



**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING  
WEDNESDAY, MAY 10, 2023 – 3:00 P.M.**

**BOARD MEMBERS PRESENT:** Marvin Beatty

Austin Black  
David Blaszkiewicz  
Ehrlich Crain  
Melvin Hollowell  
Richard Hosey (3:05)  
James Jenkins  
John Naglick  
Steve Ogden  
Donald Rencher (3:07)

**BOARD MEMBERS ABSENT:** Charles Beckham  
Nicole Sherard-Freeman

**OTHERS PRESENT:** Kevin Brown (Tigers)  
Cora Capler (DEGC/DDA)  
Rian English (ODM)  
Lanard Ingram (DEGC/DDA)  
Paul Kako (DEGC/DDA)  
Jennifer Kanalos (DEGC/DDA)  
Glen Long (DEGC/DDA)  
Monika McKay-Polly (DEGC/DDA)  
Mike McLauchlan (IHI)  
Rebecca Navin (DEGC/DDA)  
Jonathon Perry (Tigers)  
Sierra Spencer (DEGC/DDA)  
JoMeca Thomas (DEGC/DDA)  
Brian Vosburg (DEGC/DDA)



**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226  
WEDNESDAY, MAY 10, 2023 – 3:00 P.M.**

**GENERAL**

**Call to Order**

Vice Chair, Blaszkiewicz called the regular meeting of the Downtown Development Authority Board of Directors to order at 3:02 p.m. Roll call was conducted, and a quorum was established.

**GENERAL**

**Approval of Minutes**

Mr. Blaszkiewicz asked if there were any additions, deletions, or corrections to the minutes of the April 26, 2023, Regular Board meeting. Hearing none, the Board took the following action:

Mr. Naglick made a motion approving the April 26, 2023 minutes, as written. Mr. Hollowell seconded the motion. All were in favor with none opposed.  
DDA Resolution Code 23-05-02-654 was unanimously approved.

**PROJECTS**

**COMERICA PARK: TIGERS TICKET DONATION PROGRAM**

Ms. Navin explained that Under the Concession and Management Agreement by and among the City of Detroit Downtown Development Authority (“**DDA**”), the Detroit Wayne County Stadium Authority (the “**Stadium Authority**”) and the Detroit Tigers, Inc. (the “**Tigers**”) dated August 20, 1998 (as amended, the “**CMA**”), the Tigers have an obligation to distribute at least 50,000 tickets to area children to enable children from low-income families to attend Major League baseball games pursuant to a program approved by the DDA and the Stadium Authority. Since the opening of Comerica Park in 2000, the Tigers have implemented a ticket program for children and provided a report each year to the Board of ticket distribution; however, a program has not been formally approved by the DDA or the Stadium Authority.



Following several years of discussions between representatives of the Tigers and a DDA Tigers Ticket Committee, the Tigers have presented a plan which memorializes how the program has operated since its inception, including several modifications and new program elements that have been adopted and implemented based on feedback from the DDA Tigers Ticket Committee, including but not limited to the incorporation of Game Day for Kids, which includes transportation and food for approximately 4,000 recipients of the free tickets.

The proposed DDA Tigers Ticket Donation Program Plan was attached as **Exhibit A** (the “**Proposed Plan**”). The DDA Tigers Ticket Committee reviewed the Proposed Plan at its May 3, 2023 meeting, and recommends it to the DDA Board of Directors for approval.

A resolution was attached for the Board’s consideration.

Mr. Kevin Brown and Mr. Jon Perry presented the 2022 Ticket Donation Summary and the Proposed Plan using a PowerPoint deck to the Board.

Mr. Blaszkiewicz suggested that questions be held in lieu of acknowledging the Tiger Ticket Program Committee. Mr. Blaszkiewicz then asked Committee Members if had any feedback for the full Board.

Mr. Ogden thanked Mr. Blaszkiewicz and thanked his fellow Committee Members for all their efforts. Mr. Ogden acknowledged that years prior, it has been difficult to meet goals, Mr. Ogden gave kudos to the new team representing the Tigers.

Mr. Hollowell stated that this presentation to the board had been a long time coming. Mr. Hollowell noted that in the past the list of ticket receivers did not fit in the legal or the moral spirit of the program. Mr. Hollowell stated that he was the committee member to make the motion to recommend because it meets the three touchpoints he felt that needed to be addressed. The first touchpoint is legal obligation, as before this new program the legality has been in limbo because there was no legal agreement. Mr. Hollowell moved to his second touchpoint, which is that Detroit and Wayne County taxpayers contributed to the stadium. Mr. Hollowell stated the last touchpoint was ensuring that children were getting exposure to the game of baseball. Mr. Hollowell stated that if these requirements were not met, he was prepared to vote no. Mr. Hollowell advised the board that he wants to be best in class and compare the Tigers program to other MLB teams in terms of how the Tigers meet or beat what the other MLB teams are doing with their ticket donation programs. Mr. Hollowell added that tracking needs to be conducted to ensure that the tickets are distributed because tickets can be allocated but if they aren’t being used, then something is wrong with the program. Mr. Hollowell also addressed barriers to utilization of the tickets such as transportation and chaperone issues that need to be examined to get kids to the games. Mr. Hollowell stated that this is a good proposal that he is happy to support with monthly, mid-season and post-season reporting and meetings.



Mr. Hosey stated that this process has been so different than times in the past, but the latest Tigers Ticket Donation Program team were receptive of to what the Committee members had gone through previously while also aiming towards the future. Mr. Hosey expressed he would be happy to support the program.

Mr. Crain commended the Tiger representatives for being so collaborative, that the plan was night and day different from the very beginning, that the Proposed Plan addressed many of the Committee's concerns and stated he would be proud to support the program.

Mr. Ogden stated that the list of organizations that are proposed recipients of tickets can be added to, and Mr. Ogden advised the board if there were organizations, they would like to see receive tickets if not listed already, can be added.

Mr. Blaszkievicz addressed Mr. Perry and Mr. Brown and offered his appreciation to them for being able to take on the history of the program. Mr. Blaszkievicz looked to Mr. Jenkins for questions or comments.

Mr. Jenkins stated there needed to be a benchmark for utilization. Mr. Blaszkievicz pointed to provision five (5) where this issue is addressed.

Mr. Jenkins stated that he would like to see some fields be adopted to teach children how to play baseball. Mr. Perry stated that there are some things coming that cannot be discussed in great detail that will focus on the game of baseball and children.

Mr. Blaszkievicz thanked the Committee and the Tigers' representatives.

Mr. Naglick asked what controls are in place to prevent organizations from selling the tickets. Mr. Brown responded that there are guidelines on the backend, but also the tickets are given as free tickets which makes them harder to sell. Mr. Brown added that there are guidelines that streamline certain activities that will flag their team that tickets are being sold that should not be and will flag those tickets. Mr. Perry also added that with the digitization of tickets, there are ways to monitor this type of activity and review solutions should that become an issue.

Mr. Naglick stated he liked the provision and also advised the representatives that over time, they will find which organizations have bad actors and which are bad organizations altogether.

Mr. Blaszkievicz, recognizing the strong support called for a motion.

Mr. Hollowell made a motion approving the Tigers Ticket Donation Program, as presented. Mr. Jenkins seconded the motion. All were in favor with none opposed.



DDA Resolution Code 23-05-83-160 was unanimously approved.

## **ADMINISTRATIVE**

### **DDA Budget for FY 2023-24**

Ms. Kanalos reviewed the proposed budget for FY 2023-2024.

Mr. Blaszkiewicz advised the board that the finance committee had reviewed the budget in detail and recommended approval.

Mr. Blaszkiewicz called for questions or comments. Hearing none, Mr. Blaszkiewicz called for a motion.

Mr. Jenkins moved to approve the DDA budget for FY 2023-24, as written. Mr. Naglick seconded the motion. All were in favor with none opposed. DDA Resolution code 23-05-18-75 was unanimously approved.

### **Rules for Public Meetings and Public Comment**

Ms. Navin advised that pursuant to Sections 3(1) and 3(5) of Michigan's Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public's right to provide comment during the meeting.

DDA staff would like to propose Rules for Public Meetings and Public Comment which are included as Attachment A in the resolution. The rules would govern public participation and comment for all DDA Board and Committee meetings.

A resolution is attached for the Board's consideration.

Mr. Blaszkiewicz called for questions or comments. Hearing none, Mr. Blaszkiewicz called for a motion.

Mr. Ogden moved to approve the Rules for Public Meeting and Public Comment, as written. Mr. Naglick seconded the motion. All were in favor with none opposed. DDA Resolution code 22-11-01-469 was unanimously approved.

Mr. Blaszkiewicz called for any further discussion.

Mr. Hollowell stated that a thorough job had been done with the rules.

## **OTHER BUSINESS**



None.

### **PUBLIC COMMENT**

None.

### **ADJOURNMENT**

With there being no further business to be brought before the Board, Mr. Jenkins made a motion to adjourn, which was seconded by Mr. Hosey, Mr. Blaszkiewicz adjourned the meeting at 3:43 p.m



**CODE DDA 23-05-02-654**

**APPROVAL OF MINUTES OF APRIL 26, 2023**

**RESOLVED** that the minutes of the Regular meeting of April 26, 2023, are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Downtown Development Authority.

May 10, 2023



**CODE DDA 23-05-83-160**

**COMERICA PARK: TIGERS TICKET DONATION PROGRAM**

**WHEREAS**, under the Concession and Management Agreement by and among the City of Detroit Downtown Development Authority (“**DDA**”), the Detroit Wayne County Stadium Authority (the “**Stadium Authority**”) and the Detroit Tigers, Inc. (the “**Tigers**”) dated August 20, 1998, as amended (the “**CMA**”), the Tigers have an obligation to distribute at least 50,000 tickets to area children to enable children from low-income families to attend Major League baseball games pursuant to a program approved by the DDA and the Stadium Authority; and

**WHEREAS**, since the opening of Comerica Park in 2000, the Tigers have implemented a ticket program for children and provided a report each year to the Board of ticket distribution; however, a plan has not previously been formally approved by the DDA or the Stadium Authority.

**WHEREAS**, the Tigers have presented a proposed Tigers Ticket Donation Program Plan attached hereto as **Exhibit A** (the “**Proposed Plan**”), which Proposed Plan has been reviewed by the DDA Tigers Ticket Committee and recommended by the Committee to the Board for approval; and

**WHEREAS**, the DDA Board has determined that approving the Proposed Plan is consistent with the requirements of the CMA, the DDA Plan, and DDA’s statutory purposes and is otherwise in the best interests of the DDA.

**NOW THEREFORE BE IT RESOLVED** that DDA Board hereby approves the Proposed Plan and confirms that the Proposed Plan and the Board’s approval thereof meets the requirements set forth in Section 21.2 of the CMA.

**BE IT FURTHER RESOLVED** that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DDA’s Authorized Agents, shall hereafter have the authority to negotiate and execute all documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

**BE IT FINALLY RESOLVED** that all of the acts and transactions of any officer or authorized agent of the DDA, in the name and on behalf of the DDA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

May 10, 2023





## **Proposed DDA Tigers Ticket Donation Program Plan**

### **Final Version Emailed to DEGC on May 9, 2023**

#### **PROVISION 1: Recommended Annual 50,000 Ticket Distribution Allocations**

In support of youth-serving organizations or programs in the City of Detroit and Wayne County, the Detroit Tigers recommend annual 50,000 DDA Tigers Ticket Donation Program distribution allocations as such:

- At least 80% of annual ticket distribution to youth-serving organizations or programs within the City of Detroit, with emphasis on supporting youths in low-to-moderate income households
  - 40,000 annual tickets (or higher)
- Up to 20% of annual ticket distribution to youth-serving organizations or programs within Wayne County, with emphasis on supporting youths in low-to-moderate income households
  - 10,000 annual tickets (or lower)

---

#### **PROVISION 2: Recommended Benchmarking Exercises**

Using data collected from Major League Baseball teams and local recipient organizations, the Detroit Tigers will strive to offer a best-in-class ticket distribution program. The Tigers will annually administer a benchmarking exercise to review community ticket distribution best practice and utilization methods from MLB teams across North America. Identified opportunities will be factored into annual planning processes. Upon request, results of the annual benchmarking exercise will be shared with the DDA Tigers Ticket Donation Committee in January each year.

---

#### **PROVISION 3: Recommended Utilization Tracking Process**

Given the unique nature of the DDA Tigers Ticket Donation Program, the Detroit Tigers will establish a market-specific approach to selecting organizations or programs, as well as actively tracking and evaluating the utilization of distributed tickets. This selection, tracking and evaluation process will appear as such:

- Pending unforeseen circumstances, the Detroit Tigers will launch the annual DDA Tigers Ticket Donation Program application process during the spring of each year.



- The Detroit Tigers will strive to identify recipient organizations with a proven track record of past utilization, as well as those with strong leadership, proper communication with participants, and access to transportation.

1

- Moving forward, organizations with low utilization will be queried via an electronic survey process to properly identify causes for not attending games. This information will be factored into future decision-making in an effort to increase utilization rates.

---

#### **PROVISION 4: Reducing Barriers to Attend Games**

Of the annual 50,000 tickets distributed from the DDA Tigers Tickets Donation Program, the Tigers will strive to provide 4,000 tickets inclusive of elements focused on reducing financial barriers for youth-serving organizations to attend games at Comerica Park. These elements may include complimentary transportation, complimentary food, complimentary beverage, and/or complimentary merchandise.

---

#### **PROVISION 5: Recommended Program Reporting Process**

The Detroit Tigers will provide the following reporting methods each year in support of the DDA Tigers Ticket Donation Program:

- Monthly Update (March-September) ○ This monthly report will provide the DDA Tigers Ticket Donation Program Committee with updates on organization outreach, applicants, and trends.
  - Midseason and Postseason Utilization Report (July / October) ○ This midseason and postseason report will provide the DDA Tigers Ticket Donation Committee with updates on utilization, as well as factors identified from low utilization survey responses and proposed steps to increase utilization.
  - Postseason Program Report Meeting (Prior to Q1 of Subsequent Year) ○ This in-person meeting will provide the DDA Tigers Ticket Donation Committee with an official postseason report of the program for review and discussion.
-



**PROVISION 6: Renewal Process for Approved Plan**

The Detroit Tigers will convene a meeting with the DDA Tigers Ticket Donation Committee to assess and approve extension of the approved plan framework every five (5) years.



**CODE DDA 23-05-18-75**

**ADMINISTRATION: APPROVAL OF BUDGET FY 2023-24**

WHEREAS, Section 228(1) of the Recodified Tax Increment Financing Act 57, as amended, requires the City of Detroit Downtown Development Authority (the “DDA”) to prepare a budget (the “Budget”) for the operation of the DDA for each fiscal year; and

WHEREAS, said Budget must be prepared in a manner and contain the information required of the municipal departments of the City of Detroit; and

WHEREAS, said Budget must be approved by the Detroit City Council prior to its adoption by the DDA Board of Directors; and

WHEREAS, the DDA Staff has prepared the attached DDA Budget for Fiscal Year 2023-24 (Exhibit “A”).

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby authorizes the DDA staff to submit the FY 2023-24 Budget to the Detroit City Council for approval, in accordance with Section 228(1) of Act 57, Public Acts of Michigan, 2018, prior to its adoption by the DDA Board.

May 10, 2023



**CODE DDA 22-11-01-469**

**ADMINISTRATIVE: DDA RULES FOR PUBLIC MEETINGS AND PUBLIC COMMENT**

WHEREAS, pursuant to Sections 3(1) and 3(5) of Michigan’s Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public’s right to provide comment during the meeting; and

WHEREAS, the Board of Directors of the Downtown Development Authority (the “DDA”) has determined that establishing rules for public participation and public comment for the DDA Board and Committee meetings will ensure that meetings can be conducted in an orderly fashion; and

WHEREAS, DDA Staff and counsel have drafted “DDA Rules for Public Meetings and Public Comment” (the “Rules”) which is Attachment A to this resolution; and

WHEREAS, the Board has fully considered the matter and determined that the proposed Rules are prudent and in the best interests of the DDA.

NOW, THEREFORE, BE IT RESOLVED, that the DDA hereby adopts the “DDA Rules for Public Meetings and Public Comment”.

BE IT FINALLY RESOLVED, that the Rules shall apply to all DDA Board and Committee meetings.

May 10, 2023



## **Downtown Development Authority** **Rules for Public Meetings and Public Comment**

### **Attendance at Public Meetings**

In accordance with the State of Michigan Open Meetings Act, members of the public are invited to attend all meetings of the Board of Directors and Board Committees. Members of the public may attend the meeting in person. At the Board's discretion, it may allow for remote public participation at Board and/or Committee meetings via electronic means through a service that allows remote participation through two-way communication as indicated in the public notice for the meeting.

### **Conduct During Public Meetings**

Members of the public attending Public Meetings must maintain order and follow the rules below:

- A. Members of the public must enter and exit the meeting room through designated entrances and will be granted access to the meeting room no more than 10 minutes in advance of the scheduled meeting time.
- B. During the meeting, members of the public are allowed access only to the areas of the meeting room designated for the public and bathroom facilities. Members of the public may not enter the area reserved for Board and/or Committee Members and staff. The meeting room and 22<sup>nd</sup> floor of the Guardian Building are not public spaces. At the conclusion of the meeting, members of the public must return to the lobby of the Guardian Building.
- C. The Meeting Chair may permit meeting presenters and guests to be seated in areas other than those designated for the public.
- D. There is no talking in the meeting room when the meeting is in session, except for the speaker recognized by the Meeting Chair. Please leave the meeting room if you must converse or if you must answer a phone call.
- E. If you are unable to hear the proceedings, please raise your hand or, without disturbing other attendees, inform a staff member present at the meeting.
- F. Members of the public must refrain from profane language, obscene conduct, disruptive comments or gestures, applause, personal attacks, or behavior that is disorderly or likely to provoke disorderly conduct.

### **Public Comment**

- A. **Public Comment Period.** The Meeting Chair will call for public comment during the meeting and request that those members of the public that desire to make public comment so indicate by raising their hand or other means announced by the Meeting Chair. After a reasonable time, the Meeting Chair may close the period during which the public is required to indicate their desire to make public comment and once the Meeting Chair has announced that public comment has closed, those members of the public who have so indicated will have an opportunity to make public comment.



- B. **Location.** Public comment may only be delivered from the podium or other area designated by the Meeting Chair. Members of the public requiring a special accommodation due to an ADA disability must inform staff with reasonable advance notice so that an accommodation can be made.
  - C. **Time Limits.** Unless otherwise announced by the meeting chair, each member of the public is entitled to comment for up to two minutes.
  - D. **Non-Delegation.** A member of the public may not delegate or yield their time to another member of the public.
  - E. **Comment.** Public comment is a time for comment, not debate. Questions or comments arising during public comment will only be addressed when requested by the Meeting Chair.
  - F. **Remote Public Comment.** To the extent the meeting has been convened in a manner that allows remote participation by the public, remote public comment will be permitted, subject to the same rules as in-person public comment. If a technical difficulty interferes with a remote participant's ability to provide public comment, written public comment may be submitted to staff for the meeting record.
  - G. **Discretion.** The Meeting Chair has authority and discretion to: (1) curtail or limit public comment if the commenter fails to comply with any rules; (2) make reasonable variances from any time limit; and (3) request that members of the public making comment first state their name and city of residence for the record.
- IV. **Non-Compliance with Rules.** Any breach of the peace, including a failure to abide by these rules or failure to respect public health and safety directions from the Meeting Chair, may result in disorderly persons being asked to leave the meeting. If a member of the public refuses to leave after being asked, the Meeting Chair may take appropriate action, including but not limited to asking security to remove the disorderly person and/or recessing the meeting until the disorderly person has left and the Meeting Chair has determined the meeting may be resumed. Reasonable notice will be given of the meeting's resumption.