

**Downtown Development Authority
Meeting Minutes**

5:30 PM, February 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, Scott Jordan, Bryan Kozinski, Anne Majlinger, Patt Slack, Norm Walker

MEMBERS EXCUSED: Rick DeSana, John Jarjosa, Leo Stevenson

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

PUBLIC COMMENT: Jeremy Sladovnik, Owner of Joe's Hamburgers was present to express concern over the excessive amounts of salt on the Downtown sidewalks and buildings, citing a two to three foot line of salt across all the buildings Downtown, causing concern for the physical integrity of the buildings, facades, windows and doorways. Mr. Sladovnik suggested there was an equipment issue. Ms. Majlinger inquired if it was the first time he noticed this, or if it was consistent. Mr. Sladovnik said it was consistent. Director Gruber echoed Mr. Sladovnik's concern citing the same two to three foot salt mark indicative of excessive spraying or faulty equipment. Chairwoman Slack suggested that Director Gruber get a report from DPS about the salt and equipment. Jim Lange, member of the Downtown Development Area Citizen's Advisory Council also concurred with Mr. Sladovnik's assessment, stating that he also believed that the sidewalks were oversalted.

APPROVAL OF MINUTES & AGENDA:

Minutes from January 2022 Meeting and Agenda for February 2022 Meeting

Motion by A. Majlinger, Supported by P. Slack, to approve the Minutes from the January 2022 DDA meeting and the agenda for the February 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 January 31st, 2022

Motion by P. Slack, Supported by A. Majlinger, to accept and approve the Monthly Revenue and Expenditure Report for January 31st, 2022. Roll Call. All in Favor. Member Stevenson abstaining. Motion carried.

ONGOING PROJECTS & BUSINESS

1. DDA Plan Amendments: Public Hearing: Director Gruber reminded the Board that the Public Hearing to approve the DDA Plan Amendments will be held on the Proposed Plan Amendments at 7:00 PM on Monday, February 28th, 2022 in City Council Chambers. Upon a successful approval by the City of Wyandotte.

2. Downtown Gateway Project: America In Bloom Grant Award: Director Gruber shared an update regarding the America in Bloom project, and outlined some additional supplemental programs to the original grant application, including the All-America Seed Selection and Community Showcase Garden program that the City of Wyandotte will be participating through the grant. Director Gruber reported that he will be presenting to the Beautification Commission on the following night, February 9th regarding the grant program and opportunities to get the railroads involved with fixing up their property too. Mayor DeSana commented that Congresswoman Dingell and Wayne County Executive Warren Evans both visited the Viaduct and agreed to try and motivate the railroad companies to conduct some improvements. The Board discussed the significant needs and challenges associated with the Viaduct bridges and railroad property, separate from the landscaping the City will do. Director Gruber cited a positive takeaway from the Meeting with Congresswoman Dingell and County Executive Warren Evans that Wayne County will be conducting a road resurfacing project along Eureka Road within the next few years which presents a good opportunity to work together with the County and railroads to deliver complete improvements to all aspects of the Viaduct.

Director Gruber finished his Viaduct and Downtown Gateway Report sharing that City published a request for proposals and that the City only received one bid for approximately \$100,000 for annual maintenance which far exceeds the amount budgeted by the DDA for maintenance which is around \$18,500. He also reported that WH Canon, the contractor who helped improve the site in 2021, was no longer able to service the site, and that Director Gruber would be pursuing alternatives for landscaping and maintenance at the Viaduct.

3. Markets of Downtown Wyandotte: Following-up on last month's discussion about engaging with Roosevelt High School to manage the Farmer's Market and Community Food programs, Director Gruber reported that Wyandotte Farmer's Market would be rebranded as the Markets of Downtown Wyandotte and would aim to serve a more year-long program, while working with the Special Events Office and the City of Wyandotte to bring the administrative market services and execution back in house with the City including marketing, onsite management and other programs.

Chairwoman Slack commented that she thought the revised plan was wonderful and that the Special Events Office does a great job hosting events. She stated that the City needs a great weekly event Downtown and that this is very important for the community. Chairwoman Slack commented that the High School can still be involved. Director Gruber echoed that sentiment

stating that the high school can still be involved but in accordance with what their schedule allows, and not as intensively as was first proposed. The DDA Board concurred that the Special Events Office was best suited to support the DDA and the Markets of Downtown Wyandotte. Director Gruber stated that the DDA would reimburse the Special Events Office approximately \$7,000 for the staff time spent working at and on the Markets. Director Gruber noted that he would still play a role in administration and management of the Market, and that this proposed plan is less expensive than working with an outside contractor. Next steps include a launching of the new brand, setting up the website, and sending out applications to join the Market. Director Gruber concluded by stating that the Markets would be relocated back to Sycamore Street.

NEW PROJECTS & BUSINESS

4. Michigan Health Endowment Fund: Director Gruber shared a report that he applied for a \$100,000 grant for over two years from the Michigan Health Endowment Fund through the Community Health Impact Program. Funds would be used to help build a community supported agriculture program, community food system, local food production and strong community health programming alongside the Hospital and High School. Director Gruber stated that the grant funding would help bolster programs at the Market and would solve issues of capacity involving the High School. He also noted that if the grant was not awarded, that it wouldn't affect the plan discussed earlier in the meeting, and that the City would still be able to deliver health and wellness programs but on a smaller scale based on our existing capacity.

5. AARP Community Challenge Grant and State Farm Community Assistance Program:: Director Gruber reported that he would be applying for a \$50,000 AARP grant to support senior placemaking programs and community improvements. And that he would be applying for a \$25,000 State Farm grant to support community placemaking programs and community improvements to beautify and improve the Downtown District.

The Board discussed more summer programming and the Wyandotte Street Art Fair. A. Majlinger offered a brief report regarding the Wyandotte Street Art Fair Committee Meeting that recently took place and shared some ideas and concepts for the Art Fair. B. Kozinski inquired about eligible costs and activities for the Grant Programs. Director Gruber explained that the eligible expenses are broad, and would include outdoor fitness equipment.

NEXT REGULAR MEETING: 5:30 PM, March 8th, 2022

ADJOURNMENT: 6:12 PM

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

Respectfully Submitted,

Joe Gruber, DDA Director