mike Bruggeman, Downtown Detroit Partnership
- Crystal Coles, Downtown Detroit Partnership

Kataya Beverly, Downtown Detroit Partnership
Patricia Brown, Downtown Detroit Partnership
Anjana Schroeder, Downtown Detroit Partnership
DeShawn Singleton, Downtown Detroit Partnership
Joshua Long, Downtown Detroit Partnership
Krissy Johnson, Downtown Detroit Partnership
Sania Mulbagal, Downtown Detroit Partnership
Emma Oresky, Downtown Detroit Partnership
Steve Liedel, Dykema

Other attendees included:

Maria Galarza, Deputy Director, Office of Sustainability – City of Detroit
Zahra Seblini, Energy and Conservation Project Manager, Office of Sustainability – City of Detroit

Chairperson Ogden called for a motion to excuse the absent members.

Moved by: Christos Moisides, Director

Supported by: Michael McLauchlan

Yes: All No: None

III. Approval of Agenda

The Chairperson asked for a motion to adopt the proposed agenda.

Moved by: Debra Homic Hoge, Vice Chairperson

Supported by: Michael McLauchlan, Secretary

Yes: All No: None

The agenda was adopted.

IV. Annual Meeting of Assessable Property Owners

Chairperson Ogden asked for a motion to convene the Annual Meeting of Assessed Property Owners for 2024.

Moved by: Dwight Phillips, Director

Supported by: Debra Homic Hoge, Vice Chairperson

Yes: All No: None

The Chairperson asked Secretary McLauchlan for a roll-call vote to open the Annual Meeting of Owners of Assessed Property in the BIZ.

George Barnes, Director	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Hassan Beydoun, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
David Di Rita, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Regina Gaines, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Rainy Hamilton, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Kenneth Hayward, Director	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Debra Homic Hoge, Vice Chairperson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Richard Hosey, Director	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Christos Moises, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Athina Papas, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Dwight Phillips, Director	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Tony Tomczak, Treasurer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Steve Ogden, Chairperson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Michael McLauchlan, Secretary	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chairperson Ogden called the 2024 Annual Meeting of Assessed Property Owners to order. He asked Gina Cavaliere to present the annual update. Cavaliere presented the BIZ Annual report and thanked the BIZ Staff. The presentation was based on the history, vision, and mission of the BIZ. Cavaliere thanked the assessed property owners for their contributions, and the BIZ Board for their continued support and leadership.

Following the presentation, Chairperson Ogden asked for public comments related to the Annual Meeting of Assessed Property Owners. Chairperson Ogden called three times for comments from owners of assessed property in the BIZ. There were no comments. Board discussion followed.

Chairperson Ogden asked for a motion to adjourn the Annual Meeting of Assessed Property Owners for 2024.

Moved by: Athina Papas, Director

Supported by: Regina Gaines, Director

Yes: All No: None

The Ninth Annual Meeting of Assessed Property Owners of the Downtown Detroit Business Improvement Zone is adjourned.

Chairperson Ogden thanked all participating property owners and partners and highlighted how it has been tentatively scheduled to provide Detroit City Council with an Annual BIZ update on November 7, 2024 at 10:35 a.m.

V. Approval of Minutes

Chairperson Steve Ogden asked for a motion to approve the minutes of the June 11, 2024, Regular Meeting of the Board of Directors.

Moved by: David Di Rita, Director

Supported by: Regina Gaines, Director

Yes: All No: None

The minutes from both meetings were approved.

VI. Administrative Report

Gina Cavaliere provided the Administrative Report and advised the Board of Directors to reference the Board packet for additional BIZ Highlights and updates.

Chairperson Ogden made note of the collective desire to increase Ambassador activity and the request to make some modifications to the Broadway space to accommodate for said activity.

Chairperson Ogden asks if there is a motion to receive and file the report noting the concurrence of the board with the use of contingency funds to make some alterations at 1420 Broadway to allow for expansion of deployment with a cap made at \$100,000 (number was agreed upon with general consensus in discussion).

Moved by: Athina Papas, Director

Supported by: Michael McLauchlan, Secretary

Yes: All No: None

VII. Audits

A Presentation of the Audit for the FY 2022-2023 was done by Jay Wilde, Principle at Alan C. Young & Associates.

Chairperson Ogden asked for a motion to accept the audit.

Chairperson Ogden asks if there is a motion to adopt proposed Res. 2024-08 regarding an RFP for Audit services.

Yes: All No: None

VIII. Executive Committee Report

Executive Committee Meeting of October 1, 2024

Chairperson Steve Ogden referenced the written report of the Executive Committee Meeting on October 1, 2024. He asked for a motion to accept the Executive Committee report.

Moved by: Debra Homic Hoge, Vice Chairperson

Supported by: Tony Tomczak, Treasurer

Yes: All No: None

The report of the Executive Committee was accepted into the record of the Board.

IX. Old Business

There was no old business.

X. New Business

a. Resolution 2024-09 Appointment to Khalil as Member of the Board of Directors

Chairperson Ogden asked for a motion to approve the resolution.

Moved by: Hassan Beydoun, Director

Supported by: Christos Moisides, Director

Yes: All No: None

b. Annual Election of Officers of the Downtown Detroit Business Improvement Zone Board of Directors

Chairperson Ogden called for nominations to the positions of officers of the BIZ board of directors, stating that the Executive Committee recommended reelection of the current officers:

Steve Ogden, Chair

Debra Homic Hoge, Vice Chair

Mike McLauchlan, Secretary

Tony Tomczak, Treasurer

All candidates accepted the nominations for a one-year term of the Board of Directors. Treasurer Richard Hosey was not seeking to be reelected but asked to continue to serve on the Executive Committee. Director Tony Tomczak has volunteered to serve as our next Treasurer.

Moved by: Dwight Phillips, Director

Supported by: Athina Papas, Director

Yes: All No: None

Resolution 2024-10 Electing Officers of the Board of Directors of the Downtown Detroit Business Improvement Zone was adopted.

c. Annual Election of the Executive Committee of the Downtown Detroit Business Improvement Zone

Chairperson Ogden called for nominations to the Executive Committee of the BIZ board of directors, stating that the Executive Committee recommended reelection of the current Executive Committee members:

Steve Ogden, Chair

Debra Homic Hoge, Vice Chair

Mike McLauchlan, Secretary

Richard Hosey, Director

George Barnes, Director

Kenneth Hayward, Director

Tony Tomczak, Treasurer

Moved by: Athina Papas, Director

Supported by: Debra Homic Hoge, Vice Chairperson

Yes: All No: None

Resolution 2024-11 Electing Executive Committee of the Board of Directors of the Downtown Detroit Business Improvement Zone was adopted.

d. Resolution Adopting Regular Meeting Schedule for 2024 (Proposed Res. 2024-12)

Chairperson Steve Ogden mentioned our BIZ Board meetings schedule for 2025 is adopted by a resolution. All meetings are planned to be held at 1420 Broadway, Detroit.

Regular Meeting Dates are:

Tuesday, February 11, 2025 9:00 a.m.

Tuesday, May 13, 2025 9:00 a.m.

Tuesday, June 10, 2025 9:00 a.m.

Tuesday, October 28, 2025 9:00 a.m.

Chairperson Ogden asked for a motion to adopt the resolution as proposed.

Moved by: David Di Rita, Director

Supported by: Debra Homic Hoge, Vice Chairperson

Yes: All No: None

e. Resolution 2024-13 Amending 2024 BIZ Assessment Certification

Chairperson Ogden asked for a motion to adopt the resolution as proposed.

Moved by: Dwight Phillips, Director

Supported by: Debra Homic Hoge, Vice Chairperson

Yes: All No: None

XI. Public Comment

Maria Galarza and Zahra Seblini, from the City of Detroit's Office of Sustainability shared information about their work with the city and addressed the sustainability ordinance and the parameters of being compliant.

XII. Other Business

Eric Larson spoke about the 21th Annual Tree Lighting that will take place on Friday, November 22, 2024. Larson also mentioned the Annual Detroit Aglow at MGM Grand Detroit that will be held on November 25, 2024. Director Athina Papas announced upcoming Greektown events. For more information, visit the Greektown Neighborhood Partnership's website at <https://www.greektowndetroit.org/events>. Larson thanked the Board of Directors and everyone for coming to the meeting.

XIII. Adjournment of Regular Meeting of BIZ Board of Directors

Chairperson Steve Ogden asked for a motion to adjourn the meeting.

Moved by: Tony Tomczak, Treasurer

Supported by: Michael McLauchlan, Secretary

Yes: All No: None

The meeting adjourned at 10:54 a.m.

XIV. Certification of Minutes

Proposed minutes respectfully submitted,



Michael McLauchlan
Secretary

Date: October 22, 2024

Approved by the Board of Directors at a regular meeting held on February 11, 2025:



Michael McLauchlan
Secretary

Date: February 11, 2025