

**Downtown Development Authority  
Meeting Minutes**

5:30 PM, May 11<sup>th</sup>, 2021

A REGULAR MEETING OF THE DDA

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

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

**MEMBERS EXCUSED:** Mayor Rob DeSana, John Jarjosa, Norm Walker

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

**PUBLIC COMMENT:** None present

**APPROVAL OF MINUTES & AGENDA:**

Minutes from March 2021 Meeting and Agenda for April 2021 Meeting

**Motion by S. Jordan, Supported by L. Stevenson, to approve the Minutes from the April 2021 DDA meeting and the agenda for the May 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 April 30<sup>th</sup>, 2021

**Motion by L. Stevenson, Supported by B. Kozinski, to accept and approve the Monthly Revenue and Expenditure Report for April 30<sup>th</sup>, 2021. Roll Call. All in Favor. Motion carried.**

**ONGOING PROJECTS & BUSINESS:**

**Revised Grant Reimbursement Extension Request - W Suites & Lofts:** Director Gruber outlined the revised Grant Reimbursement Request submitted by W Suites & Lofts that now includes a final deadline of December 31<sup>st</sup>, 2021. L. Stevenson suggested the phased reimbursement grant be broken up into a graduated scale more heavily weighted in the later reimbursements.

**Motion by L. Stevenson, Supported by B. Kozinski, to accept and approve the revised Grant Reimbursement Extension Request from W. Suites & Lofts with a final deadline of December 31<sup>st</sup>, 2021. FURTHERMORE, the grants shall be reimbursed individually upon successful opening of each new commercial business for regular business as follows: Qty. 2**

**grants of \$15,000; Qty. 2 grants of \$30,000; Qty. 2 grants of \$45,000. Roll Call. All in Favor. Motion carried.**

**Social District Moratoriums 2021:** Director Gruber provided a report of the Social District Moratorium Requests that were recently approved by the Wyandotte City Council including the Wyandotte Street Art Fair 2021, the Wine Crawl 2021, the Rockin' NYE 2021 and a partial moratorium for Cinco de Mayo Block Party 2022. L. Stevenson recommended that the Bars & Restaurants should be able to enjoy operating the Social District during the Wyandotte Street Art Fair because of the financial hardships and business restrictions the businesses had faced due to COVID-19. Chairwoman Slack shared some insight into how the Wyandotte Street Art Fair was actively being planned, and could still change. The Board discussed scenarios of private, special liquor licenses throughout the District, a restricted beer tent at Parking Lot #1 and how it may all impact the Social District operations. Director Gruber reiterated that the Social District Moratorium approved for the Wyandotte Street Art Fair was a matter of planning and event logistics, stating that it provides the Special Events Office and the Wyandotte Street Art Fair Committee the tools needed to execute the event to the fullest extent possible, while that may not be entirely clear at this time, and that the Moratorium can be revoked or rescinded more easily than the City and Wyandotte Street Art Fair Committee could scramble to apply for a special license if it were determined that it was in fact needed for the 2021 Wyandotte Street Art Fair. The Board discussed the Wyandotte Street Art Fair Committee budget surplus and fund balance, suggesting it had reserves to sustain over the following years if revenue from alcohol sales was not realized during this year's fair. Director Gruber concurred with the fact that revenue from alcohol sales is used to support the Wyandotte Street Art Fair in the future, and stated that he believed the intention of the Wyandotte Street Art Fair Committee to sell alcohol outside of Parking Lot #1 which is why the Moratorium was requested.

**Motion by L. Stevenson, Supported by S. Jordan, that, in consideration of the financial dire straits our business community is in due to COVID-19 Pandemic and the State of Michigan business restrictions, to recommend the City of Wyandotte Mayor and City Council rescind and revoke the Social District Moratorium approved for the Wyandotte Street Art Fair 2021 (Resolution 2021-124). Roll Call. All in Favor. Motion carried.**

Director Gruber finished his report by explaining the background and factors contributing to the DDA Director's and City Council's decisions to award the Social District Moratoriums.

**Downtown Public Art:** Director Gruber shared an update of the DIA Partners in Public Art, stating the committee had selected the site at Wyandotte Eye Clinic located at 1<sup>st</sup> Street and Oak Street. He also shared an update that the Wyandotte Industries Sculpture had been approved by the Design-Review Board and the Planning Commission, and that it will ultimately be presented to City Council.

**NEW BUSINESS:**

**Design Review Board: DDA Appointee:** The City's ordinance for the Design Review Board states that all members of the Design Review Board must be residents of the City of Wyandotte, and that the Design Review Board shall include one representative of the DDA approved by DDA Board Resolution and further appointed by the Mayor. Director Gruber explained that DDA Board Member and Wyandotte resident Bryan Kozinski was the member who met both those qualifications.

**Motion by P. Slack, Supported by L. Stevenson, to approve Bryan Kozinski as the DDA Board Representative at the Design-Review Board and FURTHERMORE to recommend to Mayor Rob DeSana to approve and appoint Bryan Kozinski to the Design-Review Board. All in Favor. Motion carried.**

Wyandotte DDA Informational Meeting, June 8<sup>th</sup>, 2021: Director Gruber noted that the Public Act 57 of 2018 requires that the DDA host two public annual informational meetings that may coincide with their regular DDA Board Meeting held both In-Person at City Council Chambers, 3200 Biddle Avenue and Via the Zoom Audio-only Virtual Platform at 5:30 PM, June 8<sup>th</sup>, 2021. The Board discussed projects, initiatives and updates to be discussed at the meeting.

**NEXT REGULAR MEETING:** 5:30 PM, June 8<sup>th</sup>, 2021

**ADJOURNMENT:** 6:10 PM

**Motion by B. Kozinski, supported by L. Stevenson, to adjourn the meeting. All in favor, motion carried.**

Respectfully Submitted,

Joe Gruber, DDA Director