

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE WYOMING DOWNTOWN DEVELOPMENT AUTHORITY AT ITS MEETING OF APRIL 1, 2014

DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES OF JANUARY 14, 2014  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Patricia Cohen, Steve Harkema (arrived at 7:45 a.m.), Doug Kochneff, Bernie Van der Klok, Lillian VanderVeen (arrived at 7:35 a.m.), Barbara VanDuren

MEMBERS ABSENT: Curt Male, Mayor Jack Poll, Kevin VanTimmeren

STAFF PRESENT: Jennifer Ballard, Tim Smith

OTHERS PRESENT: Bob O'Callaghan, President-Wyoming/Kentwood Chamber of Commerce; Rich Wadsworth from Edward Jones

Chairman Kochneff called the meeting to order at 7:31 a.m.

Approval of Meeting Minutes

There were no changes to the meeting minutes from the October 1, 2013 meeting; unanimously approved.

Public Comments on Agenda Items

Bob O'Callaghan, President of the Wyoming/Kentwood Chamber of Commerce spoke to the board about the 2014 Metro Cruise. They are in the process of obtaining sponsors and inquired about the DDA donation of \$2500.00. VanDuren noted the board will review the budget at the April 1, 2014 meeting and will discuss the donation at this time.

Treasurer's Report

Smith presented the Treasurer's report. The current fund balance is 100,203.81.

Presentations

There were no presentations.

DDA Director's Report

*Update on the Amendment to Reset the DDA Development Plan and Tax Increment Financing Plan:* The plan to reset the DDA Development Plan and Tax Increment Financing has been approved by the City Council and the process is complete.

*DDA Budget:* The DDA budget will be reviewed at the April 1, 2014 meeting.

*Form Based Code Update:* The Form Based Code Ordinance has been adopted by the City Council and will go before the Planning Commission at their January 21, 2014 meeting.

*28 West Update:* The marketing committee is continuing to meet regularly to market the 28 West project.

*Blight Elimination Grant:* The City of Wyoming did not receive funding from the Blight Elimination Grant. In December, demolition was ordered on the Studio 28 property. The owners have until April to demolish the building.

*Wyoming Gives Back Holiday Event Update:* Ballard gave an update on the 2013 Wyoming Gives Back Holiday Event held in December. Ballard explained the event was a success but that business participation for the event was down a bit from the previous year so, several businesses outside of the DDA were contacted to participate. The committee was asked for their opinion regarding opening up the event to businesses outside the DDA for 2014. Cohen and VanderVeen agreed this was a good idea. Other suggestions included a new sound system and possibly notifying businesses earlier than September about the event.

*Performance Plus Quick Lube Trees, 2211 28<sup>th</sup> Street:* VanDuren explained the Performance Plus Quick Lube contacted her asking if they could replace the tree in front of their business with a different type. The tree that is currently planted blocks their sign. They offered to cover all the costs to remove the tree and plant a new one. VanDuren explained Heyboer Landscaping will be consulted regarding the type of tree for replacement. The DDA board agreed to approve this.

*DDA Board Vacancy:* There is one open board vacancy. Cohen had recommended a resident; she noted that is very active in her Wyoming neighborhood community. VanDuren explained that board members have to meet certain requirements such as a vested interest in 28<sup>th</sup> Street by either owning a business or residing within the DDA boundaries. The resident will be given an application to complete for consideration for the open vacancy.

*2014 DDA Meetings Schedule:* The 2014 DDA meeting schedule is included in the agenda packet.

*DDA Website Review:* The DDA's website content was reviewed by the board and suggestions from the board included: posting dates of upcoming events, updated information on the Silverline project, contact information, adding a link to the Wyoming-Kentwood Chamber of Commerce, adding the Form-Based code ordinance, and adding a topic under the Real Estate tab dedicated to "why invest in Wyoming".

*Liquor License Ordinance:* The City Council will be reviewing the current liquor license ordinance. A proposed change will be in regard to allowing liquor licenses to smaller restaurants that may also have outdoor seating.

Public Comments:

Rich Wadsworth asked about how the demolition of Studio 28 would affect the tax base. Kochneff explained that it is based on the assessed value and demolition would decrease the assessed value. Wadsworth also commented on the potential DDA board member and that he feels the committee does important work and the support of the residents is very important and the potential board member may help with this.

Round Table Comments:

Harkema asked about the Speedway project that was proposed on 28<sup>th</sup> Street and Buchanan. VanDuren explained it had been turned down by City Council. Harkema mentioned there is a new car dealership on the corner of 131 and 28<sup>th</sup> Street and asked that a welcome letter be sent. Harkema asked about the nature of the new business in Rogers Plaza Mall that is moving into the old Big Boy Restaurant. VanDuren will research this. Harkema asked for an update on the panhandling issue. VanDuren explained a new panhandling ordinance was brought to the City Council Work Session on January 6 and will move forward to the City Council as an agenda item.

Kochneff noted the pedestrian lights are out on the north side of 28<sup>th</sup> Street between 131 and Clyde Park.

Adjournment

The meeting was adjourned at 8:27 a.m.

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Jennifer Ballard  
Administrative Assistant, City Manager's Office