

**Downtown Development Authority**  
**Special Meeting Minutes**  
5:30 PM, Friday, October 29<sup>th</sup>, 2021  
REGULAR MEETING  
Held Virtually via Zoom

**MEMBERS PRESENT:** Mayor Rob DeSana, Scott Jordan, Anne Majlinger, Patt Slack, Leo Stevenson, Norm Walker

**MEMBERS EXCUSED:** Rick DeSana, John Jarjosa, Bryan Kozinski

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

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES & AGENDA:**

Minutes from October 12<sup>th</sup>, 2021 DDA Meeting and Agenda for October 29<sup>th</sup>, 2021 Special DDA Meeting.

**Motion by S. Jordan, Supported by L. Stevenson, to approve the Minutes from October 12th, 2021 DDA Meeting and Agenda for October 29th, 2021 Special DDA Meeting. All in favor, motion carried.**

**INFORMATION TO RECEIVE & PLACE ON FILE:** None

**MONTHLY REVENUE/EXPENDITURE REPORT**

**Monthly Revenue and Expenditure Reports:** None

**ONGOING PROJECTS & BUSINESS**

**1. Wyandotte Street Art Fair: Social District 2022:** Director Gruber provided a detailed overview of the revised plan and compromise made between the Special Events Office and the DDA Director regarding the Wyandotte Street Art Fair and Social District operations for 2022. He explained the various components of the plan which included all 4 days of Social District operations, with an extension until 11pm, a partial moratorium and designated refreshment area at the former theatre lot, a DDA contribution of \$15,000 to the placemaking efforts at the former theatre lot, a DDA contribution of \$5,000 to the Wyandotte Police Department for safety and security efforts during the Street Art Fair, a multitude of marketing and advertising support for the Downtown businesses and Social District. Director Gruber explained that this proposal would be presented to Wyandotte City Council the following Monday, November 1<sup>st</sup>.

**Motion by L. Stevenson, Supported by S. Jordan, to concur with the recommendation of the Special Events Coordinator and DDA Director for the 2022 Wyandotte Street Art Fair**

**Social District operations plan and to authorize an allocation of \$20,000 from DDA Fund Balance and approve a budget amendment for the DDA Existing Business Stimulus Fund to support the Wyandotte Street Art Fair in 2022. Roll Call. All in favor, motion carried.**

**2. Downtown Art Projects: Wyandotte Industries Sculpture:** Director Gruber provided an update regarding the Wyandotte Industries Sculpture including a progress report for design, site preparation, and contracting. He noted that the DDA is currently working with a group of artists and contractors to complete a public art installation of a new modern art sculpture at the corner of Biddle Avenue and Elm Street. The project is made possible by a \$20,000 donation from the Jerry Szpondowski family of Wyandotte Industries, a longstanding business and community supporter. To date, \$3,150.00 has been spent on architecture and engineering. Director Gruber shared a budget increase and request of an additional \$8,000 based on a change to design specifications, sculpture features, material costs, labor costs and estimated contingencies needed to complete the public art project.

**Motion by L. Stevenson, Supported by N. Walker, to authorize an allocation of \$8,000 from DDA Fund Balance and approve a budget amendment for the DDA Downtown Fixtures Expense Fund to support the Downtown Art Projects: Wyandotte Industries Sculpture. Roll Call. All in favor, motion carried**

**3. Downtown Capital Improvements Project Grant Updates:** Director Gruber provided an overview of the Southeast Michigan Council of Governments (SEMCOG) Transportation Equity Program and Planning Assistance Grant that the DDA and City of Wyandotte have received to assist in the Downtown Capital Improvements Project. Director Gruber explained that the grant would consist of \$26,192 federal funds and a local match of \$5,808 to be contributed by the DDA. Director Gruber stated that these funds would augment the \$50,000 grant received from the Community Foundation for Southeast Michigan and the Ralph Wilson Jr. Design & Access Fund that would also be used for design, engineering and financial planning. L. Stevenson suggested that, event though a contract proposal has already been approved and signed by City Council, that the DDA Director should not administer any payments until the DDA Board has vetted the contract.

**Motion by L. Stevenson, Supported by P. Slack, to authorize an allocation of \$32,000 from DDA Fund Balance and approve a budget amendment for the DDA Operating Expense Fund to support the Downtown Capital Improvements Project through the SEMCOG Transportation Equity Program and Planning Assistance Grant. Roll Call. All in favor, motion carried**

## **NEW PROJECTS & BUSINESS**

**4. Grant Extension Request: District 142:** Director Gruber provided a detailed description of the Grant Extension Request made by Julie Chan for the \$75,000 Joseph R. Peterson Downtown Grant Award that was first approved in March 2021. Citing challenges from COVID-19, workforce, and planning, the redevelopment of 140-142 Maple Street has experienced delays, setbacks and major cost increases.

**Motion by L. Stevenson, Supported by P. Slack, to approve the Grant Extension Request for District 142 until September 30<sup>th</sup>, 2022. Roll Call. All in favor, motion carried**

L. Stevenson then requested that Director Gruber reach out to Jason D’Herin, developer of the W Suites & Lofts who may also be in need of an extension for similar reasons cited in Julie Chan’s letter.

**NEXT REGULAR MEETING:** 5:30 PM, November 9<sup>th</sup>, 2021

**ADJOURNMENT:** 5:50 PM

**Motion by A. Majlinger, supported by to N. Walker. All in favor, motion carried.**

Respectfully Submitted,

Joe Gruber, DDA Director