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DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

5:30 PM, Tuesday, May 10th, 2022

*This hybrid Meeting will be at Wyandotte City Hall: Council Chambers, 3200 Biddle Avenue
and virtually using a Zoom Platform.*

- 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, DDA Director
- PERSONS IN THE AUDIENCE, PUBLIC COMMENT
- APPROVAL OF MINUTES & AGENDA
 - DDA Meeting Minutes, March 8th, 2022
 - DDA Meeting Agenda, May 10th, 2022
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
 - Period Ending March 31st, 2022
 - Period Ending April 30th, 2022
- ONGOING PROJECTS & BUSINESS
 1. Markets of Downtown Wyandotte 2022
 2. Brownfield Plan No. 23: The Federal Building and the Downtown East Alleyway Project
 3. Downtown Infrastructure Project Update
- NEW PROJECTS & BUSINESS
 3. Downtown Maintenance Staff and Volunteers
 4. DDA Finance Committee: 2022-2023 Budget
- NEXT REGULAR MEETING: 5:30 PM, June 14th, 2022
This meeting will serve as (a) the first of two required public information meetings, (b) the first of two required Downtown Development Area Citizen Advisory Council (DACAC) Meetings, (c) and a public/stakeholder engagement session for the Downtown Capital Improvements Plan (CIP) and Infrastructure Project.
- ADJOURNMENT:

Motion by _____, supported by _____ to adjourn the DDA meeting at _____.



**Downtown Development Authority
Meeting Minutes**

5:30 PM, March 8th, 2022

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

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

MEMBERS EXCUSED: John Jarjosa, Norm Walker

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES & AGENDA:

Minutes from February 2022 Meeting and Agenda for March 2022 Meeting

Motion by A. Majlinger, Supported by B. Kozinski, to approve the Minutes from the February 2022 DDA meeting and the agenda for the March 2022 DDA meeting. All in favor, Member Stevenson abstaining. motion carried.

INFORMATION TO RECEIVE & PLACE ON FILE: None

MONTHLY REVENUE/EXPENDITURE REPORT:

Monthly Revenue and Expenditure Reports: Period Ending February 28th, 2022

Motion by S. Jordan, Supported by B. Kozinski, to accept and approve the Monthly Revenue and Expenditure Report for February 28th, 2022. Roll Call. All in Favor. Member Stevenson abstaining. Motion carried.

ONGOING PROJECTS & BUSINESS

1. DDA Plan Amendments: Public Hearing: Director Gruber informed that Board that on Monday, February 28th, 2022 the City Council held a public hearing and approved the Tax Increment Financing Plan and Development Plans of the DDA and TIFA, extending the duration of those plans from 2034 until 2054.

2. Eureka Road Viaduct Maintenance and Downtown Gateway Project: Director Gruber recommended to the Board that on March 14th, the DDA should request the Wyandotte City Council to formally reject the Landscaping and Maintenance Proposal that was presented to the

DDA Board at the previous February DDA Meeting that far exceeded the allotted budget for annual maintenance.

Motion by P. Slack, Supported by A. Majlinger, that in the best interests of the City and the DDA, the DDA recommends that the City Council reject the bid received for file #4822 - Eureka Road Viaduct Landscaping and Maintenance. Roll Call. All in Favor. Member Stevenson abstaining. Motion carried.

Further, Director Gruber provided an update regarding cost estimates for the Downtown Gateway phase two planning project, which came in much higher than original planned because of economic factors and supply chain issues. The new projected cost for the Phase 2 planting project is over \$77,000. Director Gruber noted that the DDA has time to wait with the America in Bloom grant award, and that the landscape company also recommends a Fall planting instead of the Spring planting. He concluded his update by stating that the DDA must continue to search for funding or scale back the project in order to proceed in October. Director Gruber circled back to the required landscaping and maintenance still required, regardless of the Phase 2 planting, and the presented two new proposals from P&P Landscaping for maintenance of the Eureka Road Viaduct and the Fort Street Eureka Road Electronic Sign area. Director Gruber noted that P&P Landscaping has also serviced the Fort Street Sign area for the past five years.

Motion by P. Slack, Supported by S. Jordan, to hire P&P Landscaping for the Eureka Road Viaduct and the Fort Street Eureka Road Electronic Sign area Landscaping and Maintenance Contracts for spring, summer and fall of 2022. Roll Call. All in Favor. Member Stevenson abstaining. Motion carried.

3. AARP Community Challenge Grant Application: Director Gruber and B. Kozinski shared an update on the AARP Community Challenge Grant Application which is March 22nd, which is before the next DDA meeting. The intended use of the grant fund is to construct an outdoor fitness park to help promote health, wellness and recreation in the Downtown, while the project will likely be installed outside of the DDA District. Therefore, the DDA would not be providing direct funding for it, but would help market, promote and program the space with other Downtown events. Grants will be announced before July 1st which will allow the City and the DDA to continue fundraising and seeking additional funding sources for the projects implementation which must be done before December 1st.

Motion by P. Slack, Supported by S. Jordan, to submit an application for the AARP Community Challenge Grant to construct an outdoor fitness park. Roll Call. All in Favor. Member Stevenson abstaining. Motion carried.

NEW PROJECTS & BUSINESS

4. Brownfield Plan No. 23: Federal Building Redevelopment and the Downtown East

Alleyway Project: DDA BRA Interlocal Agreement: The City is exploring a public private partnership with the developers of the former City Hall to pursue a Brownfield Redevelopment Plan to support the private real estate development project and public infrastructure improvements. Director Gruber presented a proposed interlocal agreement between the Brownfield Redevelopment Authority (BRA) and the DDA associated with this Brownfield Plan. Director Gruber welcomed the Brownfield and Economic Development Consultant hired by the City's BRA to facilitate the planning and implantation of a Brownfield Plan. Anne Jamieson introduced herself, addressed the board and delivered a detailed presentation about Brownfield Plans and about the proposed project, future projected tax revenues, and the eligible activities to be reimbursed by the project. The proposal generally complies with the State Law and outlines approximately \$3.86 million in eligible Brownfield activities to be reimbursed to the BRA and the DDA over the course of 30 years. Director Gruber noted that many of the public infrastructure and utility improvement cost estimates came from the DDA's engineering and funding consultants at Wade Trim.

L. Stevenson asked Ms. Jamieson that if the DDA did not incur the cost of public improvements and did not conduct this infrastructure project, would the developer's private activities and real estate development project be jeopardized by the lack of DDA participation. Ms. Jamieson confirmed that, no the developer can achieve the same goals of this real estate development project if the DDA public infrastructure projects was delayed or did not occur. Ms. Jamieson clarified that the BRA's and DDA's participation via the proposed interlocal agreement is critical to the Brownfield Plan No. 23 and thus the success of the project.

Mayor DeSana asked Ms. Jamieson and Director Gruber why alleyways to the north and south of the project site are included in the Brownfield Plan. Director Gruber explained that the State Law allows for public infrastructure that services the real estate development project, and infrastructure that is contiguous and adjacent to the real estate development project, are eligible areas that can be included in the Brownfield Plan. And further, that the Brownfield Plan's tax capture mechanisms are stronger than the DDA's regular tax capture mechanisms, and therefore it creates a stronger funding source for the improvements to be completed in tandem with that effort that the DDA would otherwise not benefit from.

Director Gruber noted that in 2014 the BRA and DDA passed their first interlocal agreement that allows the BRA to capture taxes generated through a Brownfield Plan and reimburse the developer for eligible Brownfield activities. That 2014 interlocal agreement stated that all future BRA DDA interlocal agreements must be approved on a case-by-case basis. Mr. Stevenson questioned that this interlocal agreement does not commit the DDA to conducting any improvements or any costs at this time, which Director Gruber confirmed, and stated that the project must also be approved by the State of Michigan Strategic Fund (MSF) Board prior to this

Plan being approved. Ms. Jamieson added that this Interlocal Agreement counts towards a local contribution of the City to the Brownfield Plan which is looked upon favorably by the MSF. L. Stevenson made a recommendation to support this interlocal agreement.

“Motion by A. Majlinger , 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 3131 Biddle Avenue 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. Member Stevenson abstaining. Motion Carries.”

5. Grants Update: Director Gruber shared an update regarding the DDA’s partnership with Wyandotte Municipal Services (WMS) to pursue a grant from the Michigan Department of Environment, Great Lakes and Energy (EGLE) Charge Up Michigan Program, which would help the City design and install two Direct Current Fast Charging (DCFC) Electrical Vehicle (EV) Charging Stations in Downtown Wyandotte. The total project cost is approximately \$544,000 with the EGLE grant award being \$180,000 and WMS filling the gap with funds and financing. Director Gruber shared that this project can be incorporated into the Downtown Capital Improvements Plan.

NEXT REGULAR MEETING: 5:30 PM, April 12th, 2022

ADJOURNMENT: 6:23 PM

Motion by S. Jordan, supported by P. Slack, to adjourn the meeting. All in Favor. Member Stevenson abstaining. Motion Carries.

Respectfully Submitted,

Joe Gruber, DDA Director

PERIOD ENDING 03/31/2022

% Fiscal Year Completed: 49.86

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 03/31/2022	ACTIVITY FOR MONTH 03/31/2022	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	610,475.00	606,735.82	(3,522.70)	3,739.18	99.39
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	30,006.00	27,608.05	0.00	2,397.95	92.01
499-000-650-040	Misc Fees-Sale of Property	0.00	10,000.00	0.00	(10,000.00)	100.00
499-000-655-010	Interest Earnings	2,500.00	(1,445.87)	(476.63)	3,945.87	(57.83)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	480.00	30.00	20.00	96.00
499-000-655-040	Misc Revenue	0.00	80.00	0.00	(80.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	643,458.00	(3,969.33)	23.00	100.00
TOTAL REVENUES		643,481.00	643,458.00	(3,969.33)	23.00	100.00
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	24,541.60	5,738.40	24,895.40	49.64
499-200-725-115	Seasonal Salary-PT	21,241.00	246.07	0.00	20,994.93	1.16
499-200-725-140	Retirement contribution-DC	5,570.00	2,478.77	573.84	3,091.23	44.50
499-200-725-150	F.I.C.A.	5,407.00	1,542.05	375.07	3,864.95	28.52
499-200-725-160	Medical Insurance	19,312.00	10,429.97	1,559.23	8,882.03	54.01
499-200-725-165	Prescription Drug Coverage	2,529.00	247.20	65.07	2,281.80	9.77
499-200-725-166	Prescription Drug-Derived Premium	0.00	1,577.46	265.36	(1,577.46)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	650.00	150.00	650.00	50.00
499-200-725-170	Life Insurance	156.00	78.00	13.00	78.00	50.00
499-200-725-175	L.T.D.	145.00	64.41	14.91	80.59	44.42
499-200-825-330	Legal Fees	5,000.00	3,868.02	3,868.02	1,131.98	77.36
499-200-850-517	Masonic Temple Project	15,000.00	0.00	0.00	15,000.00	0.00
499-200-850-520	Viaduct Maintenance	30,815.00	0.00	0.00	30,815.00	0.00
499-200-850-522	Christmas	41,000.00	41,000.00	0.00	0.00	100.00
499-200-850-533	Millennium Plaza	630.00	0.00	0.00	630.00	0.00
499-200-850-538	Streetscape Project	36,830.00	0.00	0.00	36,830.00	0.00
499-200-850-539	Beautification Commission	8,000.00	783.96	95.00	7,216.04	9.80
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	2,559.67	337.42	6,320.33	28.83
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	7,500.00	0.00	17,350.00	30.18
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	22,500.00	7,500.00	7,500.00	75.00
499-200-925-801	Business Assistance Program	300,000.00	0.00	0.00	300,000.00	0.00
499-200-925-802	Farmers Market	19,000.00	7,220.71	5,144.07	11,779.29	38.00
499-200-925-804	Marketing	9,000.00	12,388.18	12,088.18	(3,388.18)	137.65
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	150.00	110.00	30,850.00	0.48
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	84,000.00	14,602.68	2,787.27	69,397.32	17.38
499-200-926-610	Streetscape Maintenance	2,000.00	1,950.00	500.00	50.00	97.50
499-200-926-790	Miscellaneous	2,000.00	2,006.24	93.00	(6.24)	100.31
Total Dept 200 - General Government Administration		838,102.00	243,384.99	41,277.84	594,717.01	29.04
TOTAL EXPENDITURES		838,102.00	243,384.99	41,277.84	594,717.01	29.04
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	643,458.00	(3,969.33)	23.00	100.00
TOTAL EXPENDITURES		838,102.00	243,384.99	41,277.84	594,717.01	29.04
NET OF REVENUES & EXPENDITURES		(194,621.00)	400,073.01	(45,247.17)	(594,694.01)	205.57

PERIOD ENDING 04/30/2022

% Fiscal Year Completed: 58.08

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 04/30/2022	ACTIVITY FOR MONTH 04/30/2022	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	610,475.00	606,735.82	0.00	3,739.18	99.39
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	30,006.00	27,608.05	0.00	2,397.95	92.01
499-000-650-040	Misc Fees-Sale of Property	0.00	10,000.00	0.00	(10,000.00)	100.00
499-000-655-010	Interest Earnings	2,500.00	(1,445.87)	0.00	3,945.87	(57.83)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	540.00	60.00	(40.00)	108.00
499-000-655-040	Misc Revenue	0.00	5,120.00	5,040.00	(5,120.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	648,558.00	5,100.00	(5,077.00)	100.79
TOTAL REVENUES		643,481.00	648,558.00	5,100.00	(5,077.00)	100.79
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	28,367.20	3,825.60	21,069.80	57.38
499-200-725-115	Seasonal Salary-PT	21,241.00	246.07	0.00	20,994.93	1.16
499-200-725-140	Retirement contribution-DC	5,570.00	2,861.33	382.56	2,708.67	51.37
499-200-725-150	F.I.C.A.	5,407.00	1,774.63	232.58	3,632.37	32.82
499-200-725-160	Medical Insurance	19,312.00	12,116.24	1,686.27	7,195.76	62.74
499-200-725-165	Prescription Drug Coverage	2,529.00	312.27	65.07	2,216.73	12.35
499-200-725-166	Prescription Drug-Derived Premium	0.00	1,842.82	265.36	(1,842.82)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	750.00	100.00	550.00	57.69
499-200-725-170	Life Insurance	156.00	91.00	13.00	65.00	58.33
499-200-725-175	L.T.D.	145.00	74.35	9.94	70.65	51.28
499-200-825-330	Legal Fees	5,000.00	3,868.02	0.00	1,131.98	77.36
499-200-850-517	Masonic Temple Project	15,000.00	0.00	0.00	15,000.00	0.00
499-200-850-520	Viaduct Maintenance	30,815.00	0.00	0.00	30,815.00	0.00
499-200-850-522	Christmas	41,000.00	41,000.00	0.00	0.00	100.00
499-200-850-533	Millennium Plaza	630.00	0.00	0.00	630.00	0.00
499-200-850-538	Streetscape Project	36,830.00	36,830.00	36,830.00	0.00	100.00
499-200-850-539	Beautification Commission	8,000.00	827.43	43.47	7,172.57	10.34
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	2,879.85	320.18	6,000.15	32.43
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	7,500.00	0.00	17,350.00	30.18
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	22,500.00	0.00	7,500.00	75.00
499-200-925-801	Business Assistance Program	300,000.00	0.00	0.00	300,000.00	0.00
499-200-925-802	Farmers Market	19,000.00	7,453.68	232.97	11,546.32	39.23
499-200-925-804	Marketing	9,000.00	12,388.18	0.00	(3,388.18)	137.65
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	150.00	0.00	30,850.00	0.48
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	84,000.00	20,699.81	6,097.13	63,300.19	24.64
499-200-926-610	Streetscape Maintenance	2,000.00	1,950.00	0.00	50.00	97.50
499-200-926-790	Miscellaneous	2,000.00	2,006.24	0.00	(6.24)	100.31
Total Dept 200 - General Government Administration		838,102.00	293,489.12	50,104.13	544,612.88	35.02
TOTAL EXPENDITURES		838,102.00	293,489.12	50,104.13	544,612.88	35.02
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	648,558.00	5,100.00	(5,077.00)	100.79
TOTAL EXPENDITURES		838,102.00	293,489.12	50,104.13	544,612.88	35.02
NET OF REVENUES & EXPENDITURES		(194,621.00)	355,068.88	(45,004.13)	(549,689.88)	182.44

Wyandotte DDA Capital Improvements

Public Space Revitalization

The City of Wyandotte has benefitted greatly from a focus on place making and supporting businesses in our Downtown. Throughout the COVID-19 pandemic, previous efforts to promote walkability and utilization of public spaces helped soften the blow of widespread retail and commercial disruption.

To advance these efforts, the City of Wyandotte and the Downtown Development Authority (DDA) are embarking on an ambitious initiative to improve public spaces in Downtown and non-motorized connections with our neighborhoods. The project focuses on three areas within the DDA and TIFA district boundaries:

- Improving Downtown alleys for non-motorized traffic by removing overhead utilities
- Incorporating stormwater retention and green infrastructure in City parking lots, alleys, and adjacent pedestrian areas
- Developing bike ways along City streets

These efforts are in the planning and development stages thanks to funding from the Ralph C. Wilson, Jr. Legacy Funds for Design and

Access. The City and the DDA are eager to leverage Federal, state, and private funding for enhancing the sustainability of this critical infrastructure. We anticipate planning and design to proceed through the remainder of 2022, with implementation of the east alleys starting in 2023, with completion in 2024 or 2025.

A key component of the DDA's strategy will be identifying opportunities for public private partnership in financing public infrastructure in the redevelopment of vacant or underutilized properties. The City recently adopted an amended tax increment financing plan that extends the duration of the TIFA and DDA Plans until 2054. This will fund the DDA's ability to make critical capital improvements and maintain them for the next 35 years.

Although a long-term initiative, the DDA is ready to implement the first phase of the plan, focusing on the alleys and parking lots on the east side of Biddle. The East Alley projects aim to capitalize on the private redevelopment of the former City Hall Building at 3131 Biddle, which will become a four-story mixed-use facility. This project will increase the tax base of the City by revitalization a previously underutilized city-owned building.



East Alleys

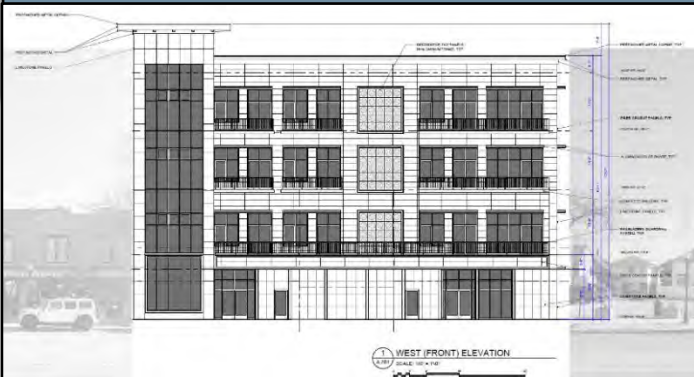
The DDA has identified an immediate need of improving three alleys and parking lots east of Biddle Avenue to support the private redevelopment of the former City Hall building. This property will be named the Federal Building and will result in the construction of two additional stories, 36 new residences, 9,000 square feet of commercial space and a rooftop bar and restaurant.

This project will reconstruct alleys and adjacent parking lots to make them more attractive for pedestrian use, improve accessibility to commercial businesses, and remove overhead utilities and obstacles. Green infrastructure will also be



City Hall Redevelopment

The Former City Hall Building at 3131 Biddle Avenue is currently under a redevelopment contract with Rise Above Ventures, a local developer and investor based in Wyandotte. The Developers envision upwards of 36 new residential units and over 9,000 square Feet of commercial retail space. The project is eligible for PA 381 Brownfield TIF capture, which will be able to fund a portion of the Alley reconstruction in the rear of the property, estimated at \$500,000.



incorporated to better manage stormwater flows to the City's combined sewer system. Retention will also be added in parking lots and collected in landscaped areas.

Currently in planning and design, these improvements will be implemented during 2023 and 2024 on a schedule that corresponds to the redevelopment of the Federal Building. The City intends to complete projects simultaneously to enable economies of scale, design and construction efficiencies, and minimize disruptions to Downtown businesses and visitors.

West Alleys and Lots

The West side alleys and parking lots also need improvement. Recent private investments such as the Vault on 1st Street and the W-Lofts have added office and residential spaces on the west side of Biddle. Improving these key gateways will contribute to the success of these businesses, while also generating additional interest in developing in Downtown Wyandotte.

Several alleys function as key gateways between public parking areas and the commercial district along Biddle and 2nd Street. However, these alleys exhibit the traditional late 20th century uses of alleys—transient parking, disorganized dumpsters, and failing drainage. The alleys also include overhead utilities and electrical transformers that are obstacles to adequate pedestrian flow. The DDA CIP aims to revision these alleys to serve as stronger gateways to Wyandotte's businesses.

Aside from making important adjustments to utility infrastructure, dumpster enclosures will be added to create a more welcoming environment to pedestrians. These alleys also are ideal spaces for mural wall art. The DDA will also be evaluating the efficacy of implementing green infrastructure solutions in areas of alley and parking lot improvements throughout.

The parking lots in this area range from poor to fair condition. While the alleys are the priority for the DDA, improvements to these lots are planned for the coming years. Like the East Alleys and the City Hall Redevelopment project, we will seek opportunities for public-private partnerships through the redevelopment of vacant or underutilized properties.



Bikeways

The DDA CIP also aims to improve connections between Downtown and neighborhoods in Wyandotte. While Walkscores™ in Downtown Wyandotte and immediately adjacent neighborhoods are very high (70-89), Bikescores™ are low due to the lack of dedicated bikeways connecting with neighborhoods and adjacent communities. The DDA has also identified the need to upgrade pathways for bicycle traffic throughout the DDA and TIFA districts.

Key areas of improvement include the Eureka Road Viaduct, 3rd Street, and Van Alstyne and De Sana Drives. The Viaduct, which enables vehicular and pedestrian traffic under four railroads, is the most important connection between Downtown and residential neighborhoods west of the railroads. 3rd Street is a key connection for northern neighborhoods, while Van Alstyne/De Sana Drives connect the BASF plant and Henry Ford Hospital with Downtown.

The Bikeway improvements are focused on enabling better pedestrian and bicycle access to Downtown and the waterfront for Wyandotte residents. Wyandotte features very high environmental exposure from nearby industry, with Environmental Justice scores over the 80th percentile. Enhancing non-motorized modes of travel reduce impacts from traffic and promotes healthier lifestyles.

Cost Estimates

The preliminary cost estimate, including design and construction, for the DDA CIP is **\$11,970,000**. **A full breakdown of these costs is provided below.** These projects may be completed over a multi-year program, due to their isolated project sites. The DDA is also pursuing cost efficiencies by bundling projects together and incorporating Brownfield TIF through private redevelopment.

Cost Breakdown by Project

Project	Cost
East Alleys	\$2,980,000
West Alleys	\$7,490,000
Bikeways	\$1,500,000
Total Costs	\$11,970,000

NOTES

- All costs presented include planning, design, and engineering.
- Contingency is 20% of estimated construction costs.
- Estimates include inclusion of green infrastructure, which entails natural stormwater management and retention

Funding Sources

The DDA is seeking to leverage its recent extension of the tax increment financing district to attract federal, state, and private investment as part of the Capital Improvement Program. By supplementing the DDA's available funds to incorporate wider objectives such as green infrastructure and providing tourism and commercial destinations in Wayne County, we will be able to focus our local funding on long-term needs such as improved and optimized parking, operations and maintenance, and Downtown programming.

Currently, the DDA is seeking several potential funding sources to support this project.

Project Funding

Source	Amount
Committed	
Ralph C. Wilson, Jr. Legacy Fund	\$50,000
SEMCOG Transportation Planning	\$26,192
Pending	
Michigan Coastal Zone Management Grant	\$37,500
DDA Match for SEMCOG Grant	\$5,808
3131 Biddle Redevelopment TIF	\$500,000
American Recovery Plan Act (ARPA) Wayne County EDC	TBD
Other Potential Sources	
MIEGLE Community Pollution Prevention Grants	TBD
MIEGLE Section 319 Non-Point Source Grants	TBD
MDOT Transportation Alternatives	TBD
USDOT Safe Roads and Streets for All	TBD
NFWF Sustain Our Great Lakes	2022 Application
NFWF Southeast Michigan Sustainability Fund	2022 Application
AARP Community Challenge Grants	2022 Application

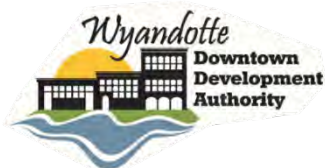
Project Contacts

DDA Executive Director

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Mayor

Robert A. DeSana

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mayor@wyandottemi.gov



Recent Successes

The DDA is building on recent success in our Downtown area. A list of new businesses, destinations, and developments within the DDA over the past few years is provided below:

- **The Markets of Downtown Wyandotte** have created a new indoor/outdoor shopping experience in the City Hall building providing an important creative outlet to makers, creators and entrepreneurs of all sizes, proving direct economic access to a broad range of diverse vendors and their wonderful offerings.
- **The Federal Building** will consist of the major redevelopment of the former City Hall building and will bring 36 new residential units and 6,000 sqft of commercial space
- **13 New Businesses** have opened up shop in Downtown Wyandotte, further establishing this dense waterfront commercial district as Downriver's Downtown. Many of these businesses are women-owned, minority-owned businesses and local entrepreneurs - no chains.
- **District 142** will be open at 142 Maple Street in Fall of 2022 offering a Downtown event center for weddings, parties, special events, live music and concerts.
- **The W Suites & Lofts Building** and former Post Office redevelopment will welcome six new businesses, including a new fine dining restaurant, taco spot, bourbon bar, pizza joint, title insurance agency and fitness studio and 49 new luxury residential units.
- **The Wyandotte Social District** will debuted in Spring 2021 creating Downriver's one-and-only "open container" district, allowing patrons to enjoy cocktails and libations from specially Permitted bars & restaurants within the confined boundaries of the Social District. The Social District operates every day from 11am – 11pm.

The overall state of Downtown Wyandotte is strong. This significant private investment is creating a strong need for public infrastructure improvements, which this project aims to deliver.



Wyandotte Alley and Lot Improvements
Total Schematic Design Cost Estimate
Updated April 1, 2022

The project estimate is Wade Trim's opinion of probable cost based upon the available information and is based upon the improvements in the DDA CIP 2021 Bid Packet.

Improvements	
Project	Cost
Elm to Oak	Project complete
#1 Maple to Elm	\$ 1,091,647.00
#2 Sycamore to Maple	\$ 1,314,483.00
#3 Eureka to Sycamore	\$ 573,910.00
#4 City Hall Lot	\$ 1,748,120.00
#5 Lot 8	\$ 624,950.00
#6 Biddle/2nd Alley	\$ 872,610.00
#7 2nd and 3rd Alley + Lot 9	\$ 1,149,705.00
#8 Maple, Elm, 1st, 2nd Alleys + Lot 10	\$ 1,527,720.00
#9 2nd, 3rd Alley + Lot 11	\$ 1,181,242.50
#10 Lot 12	\$ 383,235.00
Bikeway Improvements (Allowance)	\$ 1,500,000.00
Capital Improvement Total (All Corridors):	\$11,967,622.50

Wyandotte DDA East Alley Locations

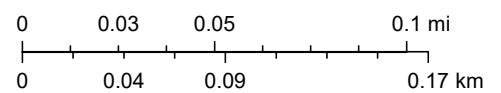


4/14/2022

1:4,266

- WyandotteDDA - Wyandotte_Roads
- - - WyandotteDDA - Wyandotte_DDA_District
- ▨ WyandotteDDA - Buildings_in_DDA
- WyandotteDDA - Parcels
- WyandotteDDA - Sidewalks_DDA
- - - WyandotteDDA - Wyandotte_City_Limits

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 1.2m Resolution Metadata



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MEMORANDUM

TO: Joseph Gruber

FROM: Wayne Hofmann/Wade Trim
Adam Young/Wade Trim

DATE: March 25, 2022

RE: Stakeholder Session Feedback – March 21

WYA2003
Projects\W\Wya2003\01d\Docs\Site-Data\Stakeholder Session - 03 21 22

The results of the March 21, 2022 DDA CIP stakeholder session are provided in this memo. The attendees were divided into separate groups and asked to provide feedback on issues, challenge, and opportunities in Downtown Wyandotte, as well as prioritize the projects presented. Attendees were also shown example amenities and were given three stickers to indicate their preferences. This feedback will form the basis for our team's preliminary design.

ATTENDEES

Name	Email	Phone Number
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Dave Kachinosky	dkachino2gmail.com	313.831.4357
Michele Porter/Downriver Council for the Arts	aa2961@wayne.edu	734.306.9657
Jane Rasmussen	jfr@q.com	425.503.6705
Keith Zeestraten	keith.w.zeestraten@sherwin.com	734.624.0957
Amy Stiener/Team Facilities	amys@teamfacilitiesinc.com	248.409.8784

ISSUES AND CHALLENGES

Attendees were provided a project overview map showing the location and basic scope of preliminary CIP projects. Feedback was requested on each prospective project.

Project Number	Description
8	Lot #10 is absolutely terrible, as are the alleys. 38,000sf of vacant space has been redeveloped on that block in 2 years. The lot is full every day despite its condition. It desperately needs repaving.
	Worried about height of buildings
East alley	Keep Van Alstyne Alley Two way
all	Safety, uneven sidewalks
	Potholes in alleyways, handicap accessibility
4	Where will people park?
3	Sycamore/Eureka
3	Charging Stations
8	Maple & Elm is atrocious
9	Public restrooms
5	Remove utility poles
2	Provide screen of trees/blockage during construction of city hall redevelopment
1,2,3	Greenspace walking in back alleys
	Yard waste recycling is lacking in city
	EV charging in all parking lots
5,6	2nd Street is broken up in a way that blocks flow
All	Bury utility lines
1	Repaving the lot and alleyway
1,2,3	Better access to backdoor entrances
1,3	Tie walkways to the existing paths
	Need better enforcement of bike and skateboard ordinance
	Does not like dogs in downtown

OPPORTUNITIES

Attendees were prompted to share their thoughts on opportunities for downtown.

Project Number	Description
	Hotel
1,2	Install dark sky outdoor lighting facing away from the residential areas
	Marina - for boats and kayaks
	Parking Deck
	Trying to extend downtown westward
	I would like to see more green spaces without taking away parking
	Power for food trucks
	Bathrooms
	Vertical gardens
	Murals throughout downtown
	Capture rainwater for vertical gardens
	Low maintenance, creative green plants
	Recycling for more yardwastes

PRIORITY PROJECTS

Attendees were prompted to list priority projects identified on the project overview map.

Project Number	Description
3 (2 votes)	
1,2	
8	
9	
5	
	Parking deck
	Reimagining current lots
	Hotel
	More housing

PRIORITIZATION EXERCISE

Illustrative amenity examples were shown for the purpose of measuring the collective priorities of the group. Each attendee was provided three stickers to indicate their preference. Totals of these choices are tallied below:

1. (tie) Shared Customer & Service Space (6)
Enhanced Lighting & Active Space (6)
Dumpster Enclosures (6)
Permeable Paving/Rain Gardens (6)
Art & Sculptures/Signage (6)
2. Green Bioswale (2)
3. (tie) Murals (1)
Planter Walls and Signage (1)
- Streetscape Planting (0)

