

# **NOTICE**

## **SPECIAL MEETING OF THE Downtown Development Authority To discuss the 2022 Eureka Road Viaduct Plantings and the Wyandotte Social District**

### **DATE**

**Tuesday, November 23<sup>rd</sup>, 2021**

### **TIME**

**5:30 PM**

### **PLACE**

**The meeting will be held in-person at  
Wyandotte City Hall: Council Chambers  
3200 Biddle Avenue, Wyandotte, Michigan 48192  
as well as virtually via Zoom**

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

**To attend the meeting by phone:**

**Call: 888-475-4499**

**Use webinar ID: 992 636 8831 (wyandotte1)**

**To attend the meeting over the Internet:**

**<https://us02web.zoom.us/j/9926368831>**

**Passcode: 3200**



City of Wyandotte, Michigan  
Public Notice for Hybrid In-Person/Virtual Special Meeting of the  
**Downtown Development Authority**  
at Wyandotte City Council Chambers, 3200 Biddle Avenue  
and via “Zoom” Scheduled for  
**5:30 PM on Tuesday, November 23<sup>rd</sup>, 2021**

A Special 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 at 5:30 PM on Tuesday, November 23<sup>rd</sup>, 2021. The virtual participation option is being offered out of an abundance of caution of the COVID-19 Pandemic.

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)

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  - 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

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 SPECIAL MEETING AGENDA

5:30 PM, Tuesday, November 23<sup>rd</sup>, 2021

*This Meeting will be a hybrid meeting to be held in-person at  
Wyandotte City Hall, 3200 Biddle Avenue, inside Council Chambers as well as virtually via Zoom*

- 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 AGENDA & MINUTES
  - DDA Meeting Minutes: November 9<sup>th</sup>, 2021
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
- ONGOING PROJECTS & BUSINESS
  1. America In Bloom: EcoConnexions Grant Application
    - Eureka Road Viaduct Downtown Gateway Phase 2 Planting Project
  2. Wyandotte Social District
    - Amendments to Local Maintenance and Operations Plan: Extension of Hours
    - Governmental Support Letters
- NEW PROJECTS & BUSINESS
  1. Legal Assistance: DDA Plan Amendment Process
    - Engagement Letter: Miller, Canfield, Paddock and Stone, P.L.C.
  2. DDA 2022 Meeting Schedule
- NEXT REGULAR MEETING: 5:30 PM, December 14<sup>th</sup>, 2021
- ADJOURNMENT:

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



**Downtown Development Authority  
Meeting Minutes**

5:30 PM, Tuesday, November 9<sup>th</sup>, 2021

**REGULAR MEETING**

Held In-Person at City Council Chambers, 3200 Biddle Avenue and Virtually via Zoom

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

**MEMBERS EXCUSED:** John Jarjosa, Patt Slack, Norm Walker

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

**Members of the DDA Development Area Citizen Advisory Council:** Sal Noto, Sandy Skaigir, James Lange, Jane Rasmussen were all present. Director Gruber welcomed the four members and again shared plans for the upcoming DDA Plan Amendment to be reviewed, proposed and voted on for approval in December 14<sup>th</sup>, 2021.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES & AGENDA:**

Minutes from October 29<sup>th</sup>, 2021 DDA Special Meeting and Agenda for November 9<sup>th</sup>, 2021 DDA Meeting

**Motion by A. Majlinger, Supported by B. Kozinski, to approve the minutes from October 29th, 2021 DDA Special Meeting and the Agenda for November 9th, 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 October 31<sup>st</sup>, 2021

**Motion by L. Stevenson, Supported by S. Jordan, to accept and approve the Monthly Revenue and Expenditure Reports for the periods ending October 31st, 2021. Roll Call. All in Favor. Motion carried.**

**ONGOING PROJECTS & BUSINESS:**

**Wyandotte Street Art Fair and Social District 2022:** Director Gruber offered a brief update regarding the Wyandotte Social District and 2022 Wyandotte Street Art Fair discussions and approved decisions from the DDA's Friday, October 29<sup>th</sup> Special Meeting and the subsequent City Council Meeting held on Monday, November 1<sup>st</sup>, 2021. The resolution is to have both the Social District operational for all four days of the WSAF and to have another small portion of the

Downtown designated for WSAF City-sponsored alcohol sales at the former Theatre Lot for all four days also.

**Downtown Capital Improvements and Infrastructure Plan:** Director Gruber provided an update regarding the two grants received for the planning of this effort. The Community Foundation for Southeast Michigan (CFSEM) Ralph Wilson Jr. Legacy Fund awarded \$50,000 to the DDA for Design & Access Funding and the Southeast Michigan Council of Governments awarded another \$26,192 worth of Federal Funding through the Transportation Equity Planning Assistance Program to be matched locally with an additional \$5,808 for a total of \$32,000. Together, the DDA has \$82,000 for planning assistance now dedicated to the Downtown Capital Improvements and Infrastructure Plan. Director Gruber explained that the City Council approved a contract award for \$45,000 with Wade Trim and their Client Funding Director, Wayne Hofmann. He noted that the DDA Board had not had an opportunity to review the contract due to a series of meetings that were not held and other pressing issues that had to be addressed, and that the DDA Finance Committee subsequently reviewed several contracts received by the DDA and then formally made a recommendation to approve the Wade Trim Contract. L. Stevenson offered additional comments regarding the contract, suggesting that the DDA Board and Planners consider incorporating Bishop Park, Museum District and BASF Park/Wyandotte Shores Golf Course all be incorporated into the Wade Trim planning contract. L. Stevenson also requested that Director Gruber seek the capability of the DDA to hire and contract the support of governmental consultants to help in the fundraising efforts.

**Motion by L. Stevenson, Supported by A. Majlinger to approve the Downtown Capital Improvements and Infrastructure Master Plan Contract with Wade Trim. Roll Call. All in Favor. Motion carried.**

Director Gruber provided additional insight to the members of the DDA Development Area Citizen's Advisory Council, highlighting the fact that the efforts of the DDA to amend the DDA Plan and to establish the Citizen's Advisory Council is rooted in the effort to conduct long-term major infrastructure improvements and capital improvements throughout the District.

## **NEW PROJECTS & BUSINESS:**

**Eureka Road Viaduct Maintenance 2022:** Director Gruber provided a background on the 2021 maintenance issues and challenges at the Eureka Road Viaduct, citing an emergency maintenance contract with WH Canon commercial landscape firm. He expressed a need to re-bid and solicit new proposals from other landscape firms and further suggested a desire to return to an annual agreement with a multiyear renewal option to be approved by City Council.

B. Kozinski questioned if the current state of the Viaduct is the final vision for the site, citing many proposed plans that never occurred. He suggested the site is just rocks and that he visits the site frequently, that there is no 'wow factor' and that the site is underwhelming.

Director Gruber expressed thanks for Mr. Kozinski's comments and noted that the next agenda item would be of importance to that discussion. Director Gruber suggested that the item of annual maintenance will be addressed in the coming weeks as the City re-bids the maintenance contract for long-term and ongoing maintenance, but that the item of immediate improvements should be addressed in the next agenda item.

**America In Bloom: EcoConnexions Grant:** Director Gruber provided an overview of the Canadian National Railway America In Bloom: EcoConnexions Grant Program that would allow up to \$25,000 to be matched another \$25,000 locally for landscaping, maintenance and improvements that, to Director Gruber, would help deliver that 'wow factor'. Mr. Kozinski mentioned that he wanted to bring up his concerns because he loves the city and often sees the site, and recounted several proposed improvement projects that never took place at the Viaduct. Director Gruber noted that the site is extremely challenging and that the conditions onsite and around the site make it very difficult to conduct some of the projects discussed in the past. He suggested that the best actions are to focus on what the DDA can control with the resources the DDA has within the budget that the DDA sets, which is why the grant comes into play.

Director Gruber provided some recent history and overview of the Eureka Road Viaduct maintenance and landscaping efforts, noting the 2019 planting program and overhaul of the eight large planter beds that would take several years to establish and cost the DDA \$155,000 total. Since then, the DDA's annual maintenance contract is around \$18,000 which has been awarded to low bidders, which helped maintain the planter beds, but failed to address the large slopes and embankments, which have become progressively overgrown and unkempt. The grant application in question would provide a total project budget of \$50,000 to address the areas not addressed in the 2019 program.

Director Gruber explained that the City of Wyandotte's certified arborist, Brian Martin would be assisting the DDA Director in identifying specific types of tree species that would thrive onsite. In addition, the Director is identifying the flowering ground cover species that would look nice and work well in the sloped alpine setting of the Viaduct. He explained that the Grant Application was not completed yet, and that he would like to see an allocation of funding made by the DDA for Phase 2 replanting of the Viaduct. A. Majlinger suggested several things that the 2019 planting program did not take into a consideration and that the entire site should be removed and replanted, because it never turned out the way it was supposed to, and it never reached its glory. Director Gruber again suggested that the glory of these native perennials will come in years 3, 4 and 5. A. Majlinger suggested that the original plan needs to be done better. Director Gruber suggested that both Ms. Majlinger and Mr. Kozinski bring up important points and that the Viaduct is the gateway to the community. They further discussed that the physical structures of the Viaduct are a huge area of concern for the community.

L. Stevenson cited Christmas Lighting and other installations placed onsite that he thought were very nice and lively. He suggested that the Michigan planting seasons include six months of

downtime and bleakness and that alternatives should consider art installations to offset these down times. Director Gruber cited Mr. Kozinski's comments that alternative plans have been discussed but never enacted, which largely has to do with funding and the lack of resources put towards the Viaduct. The Board also discussed the Roosevelt High School Program that maintained the Viaduct.

Director Gruber suggested delegating the Grant Application to the DDA Design Committee for further discussions and designing. Director Gruber then questioned the Board asking if they felt it appealing to allocate the funding needed to earn the match through this Grant Program. L. Stevenson questioned pricing quotes on the draft application presented to the Board. Director Gruber explained that those prices were examples based on averages pulled from the internet and that Brian Martin would be able to help more accurately quote those numbers. Director Gruber noted that these three agenda items regarding Viaduct Maintenance, Downtown Maintenance and the Viaduct Grant all go hand-in-hand. He suggested that these three plans could be

Rick DeSana questioned how the WH Canon contract was paid, and if there was a special allocation. Director Gruber explained yes and that they were also paid using the leftover balance from the annual maintenance contract that was never paid to the previous contractor. S. Jordan questioned if the Viaduct Maintenance Contract could be used as a supplemental matching fund to the grant application, which Director Gruber confirmed that it could be used as an eligible match. L. Stevenson suggested it go to the Design Committee and questioned to confirm what the DDA paid in the 2019 replanting. Director Gruber confirmed that it was \$155,000. L. Stevenson hoped that there would be a better solution that didn't keep requiring more and more funding. He concurred with B. Kozinski that this is an ongoing point of discussion that seems to continually be addressed without action.

**Downtown Maintenance Staff Person:** Director Gruber shared a position listing for another Downtown Maintenance Staff Person to support Maggie Molnar with landscaping and maintenance Downtown. He noted that the DDA has additional part time staff funds budgeted for 2022, and if come spring the position is not filled, that those funds can be reallocated to hire a professional contractor, which could liaise with the Viaduct Maintenance Contract.

Holidays Downtown Wyandotte 2021: Director Gruber shared a list of updates regarding Downtown Wyandotte Holiday Events including a Downtown Food Drive for the Waynewright Community Meals aka Wyandotte Soup Kitchen supported by 30 businesses; the Downtown Tree Lighting, Cookie Walk and 78<sup>th</sup> Annual Holiday Parade; Visits With Santa; Santa Pub Crawl; Winter Beer and Holiday Cocktail Festival; and the NYE Ball Drop

Mayor DeSana requested Director Gruber share these notifications with the Wyandotte Warrior.

L. Stevenson explained that there is active legislation at the State of Michigan House of Representatives discussing the permanent establishment of the Social District Law. He recommended that the DDA Board and City of Wyandotte go on record with supporting the

Social District Laws. Mayor DeSana suggested L. Stevenson make a motion to pass a DDA resolution recommending that to the City Council.

**Motion by L. Stevenson, Supported by S. Jordan to recommend to City Council and Mayor to draft a letter of support to Wyandotte's Elected Officials and governmental representatives in support of the permanent establishment of the Social District Law. All in Favor. Motion carried.**

**NEXT REGULAR MEETING:** 5:30 PM, December 14<sup>th</sup>, 2021 which will coincide with the second annual DDA Public Information Meeting and the DDA Development Area Citizen Advisory Council

**ADJOURNMENT:** 6:11 PM

**Motion by Mayor DeSana, supported by S. Jordan to adjourn the meeting. All in favor, motion carried.**

Respectfully Submitted,

Joe Gruber, DDA Director



**AMERICA IN BLOOM**  
**EcoConnexions – From the Ground Up**  
**Eureka Road Viaduct: Downtown Gateway Phase 2**  
**WYANDOTTE, MICHIGAN**



**Project Name:** Eureka Road Viaduct: Downtown Gateway Phase 2

**Amount Requested (up to \$25,000):** \$25,000

**Name of organization/entity submitting proposal:** City of Wyandotte: Downtown Development Authority

### **Plant Info**

**Estimated number of trees to be planted:** 68 Trees

**Estimated number of shrubs, groundcovers, and/or flowers to be planted:** 1,363 Flowering Groundcovers

Overall preference will continue to be given to native perennial flowering ground covers and native trees to support habitat restoration and pollinators

Creeping Ground Cover Phlox Qty. 1,363

European Black Pine x Qty. 8

Douglas Fir x Qty. 8

Black Spruce x Qty. 12

Sugar Maple x Qty. 6

Weeping Cherries x Qty. 24

## **Proposed Project**

*Describe the proposed project in detail. Please explain how assistance from the CN EcoConnexions - From the Ground Up grant program will enhance your community's environmental, social health, and well being.*

The Eureka Road Viaduct serves as the gateway into Downtown Wyandotte. The site is extremely important and significantly challenging. The site is comprised of a series of large concrete planter beds and retention walls, sloping embankments, tiered and elevated landscaped areas. There are multiple entities and owners with ownership and control over the right-of-way including the City of Wyandotte, Wyandotte schools, Wayne County, active railroads, a utility company and private residences. The proposed improvement project is the second phase of replanting and restoration of the site. If successfully completed, this project will have an immediate and direct benefit to our community's environment and quality of life. Improved landscaping will help fortify the site and create a safer and more pleasant route for school commuters, pedestrians and cyclists. This improved site will enhance connectivity, access and recreational opportunities for our community to enjoy. It will also improve native habitats for pollinators and other local wildlife.

## **Community Involvement**

*Describe how your community will be involved in the program, including planning, design, construction, and maintenance. How are your community volunteers and volunteer organizations expected to participate?*

The City of Wyandotte, Department of Public Services (DPS), Downtown Development Authority (DDA) and Wyandotte Beautification Commission are actively engaged and work together for the regular planting, landscaping and maintenance of Downtown Wyandotte's streetscape and pocket parks. The Eureka Road Viaduct is one stand-alone project that has brought together community stakeholders for a redesign and landscaping project. For many years, through a partnership with the City and the DDA, Theodore Roosevelt High School's Botany and Horticulture Program students would plant and maintain annual flowers along the Eureka Road Viaduct. However, the site conditions worsened and the resources of the program became strained to a point that required an overhaul of the site. Funding assistance from the DDA, City of Wyandotte and the CN EcoConnexions program will help bring these stakeholders all back to the table to participate in the design and implementation of this important planting project. Together, these groups coalesce a strong background of knowledge, experience and education focused on sustainable landscapes, green infrastructure, botany, horticulture and arboriculture. Together, these groups will Design-Build-Finance-Operate-Maintain the effort, relying on paid contractors, volunteers, and student-led experiential learning programs.

## **Environmental and Sustainable Development**

*Describe how the project addresses environmental challenges and how it will be sustained. Please include how the project will receive ongoing maintenance.*

The Eureka Road Viaduct is suffering from serious erosion issues, overgrowth of weeds and unmitigated foliage. Abutting the various railroad right-of-ways has created additional challenges associated with overgrown border lines. The Eureka Road Viaduct Project will address these issues by a strategic redesign of sustainable landscapes and a thorough replanting of groundcovers and trees that beautify the site while also drastically improving the natural habitat for many different species, and improving the soil conditions and mitigating erosion.

The Eureka Road Viaduct is currently and will continue to be regularly maintained by the City of Wyandotte, Department of Public Services, the Downtown Development Authority, its agents and contractors. Maintenance shall consist of fertilization, pruning, mowing, weed/insect/disease control and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of new and existing landscape plantings. Contractors and City Officials inspect landscaping to ensure perennials are thriving. Dead plants and trees are replaced as necessary.

## **Recognition**

*Describe how both America in Bloom (the program's administrator and CN's U.S. partner) CN and the EcoConnexions - From the Ground Up program, will be recognized for their contribution. Please include information on logo usage, launch events, press conferences, etc. As an inauguration event is required, please indicate how your community would envision the event.*

America in Bloom CN and the EcoConnexions - From the Ground Up program will both be recognized with onsite placards and signage. The placards will highlight the generous financial contribution and will offer a detailed description of the program and the installations biology. Your logo will be included in a press release alongside the City's logo and the DDA logo. We will host a ribbon cutting ceremony at which all local leaders and elected officials will be present alongside the program managers and executives of the America in Bloom CN and the EcoConnexions teams. A small gathering at the site followed by a brief open-house celebration would be a perfect way to celebrate the successful completion of the Eureka Road Viaduct: Downtown Gateway Phase 2 project.

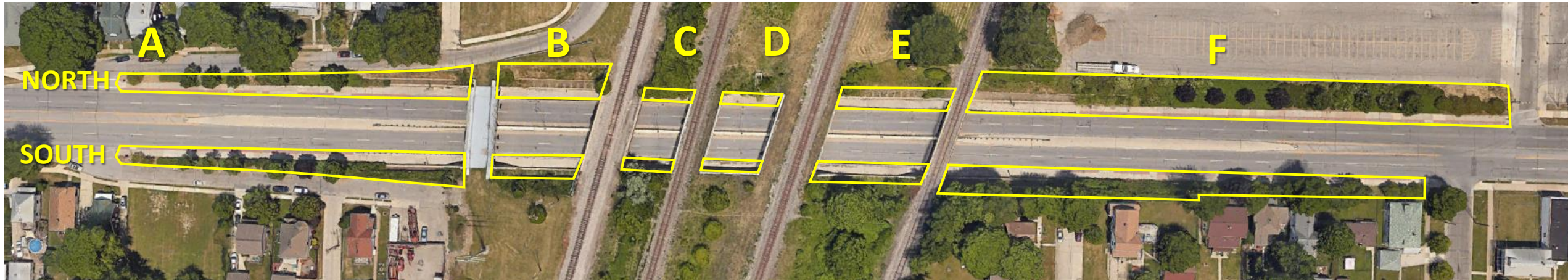
America in Bloom/CN Railway "EcoConnexions from the Ground Up" Grant Budget				
City Name: City of Wyandotte				
Project Name: Eureka Road Viaduct: Downtown Gateway Phase 2				
Description	Cash Contributions	In-Kind Contribution	CN/AIB Grant Contribution	Total
				\$ -
Trees, shrubs, flowers				\$ -
European Black Pine (Qty. 8)			\$ 1,600.00	\$ 1,600.00
Douglas Fir (Qty. 8)			\$ 2,560.00	\$ 2,560.00
Black Spruce (Qty. 12)			\$ 4,560.00	\$ 4,560.00
Sugar Maple (Qty. 6)			\$ 1,920.00	\$ 1,920.00
Weeping Cherries (Qty. 24)			\$ 6,000.00	\$ 6,000.00
Creeping Phlox (Qty. 1,363)	\$ 1,315.00		\$ 8,360.00	\$ 9,675.00
Top soil and mulch		\$ 2,000.00		\$ 2,000.00
Maintenance/Irrigation	\$ 18,500.00			\$ 18,500.00
Professional labor	\$ 10,000.00			\$ 10,000.00
Volunteers - flower planting (48 hours x \$20/hour)		\$ 960.00		\$ 960.00
Signage	\$ 1,000.00			\$ 1,000.00
Project design, bidding, and construction management		\$ 1,000.00		\$ 1,000.00
Educational material				\$ -
Equipment to plant trees and shrubs		\$ 2,000.00		\$ 2,000.00
				\$ -
TOTAL	\$ 30,815.00	\$ 5,960.00	\$ 25,000.00	\$ 61,775.00



## Measuring Success

*Describe how you will measure the project's success. How will the project be evaluated for success? How will you share the results of your project? Note, in order to receive payment, you will be required to submit a final report to America in Bloom.*

Regular physical inspections will be conducted to monitor erosion, weed growth and the overall conditions of the plantings and site. Regular maintenance services will also reveal areas of concern and ongoing priorities that must be addressed through maintenance and landscaping. The project will be evaluated using a series of quantitative and qualitative metrics, including but not limited to rate of growth and health of new plantings, arrested erosion, as well as the volume of complaints/reports from community. The City and DDA will compile a final report that includes a detailed project description, itemized breakdown of plantings alongside a detailed map of plantings, cost of improvements and short narrative description of the entire project, from conceptual design to implementation. The final report will also include before & after pictures to be utilized by CN, America in Bloom and



The scope of work will focus on both north and south sides of Eureka Road shown in the aerial photograph above. This is a very complex and multifaceted site which consists of multiple sections and a combination of different plantings.

Eight (8) large planter beds planted with perennial flowering plants, grasses and rock boulders (found in sections A, B, E and F) have already been planted in the Phase 1 Planting Program of 2019 and will not be addressed in this phase 2 planting project through the America In Bloom: EcoConnexions Program.

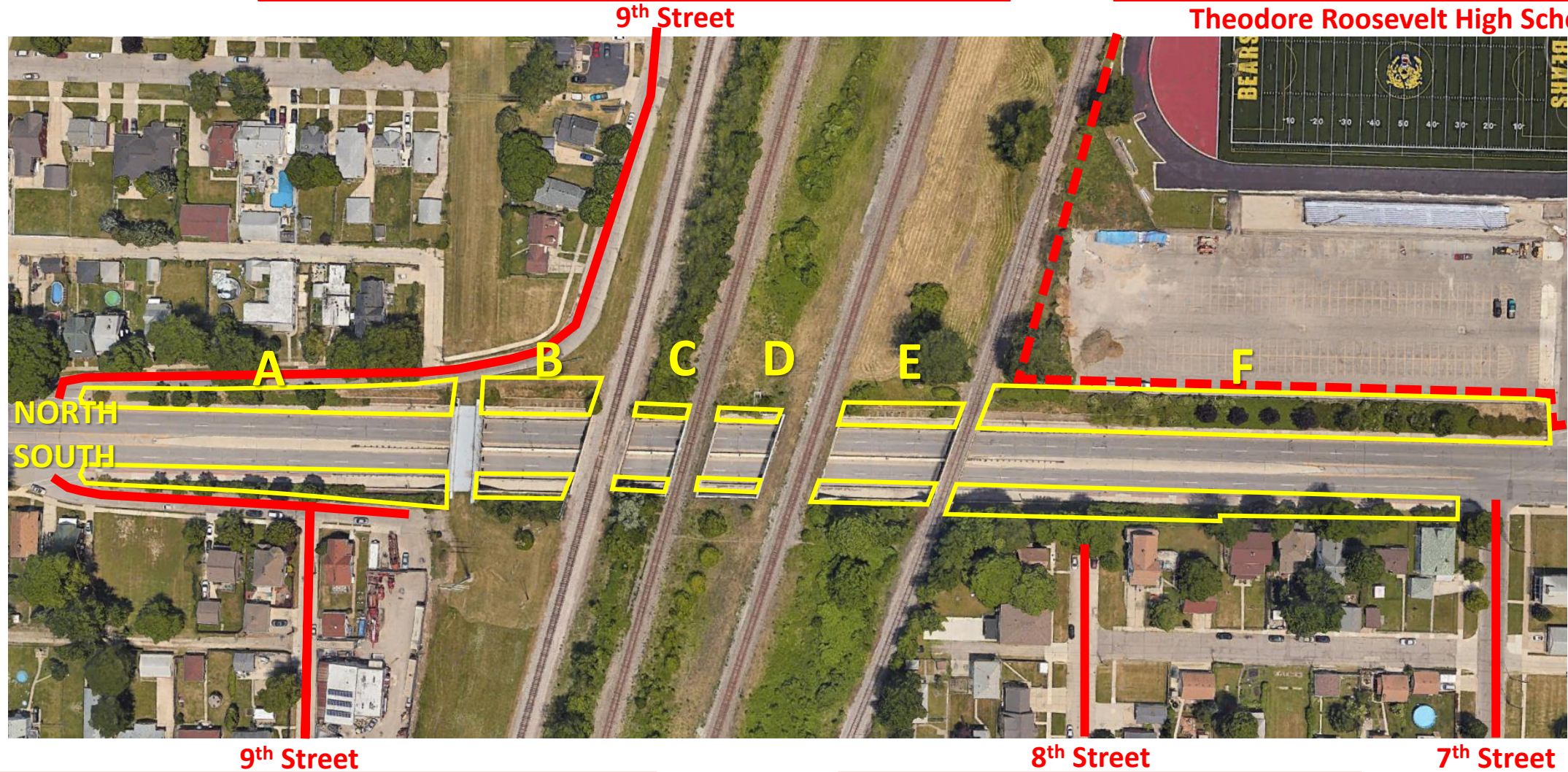
The northern sections of A, B, E and F will all be planted in this phase 2 planting project through the America In Bloom: EcoConnexions Program. Eight (8) upper-level tiers and Four (4) sloped embankments (found in sections A, B, E and F) shall be planted with a combination of trees and ground covers.

Please note, the elevated areas in Section C and D are bounded by Railroad Company Right-of-way and must not be landscaped or maintained by the Contractors.



9<sup>th</sup> street bend provides access to sloped embankment of Section A-north as well as upper tiered areas of Section A-north and B-north. This site abuts residential front yards, utility right-of-way and the vacated rail bridge.

Wyandotte's High School Parking Lot provides access to sloped embankment and upper tiered area of Section F-north. This site abuts the Student Parking Lot.



Dead-end of 9<sup>th</sup> street and alleyway provides access to sloped embankment of Section A-south as well as the upper tiered areas of Section A-south and B-south. This section abuts residential front yards, commercial lots, utility right-of-way and the vacated rail bridge.

Dead-end of 8<sup>th</sup> street provides access to upper tiered areas of Section F-south. This section abuts residential backyards, and is covered by thickets of groundcover, shrubs and trees.



# Creeping Phlox

These hardy, native, perennial flowers are perfect for creeping down slopes, under trees and around rock gardens. Pollinator plants that attract bees and butterflies, these easy to grow ground cover is great for erosion control in an alpine setting.

TOTAL: 2,269' = 27,228" length  
divided by 20" spacing = 1,363 plants TOTAL  
Tray of 32 plants = \$225.00  
**TOTAL: 43 trays = \$9,675.00**



Chattahoochee  
Woodland



Scarlet Flame



Emerald Pink



Candy Stripe



Red Wing



Amazing Grace



Snowflake



Purple Beauty



# Trees

A combination of Trees will be planted to provide year-round color and habitat restoration for many different species.

European Black Pine	= \$200.00 x Qty. 8	= \$1,600.00 TOTAL
Douglas Fir	= \$320.00 x Qty. 8	= \$2,560.00 TOTAL
Black Spruce	= \$380.00 x Qty. 12	= \$4,560.00 TOTAL
Sugar Maple	= \$320.00 x Qty. 6	= \$1,920.00 TOTAL
Weeping Cherries	= \$250.00 x Qty. 24	= \$6,000.00 TOTAL
<b><u>TOTAL: 68 trees = \$16,640.00</u></b>		

## Evergreens



**Black Spruce**  
*Picea Negra*



**Douglas Fir**  
*Pseudotsuga menziessii*



**European Black Pine**  
*Pinus Negra*

## Sugar Maples

*Acer saccharum*



**Fall Fiesta**



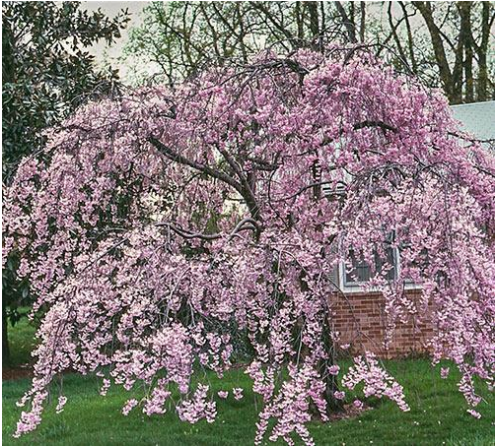
**Green Mountain**



**Legacy**

## Weeping Cherry Trees

*Prunus subhirtella*



**Higan Cherry 'Pendula' Weeping Pink**



**Snow fountains 'Snozfozam' Weeping White**

# SECTION A NORTH

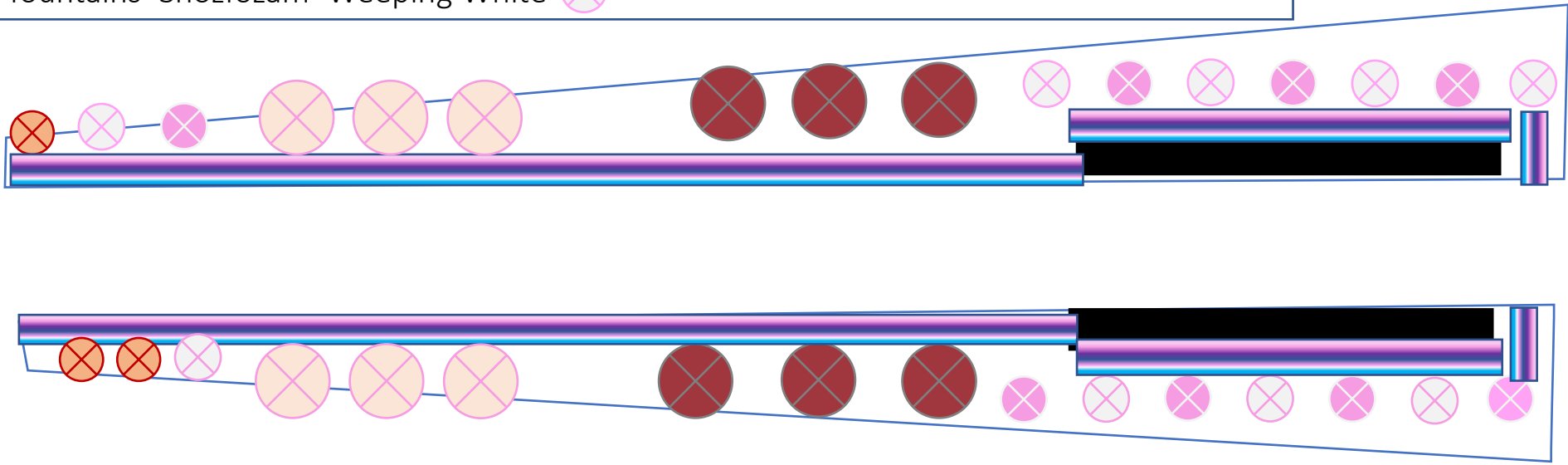
PLANT CREEPING PHLOX: 385' = 4,620" divided by 20" spacing = 231 plants TOTAL

PLANT TREES: 2 Red Sugar Maple

9 Weeping Cherry Trees:

- (4) Higan Cherry 'Pendula' Weeping Pink
- (5) Snow fountains 'Snozfozam' Weeping White

- EXISTING
- 1 Red Maple
  - 3 Bradford Pear
  - 1 Crab Apple



# SECTION A SOUTH

PLANT CREEPING PHLOX: 385' = 4,620" divided by 20" spacing = 231 plants TOTAL

PLANT TREES: 8 Weeping Cherry Trees:



- (4) Higan Cherry 'Pendula' Weeping Pink
- (4) Snow fountains 'Snozfozam' Weeping White

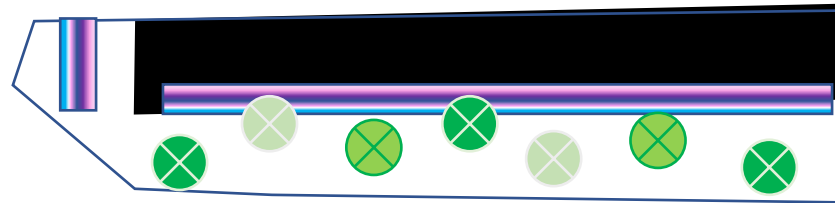
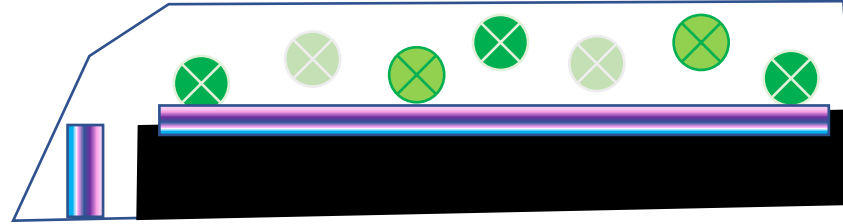
- EXISTING
- 3 Red Maple
  - 3 Bradford Pear
  - 2 Crab Apple

## SECTION B NORTH

PLANT CREEPING PHLOX: 100' = 1,200" divided by 20" spacing = 60 plants TOTAL 

PLANT TREES:

- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 



## SECTION B SOUTH

PLANT CREEPING PHLOX: 100' = 1,200" divided by 20" spacing = 60 plants TOTAL 




PLANT TREES:

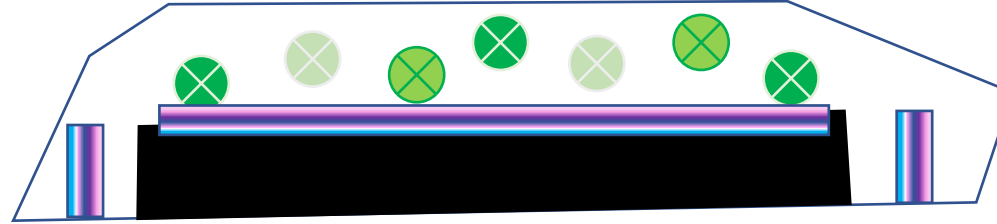
- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 

## SECTION E NORTH

PLANT CREEPING PHLOX: 112' = 1,344" divided by 20" spacing = 68 plants TOTAL 

### PLANT TREES:

- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 



## SECTION E SOUTH

PLANT CREEPING PHLOX: 112' = 1,344" divided by 20" spacing = 68 plants TOTAL 

### PLANT TREES:



- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 



## SECTION F NORTH

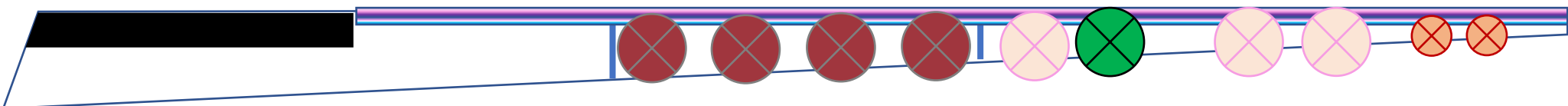
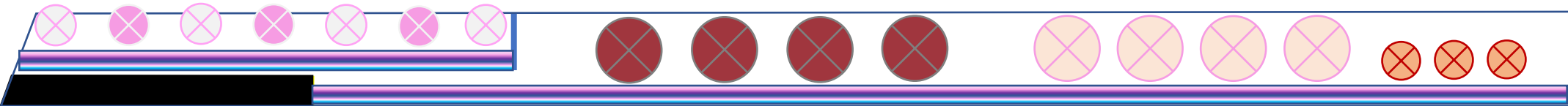
**PLANT CREEPING PHLOX:** 660' = 7,920" divided by 20" spacing = 396 plants TOTAL 

**PLANT TREES:** 7 Weeping Cherry Trees:

- (3) Higan Cherry 'Pendula' Weeping Pink 
- (4) Snow fountains 'Snozfozam' Weeping White 


EXISTING

- 4 Red Maple 
- 4 Bradford Pear 
- 3 Crab Apple 






## SECTION F SOUTH

**PLANT CREEPING PHLOX:** 415' = 4,980" divided by 20" spacing = 249 plants TOTAL 

**PLANT TREES:** 4 Red Sugar Maple Trees 

EXISTING

- 3 Bradford Pear 
- 2 Crab Apple 
- 1 Black Walnut 
- X Misc.

**\$26,315.00 estimated new landscaping**  
**Flowers and Trees**

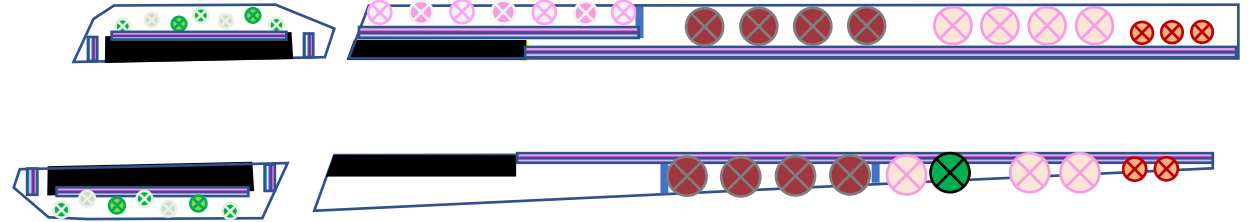
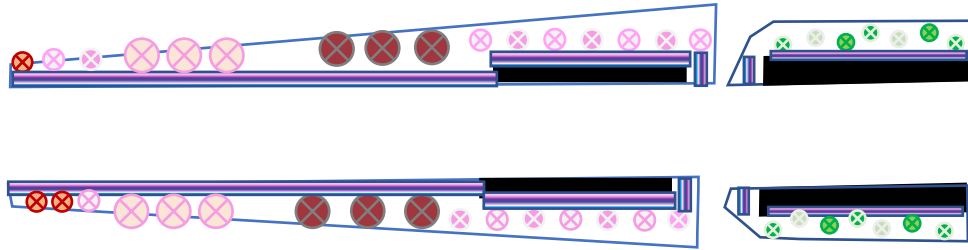
**NORTH**

**A**

**B**

**E**

**F**



**SOUTH**

**A**

**B**

**E**

**F**

### **TREES**

European Black Pine = \$200.00 x Qty. 8 = \$1,600.00 TOTAL  
 Douglas Fir = \$320.00 x Qty. 8 = \$2,560.00 TOTAL  
 Black Spruce = \$380.00 x Qty. 12 = \$4,560.00 TOTAL  
 Sugar Maple = \$320.00 x Qty. 6 = \$1,920.00 TOTAL  
 Weeping Cherries = \$250.00 x Qty. 24 = \$6,000.00 TOTAL

**TOTAL: 68 trees = \$16,640.00**

### **FLOWERS**

Creeping Phlox: 2,269' = 27,228" linear inches  
 divided by 20" spacing = **1,363 New Plants TOTAL**  
 Tray of 32 plants = \$225.00

**TOTAL: 43 trays = \$9,675.00**

**OFFICIALS**

**CITY CLERK**

Lawrence S. Stec

**TREASURER**

Todd M. Browning

**CITY ASSESSOR**

Theodore H. Galeski



**BRIAN ZALEWSKI**  
**CHIEF OF POLICE**

**MAYOR**

Robert A. DeSana

**COUNCIL**

Robert Alderman

Chris Calvin

Kaylyn Crayne

Todd Hanna

Rosemary Shuryan

Kelly M. Stec

November 15, 2021

Joseph Keller Gruber-Director  
Downtown Development Authority (DDA)  
3200 Biddle Ave.  
Wyandotte, MI. 48192

Dear Mr. Gruber,

One November 23<sup>rd</sup>, 2020, the City Council approved the Downtown Wyandotte Social District with Council Resolution 2020-350. The operating hours of the Social District were set from 11am to 8pm daily. Over the last year the police department has had the opportunity to monitor the Social District for any incidents or issues which included a city special event, the 2021 Wyandotte Street Art Fair.

The DDA Board Members, participating businesses and yourself, have done an excellent job in the operation and supervision of the Social District. The police department does not have any documented incidents or reported issues directly involving the Social District or its patrons.

I have no objection to the extension of the Hours of Operation for the Downtown Social District being amended to 11am to 11pm daily.

Sincerely,

Brian Zalewski  
Chief of Police

## 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

November 23, 2021

Honorable Elected Officials,

Since the advent of the Wyandotte Social District, we have experienced a tremendous surge of positive excitement and overwhelming benefit for our diverse and eclectic community of small business owners. What began as a State Law passed during the challenging times of the COVID-19 Pandemic has now settled into an extremely meaningful and important aspect of our vibrant Downtown District. It is imperative that the Wyandotte Social District continue its growth and development in this new age of doing business.

The Wyandotte Social District was created in November of 2020 and became operational on Saint Patrick's Day, March 2021. The economic boost to local businesses has been immediate and significant. The downtown bar and restaurant owners, the qualified licensees, quickly embraced the activations and have echoed resounding support for its creation and operation in Downtown Wyandotte. Not only have the licensed establishments benefitted, but all brick & mortar establishments have experienced a newfound means of conducting business, all while collaborating and cross promotions each other.

Just as our businesses have benefitted from a unique and enhanced experience, so too have our residents and visitors. The Wyandotte Social District has changed the way in which families and visitors enjoy our beautiful, historic, walkable commercial district. The Social District has enhanced the way in which pedestrians and business patrons interact with businesses and with the built environment. We have found that these new Social District experiences are both an end and a means of economic development.

And perhaps most importantly, the City of Wyandotte Police Department (WPD) has experienced little to no negative consequences from the creation of operation of the Wyandotte Social District. There have been no major infractions or violations to the regulations put in place. Even during the peak of summer's busiest weekends, namely the Wyandotte Street Art Fair in July, the WPD was safely and successfully able to monitor and enforce the Social District without any strain or difficulties.

The City of Wyandotte's Downtown Development Authority is in strong support of Michigan House Bill 5090 and the permanent establishment of the Social District Law. This would help solidify our community as a prominent destination, and vibrant commercial district that harbors sustainable, economic development and helps small, local businesses thrive.

Joe Gruber  
DDA Director







**PATRICK F. MCGOW**  
TEL (313) 496-7684  
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ILLINOIS: Chicago

NEW YORK: New York

OHIO: Cincinnati

CANADA: Windsor

CHINA: Shanghai

MEXICO: Monterrey

POLAND: Gdynia

Warsaw • Wrocław

November 12, 2021

Mr. Joe Gruber  
Executive Director  
Downtown Development Authority  
City of Wyandotte  
3200 Biddle Avenue  
Wyandotte, Michigan 48192

RE: Downtown Development Authority of the City of Wyandotte Plan Amendments

Dear Joe:

Thank you for the information regarding the proposed amendments to the Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City of Wyandotte (the “DDA”) and the Tax Increment Finance Authority of the City of Wyandotte (the “TIFA”). We are delighted that our firm has been asked to assist the City and its DDA and TIFA in connection with the proposed amendments. We value highly our relationship with the City and its DDA and TIFA and you may be assured of our prompt and complete attention to this matter. It is our practice when beginning work on a new matter to send an engagement letter like this which sets forth the scope of our legal services and the nature of our compensation.

***Scope of Legal Services – What We Will Do***

Our services would consist of preparation of all resolutions, ordinances, notices, certificates and related material necessary to approve the amendments to the Development Plan and Tax Increment Financing Plans (the “Plans”). We will also review all documentation prepared by you and other consultants relating to the DDA, TIFA and proposed Plan amendments. When requested we will attend meetings or participate in telephone calls with City, DDA and TIFA officials to explain the procedures for amendments.

Our professional responsibilities as attorneys in this matter will be limited to interpretations of law and other legal issues and the drafting of legal documents. In no event, of course, would we presume to assume the responsibilities of the City or the professional responsibilities of any other advisor with respect to such non-legal matters.

Mr. Joe Gruber

-2-

November 12, 2021

***Conflict of Interest Policy***

Our firm is one of the largest in Michigan. In addition to having the largest public finance practice in the State, our attorneys represent a great many clients and our practice is in many different legal areas. We are not representing and do not intend to represent any other party in this matter. We do not believe that our representation in unrelated matters of the various other parties, both in and out of the municipal area will affect our ability to serve the City.

Because we are a large firm with many clients we are asked occasionally to represent a client in a matter adverse to the City. We, of course, would decline to represent any client in a matter involving the City that would conflict with our services to the City for the above matter. Moreover, before we would represent a client adverse to the City in any area not involving this issue, we would advise the City before undertaking such representation.

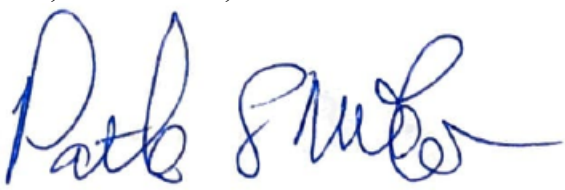
***Fees***

Our compensation for the services described in this letter will be based solely on the number of hours worked by the persons performing the work. I will be working on this matter, together with my colleague Sean Rucker. In addition to our fee for services, we may bill you for any out-of-pocket expenses incurred in connection with this matter, including travel, mileage, document production, long-distance telephone, etc.

We welcome this opportunity to be of service to the City and look forward to working with you. If you have any questions regarding this letter, please give me a call.

Very truly yours,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

By:   
Patrick F. McGow

cc: Todd Drysdale

## OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



MAYOR PRO TEMPORE  
Robert A. DeSana

COUNCIL  
Robert Alderman  
Chris Calvin  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

## DOWNTOWN DEVELOPMENT AUTHORITY

### 2022 Schedule of Regular Meetings

**The City of Wyandotte Downtown Development Authority will meet at  
Wyandotte City Hall: 3200 Biddle Avenue inside City Council Chambers  
at 5:30 PM on the second Tuesday of every month.**

5:30 PM, Tuesday, January 11, 2022

5:30 PM, Tuesday, February 8, 2022

5:30 PM, Tuesday, March 8, 2022

5:30 PM, Tuesday, April 12, 2022

5:30 PM, Tuesday, May 10, 2022

5:30 PM, Tuesday, June 14, 2022

*First Public Information Meeting and Development Area Citizen's Council Meeting*

5:30 PM, Tuesday, July 12, 2022

5:30 PM, Tuesday, August 9, 2022

5:30 PM, Tuesday, September 13, 2022

5:30 PM, Tuesday, October 11, 2022

5:30 PM, Tuesday, November 8, 2022

5:30 PM, Tuesday, December 13, 2022

*Second and Final Public Information Meeting: Development Area Citizen's Council Meeting*

*The DDA will continue to allow virtual participation in its public meetings in accordance with the City of Wyandotte's Approved Virtual Meetings Standards, in accordance with Wayne County and State of Michigan requirements regarding virtual meetings.*

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4544 • Fax 734-324-4552 • [www.wyandotte.net](http://www.wyandotte.net)

