



18000 W. 9 mile rd, suite 320, Southfield, mi 48075

February 24th, 2026

**In Attendance:** Labieb Ansara, Ingrid Brown, Larry Howard, Michael McFarland, James Ralph, Jr., Ken Siver, Alvin Zaitourna

**Absent:** David Dedvukaj, Elizabeth Rae, Aric Rusk, Michael Wiemann

**Staff:** Molly LaLone, Christine Zyla

**Guests:** Secelia Joseph, Mike Kennedy, Carol Manciel

I. Call to Order

☪ *James Ralph, Jr.*

1:05pm

II. Roll Call and Determination of Quorum

☪ *James Ralph, Jr.*

Quorum in session 1:05pm. Micheal McFarland left at 1:28pm, Kenson Siver arrived 1:25 pm.  
Quorum still in session

III. Call to the Public

☪ *James Ralph, Jr.*

Bobby Efros and Trina Tucker

IV. Previous Meetings' Minutes - September 26, 2025, October 1, 2025, November 21, 2025 and January 30, 2026

☪ *James Ralph, Jr.*

- Larry Howard moved to Recommended Motion #1: To receive and file the Southfield Downtown Development Authority minutes of September 26, 2025 which record the informational meeting and lack of quorum; and . Alvin Zaitourna seconded. All approved. Motion carried.
- Larry Howard moved to Recommended Motion #2: To approve the Downtown Development Authority Board Regular meeting minutes of Wednesday, October 1, 2025; and. Alvin Zaitourna seconded. All approved. Motion carried.
- Larry Howard moved to Recommended Motion #3: To receive and file the Southfield Downtown Development Authority minutes of November 21, 2025 which record the lack of quorum; and . Alvin Zaitourna seconded. All approved. Motion carried.

- Larry Howard moved to Recommended Motion #4: To receive and file the Southfield Downtown Development Authority minutes of January 30, 2026 which record the lack of quorum.. Alvin Zaitourna seconded. All approved. Motion carried.

## V. Approval of the Agenda

⌚ *James Ralph, Jr.*

- Michael McFarland moved to To Approve the agenda as presented. Ingrid Brown seconded. All approved. Motion carried.

## VI. Financial Matters

### A. Streetscape improvements

⌚ *Molly LaLone*

- Alvin Zaitourna moved to To accept and file the additional costs for the concrete pads and installation of the new garbage cans, in total not to exceed \$6,250 from 248-729.2440-880.8800 COMMUNITY PROMOTION.. Ingrid Brown seconded. 6 in favor. Motion carried.

### B. Disbursements - September 1, 2025 - December 31, 2025

⌚ *Molly LaLone*

- Larry Howard moved to To approve disbursements from September 1, 2025 to December 31, 2025 in the amount of \$91,292.. Michael McFarland seconded. 6 in favor. Motion carried.

### C. Credit Card Report: July 28, 2025 - December 27, 2025

⌚ *Molly LaLone*

- Alvin Zaitourna moved to To Receive and file \$19,933 in credit card charges from July 28, 2025 through December 27, 2025.. Larry Howard seconded. 6 in favor. Motion carried.

## VII. New and Old Business

⌚ *Molly LaLone*

### A. MSOC Technical Assistance Request

- Alvin Zaitourna moved to To request MSOC tech support to help pay the \$5,000 fee for the upcoming business support workshop "The Magic of Customer Service - With a Twist!" to be held at the Southfield Public Library on February 24, 2026.. Larry Howard seconded. 6 in favor. Motion carried.

### B. Northland City Center Recommendation Request

- Larry Howard moved to To support the Northland City Center Sports Facility by filing the attached letters of recommendation to the City of Southfield Planning Commission and City Council. The Board will approve the letter of recommendation with conditions of a set and realistic timeline of completion of apartments first.. Ingrid Brown seconded. 4 in favor, 2 opposed. Motion carried.

VIII. Executive Director Report

IX. Mayor's Comments

X. Board Member Comments

XI. Upcoming Meetings

SDDA Board of Directors Regular Meeting

March 27, 2026

8:30am - 11:00am

Oakland Community College - Southfield Campus

22322 Rutland Road, Southfield MI 48075

Informational Presentation and Volunteer Orientation during this meeting.

XII. Adjournment

- Labieb Ansara moved to adjourn Meeting 2:40pm. Larry Howard seconded. All approved. Motion carried.