

**Downtown Development Authority
Meeting Minutes**

5:30 PM, December 14th, 2021

**SECOND ANNUAL PUBLIC INFORMATION MEETING AND
REGULAR MEETING**

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, Scott Jordan, Anne Majlinger, Patt Slack, Leo Stevenson (virtually)

MEMBERS EXCUSED: Rick DeSana, John Jarjosa, Bryan Kozinski, Norm Walker

OTHERS PRESENT: Joe Gruber, DDA Director

PUBLIC COMMENT: None present

APPROVAL OF MINUTES & AGENDA:

Minutes from November 2021 Special Meeting and Agenda for December 2021 Meeting

Motion by S. Jordan, Supported by P. Slack, to approve the Minutes from the November 2021 Special DDA meeting and the agenda for the December 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 November 30th, 2021

Motion by L. Stevenson, Supported by A. Majlinger, to accept and approve the Monthly Revenue and Expenditure Report for November 30th, 2021. Roll Call. All in Favor. Motion carried.

Public Information Meeting: The second of two required Public Informational meeting was held in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, and in coincidence of the Regular DDA Meeting. Director Gruber provided a general overview of DDA operations, activities, budgets, finance, contracts, projects, events, marketing, promotions, design, placemaking and public art installations. while providing an opportunity for the general public to ask questions and provide comments regarding the DDA.

ONGOING PROJECTS & BUSINESS:

1. Review and Approval of the DDA Plan Amendments 2022: Director Gruber provided an overview of the DDA Plan Amendments proposed for 2022 and outlined the approval process. Director Gruber explained that the primary goal of the plan was to extend the lifetime of the DDA from 2034 to 2054 and to finance long-term capital improvements. Director Gruber presented the prepared resolution having been unanimously approved by the Downtown Development Area Citizen’s Advisory Council previously at 5:00 PM on Tuesday, December 14th, 2021.

The following preamble and resolution were offered by Member Stevenson and supported by Member Jordan:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Downtown Development Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Downtown Development Authority Act, Act 197, Public Acts of Michigan, 1975, as amended (“Act 197”); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the “District”); and

WHEREAS, in 1988 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Original Plan”) for the Development Area described in the Original Plan and the City Council approved the Original Plan by ordinance; and

WHEREAS, in 2003 the Authority approved amendments to the Original Plan, which were subsequently approved by ordinance of the City Council (the Original Plan, as amended, the “Existing Plan”); and

WHEREAS, it is necessary to amend the Existing Plan at this time to update the list of public improvements and capital infrastructure improvements and extend the duration of the Plan; and WHEREAS, the Authority has prepared the 2022 Plan Amendments attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has met and consulted with the Downtown Development Area Citizens Advisory Council regarding the 2022 Plan Amendments; and

WHEREAS, the Authority desires to forward the 2022 Plan Amendments to the City Council for further proceedings in accordance with the requirements of the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and

promote economic growth, all as authorized by Act 57, and to this end the Authority hereby determines that it is in the best interest of the public to approve the 2022 Plan Amendments to enable the Authority to carry out its purposes more effectively.

2. The Secretary of the Authority is hereby authorized and directed to transmit a copy of the 2022 Plan Amendments together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan Amendment.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

NAYS: none

RESOLUTION DECLARED ADOPTED.

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Downtown Development Authority of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on the 14th day of December, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Joseph K. Gruber
Executive Director and Secretary

NEW PROJECTS & BUSINESS:

2. Michigan Coastal Management Program Grant Application: Director Gruber provided an overview of the Michigan Coastal Management Program grant opportunity identified by the City's consultants at Wade Trim as a potential planning resource for the Downtown infrastructure program. The Board discussed that the grant application amount would be for \$37,500 which would require a \$37,500 from a non-Federal source, which would include the DDA's award from the Community Foundation for Southeast Michigan and the Ralph Wilson Jr. Foundation Design & Access Fund.

The following preamble and resolution were offered by Member Stevenson and supported by Member Slack:

WHEREAS, the physical conditions of Downtown Wyandotte's infrastructure, alleyways and parking lots are in need of improvements, and;

WHEREAS, the approved Downtown Wyandotte Capital Improvements Plan and Infrastructure Project envisions an interconnected network of greenways and pedestrian thoroughfares enhanced with placemaking and green infrastructure features, and;

WHEREAS, funding is available from the Michigan Department of Environment, Great Lakes and Energy through the Michigan Coastal Management Program, and;

WHEREAS, total project cost is estimated at about \$75,000, 50 percent of which would be funded through the Michigan Coastal Management Program and 50 percent would be a local match;

NOW, THEREFORE, BE IT RESOLVED, that the City of Wyandotte Downtown Development Authority approves the submission of the grant application to the Michigan Coastal Management Program in the amount of \$37,500 for planning assistance for the Downtown Wyandotte Capital Improvements Plan and Infrastructure Project.

AYES: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

NAYS: none

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Joseph K. Gruber
Executive Director and Secretary

Chairwoman Slack inquired about the scope of the planning and design project as it pertains to the waterfront parks and the tax increment finance authority (TIFA). Charlie Mix, member of the Downtown Development Area Citizen's Advisory Council as well as chairman of the TIFA Board, concurred that this project seems to align with the joint efforts of Parks, Recreation and TIFA. L. Stevenson recounted that the DDA recently increased the scope of Wade Trim's planning services to also focus on Bishop Park, BASF Park, Wyandotte Shores and the Museum Campus.

Director Gruber concluded the meeting by conducting a more detailed overview of the DDA Operating Budget for the 2021-2022 year, highlighting specific contracts for services, grant funding programs and other special projects of the DDA as final components of the the Public Information Meeting.

NEXT REGULAR MEETING: 5:30 PM, January 11th, 2021

ADJOURNMENT: 5:54 PM

Motion by A. Majlinger, supported by S. Jordan, to adjourn the meeting. All in favor, motion carried.

Respectfully Submitted,
Joseph K. Gruber
Executive Director and Secretary