



**NOTICE OF PUBLIC INFORMATIONAL MEETING OF THE WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY AND A DOWNTOWN CITIZEN ADVISORY COMMITTEE MEETING IN ACCORDANCE WITH ACT 57 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 2018, AS AMENDED**

On **Tuesday, June 13<sup>th</sup>, 2023**, the Wyandotte Downtown Development Authority (DDA) shall conduct several public meetings, all pursuant to and in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended.

**4:30 PM – Downtown Development Area Citizen’s Advisory Committee (DACAC) Meeting**

The DACAC shall meet twice annually to review and discuss strategic plans, programs and activities of the Downtown Development Authority.

**5:30 PM – Annual Public Information Meeting and Regular Meeting of the DDA**

The Public Informational meeting will be an opportunity for residents of Wyandotte, Wayne County and the State of Michigan to learn more about the current and future activities and programs of the Wyandotte DDA. Topics will include DDA operations, budgets, finance, special projects, capital improvements plans, contracts, events, marketing, promotions, design, placemaking and public art installations.

Both Meetings will take place in person at **Wyandotte City Hall Council Chambers**, 3200 Biddle Avenue, Wyandotte, Michigan.

Participants may also participate virtually via the Zoom audio-only platform by dialing **888-475-4499 and entering the webinar ID: 992 636 8831 (wyandotte1)**. Participants may observe by following along the City of Wyandotte and Downtown Facebook Page livestream application.

Further information may be obtained by contacting Joe Gruber, DDA Director, at 734-324-7298.

City of Wyandotte, Michigan  
Public Notice for Hybrid In-Person/Virtual Meeting of the  
**Downtown Development Authority**  
at Wyandotte City Council Chambers, 3200 Biddle Avenue  
and via “Zoom” Scheduled for  
**5:30 PM on Tuesday, June 13<sup>th</sup>, 2023**

The June 2023 Meeting of the **Downtown Development Authority (DDA)** of the City of Wyandotte will be held in-person with an option for virtual participation via “Zoom” meeting platform.

The meeting is open to the public for both in-person and virtual participation. The agenda and related information can be accessed on the City of Wyandotte’s website here:

[http://www.wyandotte.net/front\\_desk/agenda\\_and\\_minutes/downtown\\_development\\_authority.php](http://www.wyandotte.net/front_desk/agenda_and_minutes/downtown_development_authority.php)

**Access the electronic meeting by doing the following:**

1. To attend the meeting by phone: Call: 888-475-4499
  - Use webinar ID: 992 636 8831 (wyandotte1)
2. To attend the meeting over the Internet: <https://us02web.zoom.us/j/9926368831>
  - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact **Downtown Development Authority Director, Joe Gruber** at **(734) 324-7298** or via email [jgruber@wyandottemi.gov](mailto:jgruber@wyandottemi.gov)

ELECTRONIC DOWNTOWN DEVELOPMENT AUTHORITY MEETING PARTICIPATION

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and the end of the meeting as outlined on the agenda.
  - **Phone-in audience:** To make a public comment, press “\*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the DDA Director or his designee.
  - **Internet audience:** To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the City Clerk or his designee.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the **Downtown Development Authority Director, Joe Gruber** at **(734) 324-7298** or via email [jgruber@wyandottemi.gov](mailto:jgruber@wyandottemi.gov)

**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**MAYOR**  
Robert A. DeSana

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Kaylyn Crayne  
Todd Hanna  
Rosemary Shuryan  
Kelly M. Stec

**DOWNTOWN DEVELOPMENT AUTHORITY  
PUBLIC INFORMATION MEETING AND REGULAR MEETING AGENDA  
5:30 PM, Tuesday, June 13, 2023**

Meeting in-person at Wyandotte City Council Chambers, 3200 Biddle Avenue and virtually using a Zoom Platform

- ROLL CALL OF MEMBERS: Mayor Robert A. DeSana, Rick DeSana, Bryan Kozinski, Scott Jordan, Anne Majlinger, Andy Morsello, Patt Slack, Leo Stevenson, Ron Thomas
- OTHERS PRESENT: Joe Gruber, DDA Director
- PERSONS IN THE AUDIENCE, PUBLIC COMMENT
- APPROVAL OF MINUTES & AGENDA
  - DDA Meeting Minutes, May 9<sup>th</sup>, 2023
  - DDA Meeting Agenda, June 13<sup>th</sup>, 2023
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
  - Periods Ending May 31<sup>st</sup>, 2023
- PUBLIC INFORMATION MEETING: The Public Informational meeting will be an opportunity the public to learn more about the current and future activities and programs of the Wyandotte DDA. Topics will include DDA operations, budgets, finance, special projects, capital improvements plans, contracts, events, marketing, promotions, design, placemaking and public art installations.
- ONGOING PROJECTS & BUSINESS
  - Downtown Infrastructure Project
- NEW PROJECTS & BUSINESS
  - 2023 Downtown Events
- NEXT REGULAR MEETING: 5:30 PM, July 11, 2023
- ADJOURNMENT:

Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to adjourn the DDA meeting at \_\_\_\_\_.

**Downtown Development Authority  
Regular Meeting Minutes**

5:30 PM, May 9<sup>th</sup>, 2023

Hybrid Meeting Held In-Person at City Council Chambers, 3200 Biddle Avenue and  
Via the Zoom Virtual Platform

**MEMBERS PRESENT:** Mayor Rob DeSana, Rick DeSana, Scott Jordan, Anne Majlinger, Patt Slack, Leo Stevenson, Ron Thomas

**MEMBERS EXCUSED:** John Jarjosa, Bryan Kozinski

**OTHERS PRESENT:** Joe Gruber, DDA Director, several members of the Downtown Development Area Citizen's Advisory Council

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES & AGENDA:**

Minutes from April 11<sup>th</sup>, 2023 Meeting and Agenda for May 9<sup>th</sup>, 2023 Meeting.

**Motion by S. Jordan, Supported by A. Majlinger, to approve the Minutes from April 11<sup>th</sup> 2023 Meeting and Agenda for May 9<sup>th</sup>, 2023 Meeting. All in favor, Motion carried.**

**MONTHLY REVENUE/EXPENDITURE REPORT:**

**Monthly Revenue and Expenditure Report:** Period Ending April 30<sup>th</sup>, 2023.

**Motion by L. Stevenson, Supported by S. Jordan, to accept and approve the Monthly Revenue and Expenditure Reports for the Period Ending April 30<sup>th</sup>, 2023. Roll Call. All in Favor. Motion carried.**

**INFORMATION TO RECEIVE & PLACE ON FILE:** None

**NEW HIRE:** Kelly Johnson of Wyandotte was hired to serve as the Downtown Markets Manager as well as a Downtown Planning Manager. K. Johnson expressed gratitude for the Board and Director for the opportunity to work with the DDA.

**ONGOING PROJECTS & BUSINESS**

**Downtown Infrastructure Project:** Director Gruber provided an update regarding the planning and engineering progress for the project noting good progress with Municipal Services utility planning. L. Stevenson commented that he would like to encourage state of the art planning and installations, with the very best of the best infrastructure enhancements to ensure the project is designed and built with the most long-term future in mind, while trying to maintain a healthy balance of the DDA fund balance. S. Jordan questioned if the DDA could continue applying for more grants for this project. Director Gruber responded with several active leads from state and

county agencies regarding more grant funds, specific to the infrastructure project but also related to other supportive projects like parks, sidewalks, transportation and bikeways. L. Stevenson recommended that the DDA and TIFA join forces in planning efforts, and that a subcommittee be formed to help drive the infrastructure project and these other major planning efforts.

**DIA PiPA Mural:** Director Gruber reported that the Detroit Institute of Arts (DIA) Partners in Public Art (PiPA) mural project has been finally and officially approved by the City of Wyandotte Planning Commission. The mural rendering will be posted online, and it will be installed mid-June and will take approximately 3-4 days to paint. L. Stevenson offered thanks to Dr. Marla Price for providing use of her building to permanently house the building. Director Gruber provided a detailed overview and description of the approved mural design.

**Wyandotte Industries Sculpture:** Chairwoman Slack inquired about the status of the Wyandotte Industries Sculpture. Director Gruber provided a progress report regarding the site prep and infrastructure work that is actively underway, while noting that some outstanding design work still needed to be completed. Chairwoman Slack provided a detailed overview and description of the approved sculpture design. Director Gruber noted that the best-case scenario would be to have the sculpture installed by Street Fair or shortly after.

## **NEW PROJECTS & BUSINESS**

**DDA Grant Committee: Si's Bar:** Director Gruber provided an overview of a request from owners Rick DeSana and Les Salliotte for the Downtown Grant Program to help support the construction of a new pizza shop and bar to be located in unit #7 at 166 Oak Street, the former Post Office redevelopment project, a 2,117 sq.ft. unit with an estimated start date of May 22<sup>nd</sup>, with a 2-month estimated construction time of July 30<sup>th</sup>, 2023. The total cost of eligible activities within the proposed project is \$281,986 which includes architectural, mechanical, plumbing, electrical, HVAC and general contracting. A 20% requested match for the project from the DDA Grant amounts to \$56,397. Director Gruber mentioned that the DDA Grant Committee met and did not have a strong reception for this grant request. The W Suites & Lofts project also located at 166 Oak Street, the former Post Office redevelopment project, has already been awarded a Downtown Grant Award in the amount of \$180,000 which included the creation of six new commercial businesses. Secondly, the Grant Committee noted that the Downtown Infrastructure project would be very costly and require the DDA to contribute its funds toward that as well.

Les Salliotte addressed the board citing challenges regarding the installation of HVAC during construction of Si's Bar because of the multistory building above the unit which created tremendous new challenges. R. DeSana questioned the Board if all grants are being put on hold. L. Stevenson affirmed that the DDA Grant Committee is recommending that all grants be put on hold in order to ensure the DDA can deliver its infrastructure project unless a new spectacular project. Rick DeSana stated that he disagrees with the Committee's position that because the developers received a grant that he as the business owner should not be awarded a grant. L. Stevenson verified that it was the official opinion of the DDA Grant Committee that the grant be

held in abeyance until the infrastructure project nears completion. R. DeSana then shared an overview of past DDA Grant Awards and stated he wants to ensure the Board is being clear in its delivery of the grant program and the project it awards. He questioned what the term “abeyance” meant for this grant. Director Gruber responded that abeyance means it is not approved or denied but that it would be considered at a later date. Director Gruber then explained that all the grants referenced by Mr. DeSana were uniquely different than the grant in consideration by the board this evening, noting the difference between grant awards for developers versus business owners and tenants of developments that have already been awarded grants. The board discussed different redevelopment project criteria and differences of opinions regarding the grant program noting that the committee should revisit the application requirements and eligibility requirements.

**Motion by L. Stevenson, Supported by P. Slack to hold the Downtown Grant Request for Si’s Bar in abeyance until further progress is made on the Downtown Infrastructure Project. Roll Call, All in Favor, R. DeSana Abstains, Motion Carries.**

**2023 Downtown Events Updates:** L. Stevenson shared a proposal and recommendation to rename the alleyway adjacent to Frank’s Pizza as “Patt Slack Way” in honor and recognition of DDA Chairwoman and Downtown business owner Patt Slack for her decades of service to Wyandotte and the downtown business community. A ceremony will be held on Thursday, June 15<sup>th</sup>.

**Motion by L. Stevenson, Supported by S. Jordan, to request City Council to approve of dedication and naming of the alleyway adjacent to Frank’s Pizza as “Patt Slack Way” in honor and recognition of DDA Chairwoman and Downtown business owner Patt Slack for her decades of service to Wyandotte and the downtown business community. Roll Call, All in Favor, P. Slack Abstains, Motion Carries.**

Maggie Molnar is retiring from the DDA and businesses throughout town are making donations and contributions to a gift for Maggie. On Saturday, May 20<sup>th</sup> will be a celebration and luncheon will be held for Maggie Molnar’s retirement party.

Tuesday, June 13<sup>th</sup> will be a Luau-themed Ladies Night Out Celebration held by UPNDOWN and multiple businesses throughout Downtown.

Rick DeSana brought forth the W Suites & Lofts Grant Award for consideration of the Board. He Stated that because the developers have completed their project and that one single business remains to be completed, he recommends the DDA submit the final reimbursement payment for the developers. Director Gruber made the technical point that the Grant Guidelines state that the grant shall be reimbursed upon successful completion of the project and once the business is open for regular business. Mr. DeSana asked where this guideline is stated. In addition to being on the grant guidelines of the application, Director Gruber stated it was in the multiple award letters sent to the developers, which were sent after the DDA Board agreed to amend the

reimbursement schedule outside the normal scope of the program. Mr. DeSana asked what the point of this provision is, to which S. Jordan responded is to ensure that the job is completed and the business is able to open before the award gets paid. Director Gruber provided an overview of the past and current reimbursement schedules and agreements approved by the DDA Board for the W Suites & Lofts Project, which state how the developers will receive repayment for their eligible activities. The Board concurred that the grant stipulations and guidelines should be revisited as a whole.

**Motion by Rick DeSana to approve the final reimbursement of the remaining DDA Grant Award for the W Suites & Lofts Project due to the completed development project. Motion Denied.**

**NEXT REGULAR MEETING:** 5:30 PM, Tuesday, June 13<sup>th</sup>, 2023

**Motion by S. Jordan, supported by A. Majlinger to adjourn the meeting. All in Favor. Motion Carries.**

**ADJOURNMENT:** 6:40 PM

Respectfully Submitted,

Joe Gruber, DDA Director

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 05/31/2023	ACTIVITY FOR MONTH 05/31/2023	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	696,976.00	688,776.69	0.00	8,199.31	98.82
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	23,440.00	23,439.96	0.00	0.04	100.00
499-000-511-013	Grants-Community Foundation-Planning	37,500.00	17,372.20	0.00	20,127.80	46.33
499-000-655-010	Interest Earnings	500.00	14,609.11	0.00	(14,109.11)	2,921.82
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	770.00	140.00	(270.00)	154.00
499-000-655-040	Misc Revenue	0.00	13,235.00	295.00	(13,235.00)	100.00
Total Dept 000 - Non-Departmental		758,916.00	758,202.96	435.00	713.04	99.91
TOTAL REVENUES		758,916.00	758,202.96	435.00	713.04	99.91
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	50,852.00	33,093.60	3,940.80	17,758.40	65.08
499-200-725-115	Seasonal Salary-PT	28,241.00	4,573.00	1,794.00	23,668.00	16.19
499-200-725-140	Retirement contribution-DC	5,711.00	3,309.36	394.08	2,401.64	57.95
499-200-725-150	F.I.C.A.	6,051.00	2,386.52	376.88	3,664.48	39.44
499-200-725-160	Medical Insurance	20,849.00	13,707.00	1,849.45	7,142.00	65.74
499-200-725-165	Prescription Drug Coverage	2,739.00	0.00	0.00	2,739.00	0.00
499-200-725-166	Prescription Drug-Derived Premium	0.00	2,243.90	285.53	(2,243.90)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	850.00	100.00	450.00	65.38
499-200-725-170	Life Insurance	156.00	104.00	13.00	52.00	66.67
499-200-725-175	L.T.D.	149.00	85.99	10.24	63.01	57.71
499-200-725-185	Worker's Comp-Expense	0.00	1,516.00	0.00	(1,516.00)	100.00
499-200-850-520	Viaduct Maintenance	32,000.00	1,988.00	0.00	30,012.00	6.21
499-200-850-522	Christmas	41,820.00	41,820.00	0.00	0.00	100.00
499-200-850-533	Millennium Plaza	630.00	630.00	0.00	0.00	100.00
499-200-850-538	Streetscape Project	28,586.00	28,586.00	0.00	0.00	100.00
499-200-850-539	Beautification Commission	8,000.00	3,854.79	236.59	4,145.21	48.18
499-200-850-542	Fort St Sign/Fountain/Purple Heart	12,000.00	5,402.92	344.44	6,597.08	45.02
499-200-850-544	DOWNTOWN FIXTURES	31,464.00	3,898.29	0.00	27,565.71	12.39
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	13,750.00	5,000.00	16,250.00	45.83
499-200-925-801	Business Assistance Program	225,000.00	75,000.00	0.00	150,000.00	33.33
499-200-925-802	Farmers Market	29,000.00	9,978.61	1,318.50	19,021.39	34.41
499-200-925-804	Marketing	20,000.00	20,891.30	2,149.00	(891.30)	104.46
499-200-925-807	EXISTING BUSINESS STIMULUS	12,000.00	1,933.00	163.00	10,067.00	16.11
499-200-926-110	Administrative Reimbursement (101)	85,000.00	85,000.00	0.00	0.00	100.00
499-200-926-114	Operating Expenses	302,935.00	27,423.65	345.00	275,511.35	9.05
499-200-926-610	Streetscape Maintenance	16,000.00	5,550.00	1,050.00	10,450.00	34.69
499-200-926-790	Miscellaneous	2,000.00	1,245.52	0.00	754.48	62.28
Total Dept 200 - General Government Administration		992,483.00	388,821.45	19,370.51	603,661.55	39.18
TOTAL EXPENDITURES		992,483.00	388,821.45	19,370.51	603,661.55	39.18
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		758,916.00	758,202.96	435.00	713.04	99.91
TOTAL EXPENDITURES		992,483.00	388,821.45	19,370.51	603,661.55	39.18
NET OF REVENUES & EXPENDITURES		(233,567.00)	369,381.51	(18,935.51)	(602,948.51)	158.15