

**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 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