

Regular SDDA Board of Directors Meeting - July 21, 2026

Meeting Agenda

I. Call to Order

II. Roll Call and Determination of Quorum

Welcome new SDDA Board Member, Chris Mene of Kajy Law and welcome back to board member Alvin Zaitourna.

III. Presentations

Brix Wine - Development Liquor license Request

Northland Corners - Concept Review

A. Presentation- Brix Wine

Attachments: A PDF version of the presentation is attached as a supplement at the end of the packet.

Background Information: This is a business planning to open a wine bar in the Northland City Center in Building A. They are requesting a Development Liquor License. A Development Liquor License is a location-based, lower cost liquor license the city can approve for Michigan's Liquor Control Commission's review. Once the city offers their approval, the liquor licensing process is exactly like any other license. Once issued, the license is valid for the specific business at the specific location and it can not be transferred.

This is the presentation and discussion with the business owner. Later in the meeting, the DDA Board will discuss a recommendation.

■ [SDDA Development liquor license process one pager \(1\)_0.pdf](#)

■ [Brix Wine Q & A.pdf](#)

B. Presentation - Northland Corners

Attachments: A PDF version of the presentation is attached as a supplement at the end of the packet.

Background Information: This is for Northland Corners, the property on the corner of 8 Mile Road and Greenfield Road (formerly called Northland Towers). The developer is requesting a zoning change to allow for the business mix proposed.

Director recommendation: Later on in the discussion, I propose the DDA Board make a recommendation based upon the concept.

This is the presentation and discussion with the developer. Later in the meeting, the DDA Board will discuss a recommendation.

■ [Northland Corners Q&A July 2026.pdf](#)

IV. Call to the Public

V. Previous Meeting's Minutes

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Background Information:

Regular Meeting Minutes - March 24, 2026. The purpose of the meeting was regular business of the SDDA and the SDDA Informational Meeting.

Special Meeting Minutes - April 24, 2026. The purpose of the meeting was approval of the 2026-2027 SDDA Budget.

Executive Committee Minutes - Jun 24, 2026. The purpose of the meeting was to approve the 2026-2027 Cornerstone Comeback Grant Program.

Recommended Motion:

To approve the Southfield Downtown Development Authority Board Regular meeting minutes of March 24, 2026; and

To approve the Southfield Downtown Development Authority Board Special meeting minutes of April 24, 2026; and

To Receive and File the Southfield Downtown Development Authority Executive Committee meeting minutes of June 24, 2026

■ [3_24_2026 Minutes.pdf](#)

■ [4_24_2026 Minutes .pdf](#)

■ [6_24_2026 Minutes Executive Committee.pdf](#)

VI. Approval of the Agenda

Recommended Motion: To accept the agenda as presented

VII. Consent Agenda

All items on the consent agenda are approved with one vote. A Board Member may request to discuss an item from Consent Agenda. When all requested items have been discussed, the consent agenda can be approved with one vote.

A. Revenues and Expenditure Reports for March 2026, April 2026, May 2026, and June 2026

B. Cornerstone District Property Updates

C. Strategic Plan and Economic Development Strategies Update

D. Cornerstone Volunteer Corps Update

E. Greet & Eat Event Series Update

Consent Agenda Motion: To approve all items on the consent agenda as presented

A. Revenue and Expenditure Reports

Background Information: Between March 2026 and June 2026, the biggest expenses were: DJ's Landscaping for \$29,457 and DDA office rent for \$4132

Financial Impact: Overall, SDDA spending is within budget for the fiscal year. However, SDDA revenues are currently 50% of what was expected. In the past, the audit process

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corrects the revenue section, and brings the SDDA back into budget alignment.

Recommended Motion: To receive and file monthly Revenue and Expense Reports for March 2026-June 2026.

📄 [March Revenue_Expenditure.pdf](#)

📄 [April Revenue_Expenditure.pdf](#)

📄 [rev exp may 2026.pdf](#)

📄 [rev exp 30jun26.pdf](#)

B. Property Updates

Background Information: This is a quick update about properties in the district which have had activity or have recently received approvals from the city.

Attachments: Detroit Rising Sports Dome update is attached as a supplement at the end of the packet.

Recommended Motion: Review and File the update as presented.

📄 [Property updates July 2026.pdf](#)

C. Strategic Plan and Economic Development Strategies Progress

Background Information: The attached document shows how each agenda item aligns with SDDA Strategic Plan and the Economic Development Strategies. The purpose of the document is to continually review progress and focus of SDDA projects and how they help the SDDA achieve the goals set for the district.

Recommended Motion: To receive and file the Strategic Plan and Economic Development Strategies Progress Update

📄 [Plans progress update - July 2026.pdf](#)

D. Cornerstone Volunteer Corps Update

Recommended Motion: to receive and file the Cornerstone Volunteer Corps update as presented.

📄 [Cornerstone Volunteer Corps June 2026.pdf](#)

E. Greet & Eat Food Truck Series 2026 Season

Background information: This will be third year of the Greet & Eat Food Truck Series. We have finetuned the previous schedule for the hospital and added an additional event for a "Shop Small" tailgate in preparation for the Oakland County and American Express "Shop Small" initiative which starts in November.

Purpose: This year the purpose of the Greet & Eat events will be to recruit volunteers and to increase subscribers and followers. We will have lunch tickets to give away to volunteers, new subscribers, and honorees, depending on the purpose of the event.

The events will also highlight:

- The SDDA Cornerstone Comeback Grant Program

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- A Ribbon Cutting hosted by Oakland Parks and Recreation for the entire 9Line Regional Trail
- Shop Small Tailgating event encouraging businesses to pick up promotional supplies and participate in the events hosted by Oakland County and American Express
- Recognition of DPW, Fire, and Police Departments

Event Schedule (remaining through 2026):

August 11, 2026, 11am - 1pm at Oakland Community College, 22322 Rutland Dr, Southfield, MI 48075. *First Responders Exhibit*

October 20, 2026, 11am-2pm at Greenfield Plaza, 22851 Greenfield Rd, Southfield, MI 48075. *Shop Small Kick Off Tailgate Party*

Financial Impact: \$20,000 from 248-729.2440-880.8800 COMMUNITY PROMOTION. This includes 3 events for this season and 2 events for next summer.

Recommended Motion: To Receive and file the Greet and Eat Food Truck Engagement Series Update.

VIII. Financial Matters

All financial matters are approved by roll call vote.

The financial matters to consider for approval are:

- A. Disbursements - March 1, 2026 - April 30, 2026
- B. Credit Card Report - February 28, 2026-March 27, 2026
- C. Donation request - Friends of Southfield Public Arts

- A. Disbursements - March 1, 2026 - June 30, 2026 (Decide)

This report shows non-payroll related expenses for which we paid by check. The disbursements are approved by the DDA Board because we are using public funds to pay for our expenses.

Background Information: For this time period, the biggest expenses were DJ's Landscaping for \$29,457. The SDDA has multi year contracts with Epicentre and DJ's Landscaping. Dj's Landscaping contract is in year 3 and begins July 1, 2026. Epicentre is in year 2 and year 3 will begin September 1, 2026.

contacts: Epicentre: "Linda Uribe" <linda@superior-cre.com> DJ Landscaping: Steve Zuziak <steve.zuziak@djslandscape.com>

Financial Impact: Overall SDDA spending is still within budget.

Recommended Motion (Roll Call): To approve disbursements March 1, 2026 - June 30, 2026 in the amount of \$48,077.

📎 [disbursements March_June.pdf](#)

- B. Credit Card Report - February 28, 2026-May27, 2026

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This report shows all expenses for which we paid by Credit Card. The Credit card charges are approved separately from the regular disbursements because they are not itemized in the regular disbursements report. The charges are approved by the DDA Board because we are using public funds to pay for our expenses.

Background Information: Credit card charges for this time period total \$8,607. The highest expense was \$1,215 from 248-729.2440-955.9600 EDUCATION & TRAINING for Aloft Hotels lodging at the Main Street Now Conference in Tulsa OK.

Recommended Motion (Roll Call): To approve \$8,607 in credit card charges from February 28, 2026-May 27, 2026

■ [March 2026 Credit Card.pdf](#)

■ [April Huntington Account Statement 2026.pdf](#)

■ [May 2026 Huntington Account Statement 4.28-5.27.26.pdf](#)

C. Donation - Friend of the Arts

Background Information: Sebastian Sculpture is still slated to be installed in the Cornerstone District. As with many large projects, there continue to be unexpected expenses to cover. Because this will be a transformational art piece for the district, the Executive Director requests SDDA support to help cover these costs.

Financial Impact: as of June 30, 2026, the 2025-2026 fiscal year 248-729.2440-880.8800 COMMUNITY PROMOTION available balance was \$31,692. In the May meeting, the intention was to request a \$30,000 donation to Friends of Southfield Public Arts. For fiscal year 2026-2027, the SDDA Board approved a budget which included a \$50,000 donation to the same organization. Both are for the purpose of helping to fund the Sebastian Art project. Please consider increasing the donation to include an extra \$30,000 which could have been donated if the May 2026 meeting had taken place. The total request is \$80,000.

Recommended motion (Roll Call): To donate \$80,000 to Friends of Southfield Public Arts from 248-729.2440-880.8800 COMMUNITY PROMOTION for the purpose of helping to pay for costs associated with the purchase, transport, and assembly of the Sebastian Sculpture to be located on the 9Line Regional Trail at the corner of Nine Mile Road and Southfield Road Service Drive.

IX. New and Old Business

The New and Old Business to consider is:

- A. Recommendation Request - Brix Wine
- B. Recommendation Request - Northland Corners
- C. Website Educational FAQ Series - publication approval request
- D. Performance Reviews 2026 - request to approve and authorize submittal

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E. Cornerstone Comeback Grant program - Affirm and file Executive committee approval of program

A. Recommendation Request - Brix Wine

Background Information: Brix Wine has submitted a proposal to for business within the Southfield Downtown Development Authority (SDDA) District at Northland City Center. The business currently operates an established wine bar and event venue in Detroit and has operated since 2015.

The proposed Southfield location would include:

- Wine bar and lounge
- Retail wine sales
- Private events
- Educational and hospitality programming
- Community gathering space

The applicant is requesting support and recommendation by the SDDA Board of Directors for a Development Liquor License.

Strategic Plan Alignment: See Attachment

Executive Director Recommendation: I recommend that the SDDA Board support the proposed Brix Wine Development Liquor License application and forward a favorable recommendation to the Southfield City Council. The proposal aligns with the SDDA 2025-2030 Strategic Plan by:

- expanding destination-oriented dining and hospitality,
- encouraging evening and weekend activity,
- attracting private investment, and
- activating commercial space within Northland City Center.

Brix Wine complements the evolving mixed-use environment and contribute to the Cornerstone District's identity as a destination for gathering, entertainment, and community activity.

The requested Development Liquor License supports the City's redevelopment objectives by facilitating business expansion, strengthening the district's mix of dining and entertainment options, and furthering the continued redevelopment of Northland City Center.

Recommended Motion: To recommend SDDA Executive Director write a letters of recommendation on behalf of the Board of Directors in support of Brix Wine Bar and its

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application for a Development Liquor License.

 [Brix review july 2026.pdf](#)

 [recommendation - brix wine PC July 2026 DRAFT.pdf](#)

 [memo to CC re development liquor license process july 2026 DRAFT.pdf](#)

 [recommendation - brix win CC july 2026 draft.pdf](#)

B. Recommendation Request - Northland Corners

Background Information: The developer is requesting preliminary SDDA support for a concept plan at Northland Corners (formerly named Northland Towers). The plan would retain the West Tower and rezone part of the property from RS Regional Shopping District to B-3 General Business District.

The proposed concepts include:

- Medical center and/or restaurant
- Two drive-through businesses
- Gas station
- Car wash
- New internal access road
- Landscaping, gateway walls, site furnishings, and Northland Corners identification

The concept plan identifies approximately 2.9 acres for the medical center/restaurant, 1.3 acres for the car wash, 1.4 acres for one drive-through site, and 1.9 acres for a second drive-through site. This review is limited to the general business concepts. It is not final approval of the rezoning, site plan, architecture, traffic circulation, landscaping, signage, or individual tenants.

Strategic Plan Alignment Assessment: See Attached

Director Recommendation: I recommend that the SDDA Board provide basic conceptual support for the proposed Northland Corners business uses.

The proposal supports reinvestment in an underused property, retains the West Tower, introduces new businesses, and may expand the district's healthcare, restaurant, and service offerings. The medical center and restaurant uses are particularly consistent with the SDDA Strategic Plan.

Considerations for continued SDDA review and support:

- Strong architecture on all buildings and elevations.
- Safe pedestrian connections between buildings, parking areas, sidewalks, and the West Tower.

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- Shared access and coordinated traffic circulation.
- Adequate room for vehicles waiting in line that does not interfere with internal roads or public streets.
- Substantial landscaping, screening, lighting, and streetscape improvements.
- Preservation of the proposed gateway and placemaking elements.

This preliminary action would support the general direction of the redevelopment.

Recommended Motion: To provide preliminary conceptual support for the proposed zoning change and business uses at Northland Corners, subject to City review and approval of the rezoning and final site plan.

📄 [Northland Corners review july 2026.pdf](#)

📄 [Recommendation - Northland Corners Concept DRAFT.docx](#)

C. Website Educational FAQ Series

Background Information: Civic Clarity, the SDDA's webmaster, has recommended adding FAQ's to our website in order to improve Search Engine Optimization (SEO). "FAQ" will be added to the home page and site header with a drop down menu, formatted like the "Doing Business" page (<https://www.southfielddda.com/doing-business/>).

The FAQ's planned so far are about the process of obtaining a Certificate of Occupancy and about Brownfield Legislation. "What is the Dirt about the Dirt?" is the first completed FAQ ready for SDDA Board review. It has already been reviewed by the city's Brownfield attorney, MDA, and by Oakland County's MSOC and Economic Departments.

Educational FAQ for residents re: Brownfield - This will be one of the few FAQ's on the internet whose purpose is to educate the general public about Brownfield Legislation. Most FAQ's are written to inform potential developers and/or municipalities about the legislation and process. It will contain general information and will not be specifically about any property or project in the SDDA. It will talk about why and how Brownfield sites are good for a community and highlight different sites throughout Michigan that have used the legislation to help develop problem areas into hugely popular sites, such as the Detroit International Riverfront.

Pros and Cons of publishing on SDDA Website:

Pros: Educational, general in nature, positive in tone, and one of few that are written for residents instead of developers. SEO ranking improves with the addition of FAQ's, according to our webmaster.

Cons: It is titled to hopefully come up as a positive, informative piece for people who are "googling" for information about contaminated dirt. This is a current concern in Southfield due to "click bait" style journalism and investigations about a dirt hauler in Detroit the FBI is investigating. However, it could bring attention to SDDA in association with negative press mentioned above, it could associate SDDA with NLCC responsibility if something untoward

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were to arise during the investigations (nothing has so far).

Recommended Motion: To [approve or not approve] "What is the Dirt about the Dirt?" FAQ [with the following edits and/or additions] to be published on the SDDA website under a new tab titled "FAQ".

📄 [What is the dirt about the dirt 15jul26.pdf](#)

D. Performance Reviews 2026

Background Information: Annual performance reviews are submitted to the City Human Resources department per their policy and schedule.

M. Lalone has worked for the SDDA 2024-present.

C. Zyla has worked for the SDDA 2021-present. She started out part time and has gradually increased hours based upon SDDA's increased activity and work. She now works full time for the SDDA.

The Performance reviews were completed and Signed by SDDA Board Chair, James Ralph oh behalf of the SDDA Board of Directors.

Recommended Motion: To approve and authorize submittal of the performance reviews for SDDA Staff members M. LaLone and C. Zyla.

E. Cornerstone Comeback Grant program

Background Information: The grants committee has been meeting for the purpose of developing the "Cornerstone Comeback" Grant program for Southfield's Historic Cornerstone District. The Southfield Downtown Development Authority (SDDA) Cornerstone Comeback Grant Program is designed to support property owners and businesses working to improve, activate, and strengthen Southfield's Historic Cornerstone District. The program currently includes three grant opportunities:

1. **Cornerstone Curb Appeal Facade Improvement Grant** Supports exterior building improvements that enhance curb appeal and improve the appearance of commercial properties.
2. **Mid-Century Modern Address Numeral Grant** Encourages consistent, architecturally compatible address numerals inspired by Mid-Century Modern design to improve visibility and reinforce the character of the district.
3. **Business Opening Grant** Provides guidance and financial assistance to businesses and property owners pursuing a Cornerstone Comeback Business Opening.

Timeline:

March 27, 2026: \$50,000 from fund balance for grants approved by DDA Board of Directors

June 24, 2026: SDDA Executive Committee approves program details.

July 14, 2026: Launch of 2026-2027 Cornerstone Comeback Grant Program

July 21, 2026: presented to SDDA Board for affirmation of SDDA executive committee motion

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to launch program

Financial Impact: 2026-2027 Budget beginning July 1, 2026. \$50,000 from Fund Balance for expenses in 248-729.2440-880.8800 COMMUNITY PROMOTION. \$25,000 for Cornerstone Curb Appeal Improvement Grants, 2,500 for Mid Century Modern Numerals Grant, and \$22,500 for Cornerstone Comeback Business Opening Grants. The goal is to award 5 grants for each program by June 2027.

Recommended Motion: To affirm and file the SDDA Executive Committee decision to approve the Cornerstone Comeback Grant Program for the 2026-2027 Fiscal year.

📎 [Cornerstone Comeback Grants Program Guide 2026 final 30jun26.pdf](#)

📎 [Cornerstone Comeback Grant Program universal application final.pdf](#)

📎 [Cornerstone Comeback Grant Program Internal review.pdf](#)

X. Executive Director Report

All items in the Executive Director Report are approved with one vote.

Motion: To Receive and File as presented

A. Art in Tulsa OK

B. Providence Towers Meeting

C. Request for volunteers

1. Board member volunteers to review
fund balance allocation policy
attendance policy

2. Architectural Tour Planning

3. Walk and Bike Audits planning

4. Other events - Greet & Eat September Rally, Friends Tour (elected officials visit SDDA Businesses)

5. Appreciation

XI. Mayor's Comments

All items in the Mayor's Comments are approved with one vote.

Motion: To Receive and File as presented

XII. Board Member Comments

The DDA Board Chair will call upon all board members individually and each person can decide if they wish to comment.

XIII. Upcoming Meetings



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Please check your calendar to confirm whether you can attend the upcoming meeting. If there is a concern there will not be quorum, we will discuss alternative dates and times during this meeting. The goal is to have 75% board members attend 75% of the board meetings. This translates to at least 10 board members attending five out of six regular meetings in a rolling 12-month cycle. For quorum, the meeting must have a minimum of 7 board members in attendance.

SDDA Regular DDA Board Meeting and Public Information Meeting

Friday, September 24, 2026 at 8:30am - 10:30am

Oakland Community College - Southfield Campus

22322 Rutland Drive, Room A201

Southfield, MI 48075

XIV. Adjournment

Recommended Motion: to Adjourn the meeting

After the meeting is adjourned, you are cordially invited to a tour of Northland City Center (NLCC). The purpose of the tour will be to review the progress of the development.