

**Downtown Development Authority**  
**Meeting Minutes**  
5:30 PM, Tuesday, August 13<sup>th</sup>, 2019  
Council Chambers, 3200 Biddle Avenue, Suite 300  
Wyandotte, Michigan 48192

**MEMBERS PRESENT:** Rick DeSana, John Jarjosa, Scott Jordan, Bryan Kozinski, Patt Slack, Leo Stevenson, Norm Walker

**MEMBERS EXCUSED:** Mayor Peterson, Anne Majlinger

**OTHERS PRESENT:** Joe Gruber, DDA Director

**PUBLIC COMMENT:** Dan Helka, Owner of the Dotte Pub, 116 Oak Street. Mr. Helka reviewed the recent changes and amendments to the Outdoor Patio Café Ordinances, insurance requirements and license fees. Mr. Helka distributed a letter that he had wrote to the City Council earlier this year; a memorandum from his insurance agent; and a petition letter; all of which included opinions and recommendations for lowering required insurance levels and outdoor patio and café permit fees. Mr. Helka stated that he was presenting to the DDA in order to gain direction and support. Mr. Helka outlined the contents of these letters and the recommendations of the group of Downtown business owners with whom he has been working.

Chairwoman Slack asked if Mr. Helka had done a comparative study of other communities and their requirements and fees. Mr. Helka confirmed that he has and he continued to share examples. Chairwoman Slack reiterated her support for the operation of outdoor patios and cafes.

Mr. Stevenson cited the Downtown Strategic Plan as a document that was always supportive of outdoor patios and cafes as a and, in some cases, required outdoor patios and cafes for all Downtown businesses. Mr. Stevenson asked Director Gruber to coordinate with the City Attorney and the Downtown Business Owners working alongside Mr. Helka to review the requirements and to analyze other cities for similar policies, insurance requirements and cost of permit fees.

Mr. DeSana asked Director Gruber to work with the City Attorney to assess risk of bar owners and the City in the event where bar owners sign Hold Harmless agreements and add City of Wyandotte as additional insured on their insurance policies.

Chairwoman Slack ended by saying that Director Gruber would be the ideal person to compile the report and share with the City Attorney, the Downtown Business Owners and any necessary parties.

Jeremy Sladovnik, Owner of Joe's Hamburgers, 3041 Biddle Avenue. Mr. Sladovnik distributed a letter that he wrote in support of Mr. Helka and the group of Downtown business owners seeking a review and revision of the bar and restaurants' outdoor patio and café ordinances, insurance requirements and permit fees. Director Gruber thanked Mr. Helka and Mr. Sladovnik for being thoughtful in their approach and going through the process.

Peter Rose, Owner of Chelsea Menswear, 2944 Biddle Avenue. Mr. Rose shared an overview and update of a new organization titled Love Wyandotte, and specifically he shared details of a Downtown Trick-or-Treating event to take place the Friday, October 25<sup>th</sup> prior to Halloween. Chairwoman Slack indicated that she did not believe any additional approvals were needed. The Board discussed the need for an organization of this nature since the absolution of the Wyandotte Business Association in 2017.

## **APPROVAL OF MINUTES & AGENDA:**

- a. Minutes from July 9<sup>th</sup>, 2019

**Motion by R. DeSana, supported by P. Slack to approve the minutes from the July regular meeting. All in favor, motion carried.**

## **INFORMATION TO RECEIVE & PLACE ON FILE:**

### **MONTHLY REVENUE/EXPENDITURE REPORT**

- a. **Monthly Revenue and Expenditure Report:** July 30<sup>th</sup>, 2019

Director Gruber made a budget amendment request for the Third Friday Event Promotions Budget in the amount of \$6,000 to accommodate for a impending budget shortfall in light of two future events in September (Beer Fest and Fire & Flannel) and one outstanding invoice from June (Bark on Biddle).

Mr. Stevenson asked why the DDA cannot operate a negative variance as opposed to approving this budget amendment, and asked if this was a requirement of the City of Wyandotte Administration and Finance Department, to which Director Gruber confirmed as a requirement. Mr. Stevenson contested this requirement citing other negative and positive balances in the report. Director Gruber highlighted that the DDA Board did pass a resolution to amend the budget of the negative balance in the Millennium Plaza (Clocktower) Budget in the June meeting. Chairwoman Slack inquired as to why there was a budget shortfall when the original \$30,000 budget should only be for 12 Third Friday celebrations. Director Gruber did not offer any more specific answer as to why Budget Amendments are a requirement of the City of Wyandotte Administration and Finance Department. Mr. Stevenson requested that the Board pause on approving the budget amendment until a more specific answer could be given.

**Motion by L. Stevenson, supported by J. Jarjosa to approve the Monthly Revenue and Expenditure Report. Roll Call. All in Favor, motion carried.**

## **ONGOING PROJECTS & BUSINESS:**

- a. **Arrowhead Pavilion Bricks:** Director Gruber gave an update on the sale of memorial bricks to be dedicated and installed at Arrowhead Pavilion in Spring of 2020.
- b. **Eureka Road Viaduct Project:** Director Gruber gave an update regarding the Eureka Road Viaduct landscaping installations and shared progress on the planting and watering schedules.

## **NEW BUSINESS:**

**Alleyway Activation:** Director Gruber outlined a new public space and placemaking project to take place in the vacant parcel in between Franks Pizza, 3144 Biddle Avenue and Cassandra J. Studio, 3152 Biddle Avenue highlighting the installation of lights, benches, trash cans and art installations. Director Gruber gave a cost estimate and breakdown of the project showing a budget of approximately \$2,200. Chairwoman Slack noted that this will be a connecting corridor between two parking lots and Biddle Avenue. Chairwoman Slack also highlighted several other potential art projects citing Flint Michigan and their mural project.

Mr. Stevenson suggested budgeting funds to complete alleyway improvements and for dumpster enclosures that will improve the appearance of the entire site.

**Redevelopment of 166 Oak Street: Brownfield Plan No. 22:** Director Gruber gave a detailed description of the Brownfield Redevelopment Plan and the mixed-use construction project proposed for the former post office at 166 Oak Street. Director Gruber explained the DDA's role in approving an interlocal sharing agreement that would allow for the DDA to capture 20% of the new tax revenue before being reimbursed back to the developer in accordance with the Brownfield Plan. Director Gruber recommended making a motion to approve the interlocal sharing agreement contingent on the Brownfield Redevelopment Authority, City Council and State of Michigan all approving the Brownfield Plan.

Mr. Stevenson requested that Mr. Gruber provide a breakdown of the tax increment projections outlined in the plan and the effects on the DDA. Director Gruber proceeded to outline the total construction cost and project budget; the eligible brownfield activities and projected activities' costs; the current and future taxable values of the property; and what the total capturable amount of taxes issued to the DDA will be across 30 years. Mr. Stevenson further highlighted the tax projections for the DDA and what the long-term implications would be for the DDA. Mr. Stevenson asked Director Gruber if the DDA had committed additional monies to the project to which Director Gruber confirmed that the DDA had issued a \$180,000 Downtown Grant during the June DDA Meeting. The Board collectively discussed the benefits of this project to the Downtown over the course of the next 15 to 30 years and shared a mutual appreciation and excitement for the project.

**“Motion by L. Stevenson, supported by B. Kozinski to approve the recommendation of the DDA Director and to adopt an interlocal agreement to allow the Wyandotte Brownfield Redevelopment Authority to capture a portion of the increased tax increment for the property located at 166 Oak Street to redevelop the site as stipulated in the Proposed Brownfield Plan contingent on the official approval of the interlocal agreement and the entire Brownfield Plan by the Wyandotte Brownfield Redevelopment Authority and the City Council. Roll Call. All in Favor. Motion Carries.”**

**NEXT REGULAR MEETING:** September 10<sup>th</sup>, 2019

**ADJOURNMENT:**

**Motion by P. Slack supported by J. Jarjosa to adjourn the meeting. All in favor, motion carried.**

Respectfully Submitted,

Joe Gruber, DDA Director