

**DOWNTOWN DETROIT BUSINESS IMPROVEMENT ZONE**

**BOARD OF DIRECTORS MEETING**

**REGULAR MEETING**

Tuesday, February 11, 2025

9:00 a.m.

Central Michigan University Detroit Office

777 Woodward Avenue

Detroit, MI 48226

**MEETING MINUTES**

Proposed Minutes  Approved Minutes

MEETING TYPE:  Regular  Special

1. **Call To Order**

The meeting of the Board of Directors was called to order at 9:10 a.m. by Steve Ogden, Chairperson of the Board of Directors.

1. **Roll Call**

George Barnes, Director  Present  Absent

Hassan Beydoun, Director  Present  Absent

David Di Rita, Director  Present  Absent

Regina Gaines, Director  Present  Absent

Rainy Hamilton, Director  Present  Absent

Kenneth Hayward, Director  Present  Absent

Richard Hosey, Director  Present  Absent

Christos Moisides, Director  Present  Absent

Athina Papas, Director  Present  Absent

Dwight Phillips, Director  Present  Absent

Khalil Rahal, Director  Present  Absent

Tony Tomczak, Treasurer  Present  Absent

Steve Ogden, Chairperson  Present  Absent

Mike McLauchlan, Secretary  Present  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:

Eric Larson, Downtown Detroit Partnership

Gina Cavaliere, Downtown Detroit Partnership

Lila Asante-Appiah, Downtown Detroit Partnership

KaTaya Beverly, Downtown Detroit Partnership

Crystal Coles, Downtown Detroit Partnership

Cari Easterday, Downtown Detroit Partnership

Krissy Johnson, Downtown Detroit Partnership

Joshua Long, Downtown Detroit Partnership

Sania Mulbagal, Downtown Detroit Partnership

Escarleth Ortega, Downtown Detroit Partnership

Anjana Schroeder, Downtown Detroit Partnership

DeShawn Singleton, Downtown Detroit Partnership

Steve Liedel, Dykema

Becky Davenport, Strategiz

1. **Approval of Agenda**

The Chairperson asked for a motion to adopt the proposed agenda. Steve Liedel has also asked for the addition of a Closed Session to the Agenda for the purpose of the Board consulting with Mr. Liedel as permitted by Michigan’s Open Meetings at MCL 15.268(e), that will be under section XI, Other Businesses.

Moved by: Athina Papas, Director

Supported by: David Di Rita, Director

*Yes: All No: None*

The agenda was adopted.

1. **Approval of Minutes**

Chairperson Steve Ogden asked for a motion to approve the minutes of the October 22, 2024, Board of Directors Meeting and Annual Meeting of Owners of Assessable Property and Special Meeting of Owners of Assessable Property.

Moved by: Hassan Beydoun, Director

Supported by: Tony Tomczak, Director

*Yes: All No: None*

The minutes were approved.

1. **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. Cavaliere spoke about the continuation of infrastructure services and improvements. There was also discussion of the financials from last year with an analysis of the budget allocated versus actual spent. Anjana Schroeder presented a short video of the BIZ Ambassadors recounting how they love their jobs and the work they do for Downtown and the BIZ.

1. **Audits**

No audit.

1. **Executive Committee Report**

Chairperson Steve Ogden referenced the written report of the Executive Committee Meeting on January 28, 2025.

Chairperson Ogden asked for a motion to accept the Executive Committee report.

Moved by: Athina Papas, Director

Supported by: Michael McLauchlan

*Yes: All No: None*

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

1. **Old Business**

There was no old business.

1. **New Business**
   1. **Resolution 2025-01: Resolution Authorizing Agreement for Audit Services**

Gina Cavaliere provided an overview of the proposed resolution. She explained that at the last BIZ Board meeting, the staff were instructed to issue an RFP for Audit Services. Two Proposals were received, and the Executive Committee is now recommending proceeding to a contract with Plante Moran. Cari Easterday supplements the discussion by clarifying any details and questions. The proposed resolution authorizes the contract and renewals consistent with the RFP response.

The Chairperson asked for a motion to approve the proposed resolution of Authorizing the Agreement for Audit Services.

Moved by: Tony Tomczak, Treasurer

Supported by: Michael McLauchlan, Secretary

*Yes: All No: None*

Resolution 2025-01 was adopted.

* 1. **Resolution 2025-02: Request for Collection of Delinquent Assessments in the Same Manner as Delinquent Taxes**

The Chairperson asked for a motion to approve the proposed resolution requesting that unpaid assessments be collected in the same manner as delinquent property taxes.

Moved by: Athina Papas, Director

Supported by: Michael McLauchlan, Secretary

*Yes: All No: None*

Resolution 2025-02 was adopted.

* 1. **Resolution 2025-03: Resolution Reappointing Board Members with Terms Expiring April 14, 2025: Rainy Hamilton, Christos Moisides, Dwight Phillips, and Khalil Rahal**

The Chairperson asked for a motion to approve the proposed resolution of Reappointing Board Members with Terms Expiring April 14, 2025

Moved by: David Di Rita, Director

Supported by: Tony Tomczak, Treasurer

*Yes: All No: None*

Resolution 2025-03 was adopted.

* 1. **Resolution 2025-04: Resolution Appointing Board Member and Member of the Executive Committee: Steven Pecic, Blue Cross Blue Shield of Michigan**

The resolution presented was the Appointment of Steven Pecic of Blue Cross Blue Shield of Michigan to the Board and Executive Committee as recommended by Tricia Keith, CEO of Blue Cross and former Chair of the Board, beginning with on April 15, 2025 at the expiration of the current term and and in the seat currently held by Director Kenneth Hayward.

The Chairperson asked for a motion to approve the proposed resolution.

Moved by: Michael McLauchlan, Secretary

Supported by: Hassan Beydoun, Director

*Yes: All No: None*

Resolution 2025-04 was adopted.

1. **Public Comment**

There were no comments from the public.

1. **Other Business**

The Chairperson asked for a motion to move into a closed session to consult with BIZ Board Attorney, Steve Liedel, Dykema, regarding settlement strategy in connection with *Redigan v City of Detroit*, United States District Court Case Number 2:24-cv-13042-LJM-APP; and requested Eric Larson to attend the closed session to assist the board in its considerations and preparation of Closed Session meeting minutes.

The Chairperson requested Secretary Michael McLauchlan for a roll call vote as required under the Open Meetings Act. Approval of the motion required the vote of 2/3 of the board members appointed and serving.

Moved by: Dwight Phillips, Director

Supported by: Rainy Hamilton, Director

*Yes: All No: None*

Hassan Beydoun, Director  Yes  No

David Di Rita, Director  Yes  No

Rainy Hamilton, Director  Yes  No

Kenneth Hayward, Director  Yes  No

Christos Moisides, Director  Yes  No

Athina Papas, Director  Yes  No

Dwight Phillips, Director  Yes  No

Khalil Rahal, Director  Yes  No

Tony Tomczak, Treasurer  Yes  No

Steve Ogden, Chairperson  Yes  No

Mike McLauchlan, Secretary  Yes  No

Motion was approved. The Closed Session convened at **10:10 a.m.**

The Regular Session reconvened at **10:43 a.m.**

Moved by: Dwight Phillips, Director

Supported by: Michael McLauchlan, Secretary

*Yes: All No: None*

The Chairperson asked for a motion to adopt the proposed resolution 2025-05 regarding Settlement Authorization.

Moved by: Athina Papas, Director

Supported by: Dwight Phillips, Director

Director Beydoun asked to abstain from the vote because he represents the City

of Detroit, a party to *Redigan v City of Detroit,* and the Board agreed to the abstention.

*Yes: All No: None Abstained: Director Beydoun*

1. **Adjournment**

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

Moved by: Hassan Beydoun, Director

Supported by: Mike McLauchlan, Secretary

*Yes: All No: None*

The meeting adjourned at 10:44 a.m.

1. **Certification of Minutes**

Proposed minutes respectfully submitted,

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Michael McLauchlan

Secretary

Date: February 11, 2025

Approved by the Board of Directors at a regular meeting held on May 13, 2025:

Michael McLauchlan

Secretary

Date: