

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 AUDIO-ONLY “Zoom” Scheduled for  
**5:30 PM on Tuesday, June 8<sup>th</sup>, 2021**

The June 2021 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” audio-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 phone: Call: 888-475-4499

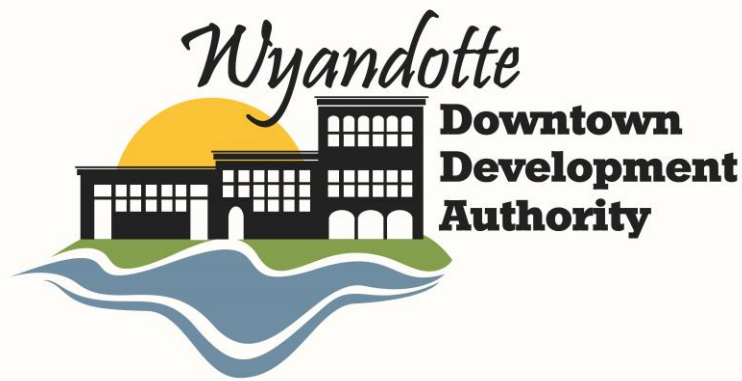
Use webinar ID: 992 636 8831 (wyandotte1)

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@wyandotte.mi.gov](mailto:jgruber@wyandotte.mi.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 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@wyandotte.mi.gov](mailto:jgruber@wyandotte.mi.gov)



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

On **Tuesday, June 8<sup>th</sup>, 2021 at 5:30 PM**, the Wyandotte Downtown Development Authority (DDA) shall conduct a Public Informational Meeting at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, all pursuant to and in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended.

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.

The Public Informational Meeting 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. All aspects of the proposed Plan are open for discussion at the public hearing. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192.

**OFFICIALS**

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Theodore H. Galeski**  
CITY ASSESSOR



**MAYOR PRO TEMPORE**

**Robert A. DeSana**

**COUNCIL**

**Robert Alderman**  
**Chris Calvin**  
**Megan Maini**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**DOWNTOWN DEVELOPMENT AUTHORITY  
FIRST ANNUAL PUBLIC INFORMATION MEETING AND  
REGULAR MEETING AGENDA  
5:30 PM, Tuesday, June 8<sup>th</sup>, 2021**

*This hybrid Meeting will be held both in-person at Wyandotte City Council Chambers, 3200 Biddle Avenue and virtually using a Zoom Platform*

- CALL TO ORDER
- ROLL CALL OF MEMBERS: Mayor Robert A. DeSana, Rick DeSana, John Jarjosa, Anne Majlinger, Bryan Kozinski, Patt Slack, Leo Stevenson, Scott Jordan, Norm Walker
- OTHERS PRESENT: Joe Gruber
- PERSONS IN THE AUDIENCE, PUBLIC COMMENT
- APPROVAL OF MINUTES & AGENDA
  - DDA Meeting: May 11<sup>th</sup>, 2021
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
  - May 31<sup>st</sup>, 2021
- ONGOING PROJECTS & BUSINESS
  - Administration and Staff
  - Corridor Maintenance and Improvements
  - Business Assistance and Stimulus Funds
  - Marketing, Promotions and Miscellaneous Operations
- NEW PROJECTS & BUSINESS
  - DDA Committee Meetings: FY 2021-2022 Budgets
- NEXT REGULAR MEETING: 5:30 PM, July 13<sup>th</sup>, 2021
- ADJOURNMENT:

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

**Downtown Development Authority  
Meeting Minutes**

5:30 PM, May 11<sup>th</sup>, 2021

A REGULAR MEETING OF THE DDA

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

**MEMBERS PRESENT:** Scott Jordan, Bryan Kozinski, Anne Majlinger, Patt Slack, Leo Stevenson, Rick DeSana (virtually)

**MEMBERS EXCUSED:** Mayor Rob DeSana, John Jarjosa, Norm Walker

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

**PUBLIC COMMENT:** None present

**APPROVAL OF MINUTES & AGENDA:**

Minutes from March 2021 Meeting and Agenda for April 2021 Meeting

**Motion by S. Jordan, Supported by L. Stevenson, to approve the Minutes from the April 2021 DDA meeting and the agenda for the May 2021 DDA meeting. All in favor, motion carried.**

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

**MONTHLY REVENUE/EXPENDITURE REPORT**

**Monthly Revenue and Expenditure Reports:** Period Ending April 30<sup>th</sup>, 2021

**Motion by L. Stevenson, Supported by B. Kozinski, to accept and approve the Monthly Revenue and Expenditure Report for April 30<sup>th</sup>, 2021. Roll Call. All in Favor. Motion carried.**

**ONGOING PROJECTS & BUSINESS:**

**Revised Grant Reimbursement Extension Request - W Suites & Lofts:** Director Gruber outlined the revised Grant Reimbursement Request submitted by W Suites & Lofts that now includes a final deadline of December 31<sup>st</sup>, 2021. L. Stevenson suggested the phased reimbursement grant be broken up into a graduated scale more heavily weighted in the later reimbursements.

**Motion by L. Stevenson, Supported by B. Kozinski, to accept and approve the revised Grant Reimbursement Extension Request from W. Suites & Lofts with a final deadline of December 31<sup>st</sup>, 2021. FURTHERMORE, the grants shall be reimbursed individually upon successful opening of each new commercial business for regular business as follows: Qty. 2**

**grants of \$15,000; Qty. 2 grants of \$30,000; Qty. 2 grants of \$45,000. Roll Call. All in Favor. Motion carried.**

**Social District Moratoriums 2021:** Director Gruber provided a report of the Social District Moratorium Requests that were recently approved by the Wyandotte City Council including the Wyandotte Street Art Fair 2021, the Wine Crawl 2021, the Rockin' NYE 2021 and a partial moratorium for Cinco de Mayo Block Party 2022. L. Stevenson recommended that the Bars & Restaurants should be able to enjoy operating the Social District during the Wyandotte Street Art Fair because of the financial hardships and business restrictions the businesses had faced due to COVID-19. Chairwoman Slack shared some insight into how the Wyandotte Street Art Fair was actively being planned, and could still change. The Board discussed scenarios of private, special liquor licenses throughout the District, a restricted beer tent at Parking Lot #1 and how it may all impact the Social District operations. Director Gruber reiterated that the Social District Moratorium approved for the Wyandotte Street Art Fair was a matter of planning and event logistics, stating that it provides the Special Events Office and the Wyandotte Street Art Fair Committee the tools needed to execute the event to the fullest extent possible, while that may not be entirely clear at this time, and that the Moratorium can be revoked or rescinded more easily than the City and Wyandotte Street Art Fair Committee could scramble to apply for a special license if it were determined that it was in fact needed for the 2021 Wyandotte Street Art Fair. The Board discussed the Wyandotte Street Art Fair Committee budget surplus and fund balance, suggesting it had reserves to sustain over the following years if revenue from alcohol sales was not realized during this year's fair. Director Gruber concurred with the fact that revenue from alcohol sales is used to support the Wyandotte Street Art Fair in the future, and stated that he believed the intention of the Wyandotte Street Art Fair Committee to sell alcohol outside of Parking Lot #1 which is why the Moratorium was requested.

**Motion by L. Stevenson, Supported by S. Jordan, that, in consideration of the financial dire straits our business community is in due to COVID-19 Pandemic and the State of Michigan business restrictions, to recommend the City of Wyandotte Mayor and City Council rescind and revoke the Social District Moratorium approved for the Wyandotte Street Art Fair 2021 (Resolution 2021-124). Roll Call. All in Favor. Motion carried.**

Director Gruber finished his report by explaining the background and factors contributing to the DDA Director's and City Council's decisions to award the Social District Moratoriums.

**Downtown Public Art:** Director Gruber shared an update of the DIA Partners in Public Art, stating the committee had selected the site at Wyandotte Eye Clinic located at 1<sup>st</sup> Street and Oak Street. He also shared an update that the Wyandotte Industries Sculpture had been approved by the Design-Review Board and the Planning Commission, and that it will ultimately be presented to City Council.

**NEW BUSINESS:**

**Design Review Board: DDA Appointee:** The City's ordinance for the Design Review Board states that all members of the Design Review Board must be residents of the City of Wyandotte, and that the Design Review Board shall include one representative of the DDA approved by DDA Board Resolution and further appointed by the Mayor. Director Gruber explained that DDA Board Member and Wyandotte resident Bryan Kozinski was the member who met both those qualifications.

**Motion by P. Slack, Supported by L. Stevenson, to approve Bryan Kozinski as the DDA Board Representative at the Design-Review Board and FURTHERMORE to recommend to Mayor Rob DeSana to approve and appoint Bryan Kozinski to the Design-Review Board. All in Favor. Motion carried.**

Wyandotte DDA Informational Meeting, June 8<sup>th</sup>, 2021: Director Gruber noted that the Public Act 57 of 2018 requires that the DDA host two public annual informational meetings that may coincide with their regular DDA Board Meeting held both In-Person at City Council Chambers, 3200 Biddle Avenue and Via the Zoom Audio-only Virtual Platform at 5:30 PM, June 8<sup>th</sup>, 2021. The Board discussed projects, initiatives and updates to be discussed at the meeting.

**NEXT REGULAR MEETING:** 5:30 PM, June 8<sup>th</sup>, 2021

**ADJOURNMENT:** 6:10 PM

**Motion by B. Kozinski, supported by L. Stevenson, to adjourn the meeting. All in favor, motion carried.**

Respectfully Submitted,

Joe Gruber, DDA Director

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 05/31/2021	ACTIVITY FOR MONTH 05/31/2021	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	550,412.00	552,073.42	0.00	(1,661.42)	100.30
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	45,762.00	26,183.74	0.00	19,578.26	57.22
499-000-650-040	Misc Fees-Sale of Property	0.00	2,500.00	0.00	(2,500.00)	100.00
499-000-655-010	Interest Earnings	2,000.00	2,615.98	0.00	(615.98)	130.80
499-000-655-036	Misc Receipts-Fort Street Sign	1,500.00	190.00	0.00	1,310.00	12.67
499-000-655-040	Misc Revenue	0.00	60,059.23	55,000.00	(60,059.23)	100.00
Total Dept 000 - Non-Departmental		599,674.00	643,622.37	55,000.00	(43,948.37)	107.33
TOTAL REVENUES		599,674.00	643,622.37	55,000.00	(43,948.37)	107.33
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	47,570.00	31,474.88	3,732.80	16,095.12	66.17
499-200-725-115	Seasonal Salary-PT	12,840.00	7,449.65	1,360.13	5,390.35	58.02
499-200-725-140	Retirement contribution-DC	5,383.00	3,561.84	422.48	1,821.16	66.17
499-200-725-150	F.I.C.A.	4,621.00	2,481.58	331.35	2,139.42	53.70
499-200-725-160	Medical Insurance	22,532.00	16,660.64	2,003.74	5,871.36	73.94
499-200-725-165	Prescription Drug Coverage	2,308.00	41.98	0.00	2,266.02	1.82
499-200-725-166	Prescription Drug-Derived Premium	0.00	2,269.82	293.49	(2,269.82)	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	118.32	14.79	37.68	75.85
499-200-725-175	L.T.D.	140.00	92.63	10.98	47.37	66.16
499-200-850-520	Viaduct Maintenance	17,000.00	6,729.15	0.00	10,270.85	39.58
499-200-850-522	Christmas	40,000.00	39,900.00	0.00	100.00	99.75
499-200-850-533	Millennium Plaza	3,000.00	3,000.00	600.00	0.00	100.00
499-200-850-538	Streetscape Project	38,840.00	38,840.00	0.00	0.00	100.00
499-200-850-539	Beautification Commission	8,000.00	1,823.18	95.36	6,176.82	22.79
499-200-850-542	Fort St Sign/Fountain/Purple Heart	10,000.00	3,485.68	371.90	6,514.32	34.86
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	12,500.00	0.00	17,500.00	41.67
499-200-925-801	Business Assistance Program	644,040.00	213,130.27	0.00	430,909.73	33.09
499-200-925-802	Farmers Market	14,000.00	13,881.13	9,903.84	118.87	99.15
499-200-925-804	Marketing	9,000.00	8,889.50	126.00	110.50	98.77
499-200-925-807	EXISTING BUSINESS STIMULUS	11,000.00	710.00	0.00	10,290.00	6.45
499-200-925-808	Arrowhead Pavilion	650.00	0.00	0.00	650.00	0.00
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	2,000.00	1,657.00	0.00	343.00	82.85
499-200-926-610	Streetscape Maintenance	2,000.00	1,665.81	641.41	334.19	83.29
499-200-926-790	Miscellaneous	2,000.00	1,642.80	509.80	357.20	82.14
Total Dept 200 - General Government Administration		1,013,380.00	497,855.86	20,518.07	515,524.14	49.13
TOTAL EXPENDITURES		1,013,380.00	497,855.86	20,518.07	515,524.14	49.13
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		599,674.00	643,622.37	55,000.00	(43,948.37)	107.33
TOTAL EXPENDITURES		1,013,380.00	497,855.86	20,518.07	515,524.14	49.13
NET OF REVENUES & EXPENDITURES		(413,706.00)	145,766.51	34,481.93	(559,472.51)	35.23