



AGENDA - Downtown Development Authority

DATE: May 9, 2023 7:00 PM City Council Chambers

- I. Call to Order - Informational Meeting
- II. Roll Call
- III. Informational Meeting of the DDA
 - I. Public Comment
 - II. Overview of Annual Activities
 - III. Adjournment of Informational Meeting
- IV. Call to Order - Regular Meeting
- V. Approval of Meeting Minutes
 - I. Approval of Budget Hearing Minutes of April 18, 2023
- VI. Public Comment (Agenda Items)
- VII. Unfinished Business
- VIII. New Business
 - I. Jima Studio Civic Campus Engagement Discussion
- IX. Public Comment (Non-Agenda Items)
- X. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.



DOWNTOWN DEVELOPMENT AUTHORITY MEETING

DATE: May 9, 2023

SUBJECT: Overview of Annual Activities

SUMMARY: Pursuant to PA 57 of 2018, the DDA is required to hold two informational meetings per year. This is the 1st informational meeting of 2023 , and this report summarizes DDA activities and accomplishments since the December 13, 2022 DDA Informational meeting.

SEMCOG Concept Design Rain Garden- Southeast Michigan Council of Governments (SEMCOG) has \$900,000 available through the EPA's Great Lakes Restoration Initiative for competitive subgrants to implement green infrastructure projects in Southeast Michigan. Grosse Pointe Park DDA applied in 2022 for funding of a design concept which at first we were not funded, money however was leftover from the program and Grosse Pointe Park was provided a Concept Design document funded by SEMCOG and eventually awarded for the project in the amount of roughly \$54,000. The DDA has \$10,000 in support funding as part of the Rain Garden Project.

JIMA Studio Civic Campus Discussion- As part of an overall review of the City Hall, Public Safety, Library and Future Parking Lot, the DDA wished to explore an opportunity through a Request for Proposal for services on a conceptual design of the area. The information to be included in the concept and building of the design with our new city master plan, parking study,input from business and residential stakeholders, beautification and the DDA Board. JIMA Studio assisted guiding the DDA and other city stakeholders through a visioning session that helps to define the following: (1) a clear goal statement for the civic campus design to serve as a metric of success (2) stronger understanding of the intended site programs, character and vibe of this new space, (3) site non-negotiables or elements that we should consider to be fixed and (4) other considerations for the site that have not yet been explored. Jima will be presenting at the May 9th meeting some visual concepts of the Campus and look for feedback from the DDA and that of the Community.

DDA Proposed Budget Fiscal Year 23-24-The DDA Adopted its Fiscal Year proposed 2023-2024 budget which will include \$119,000 from captured property taxes. A new budget item for this Fiscal Year includes Business Grant opportunities while keeping open Green Infrastructure if funds for grants are not expended in the Fiscal Year. A continuation of Legal Services with a reduction from the DDA approving McGraw Morris to act as Legal Counsel, an increase in funds for landscape/maintenance of the Jefferson boulevards and islands, a continuation to the budget for the Civic Campus Parking Lot, an increase for wage and fringe of the DDA Director and continuing to budget for wayfinding/entrance signage to the District.

FINANCIAL IMPACT: No Financial Impact

RECOMMENDATION: Review Annual Activity Summary

PREPARED BY: Nick Sizeland, City Manager



**CITY OF GROSSE POINTE PARK
DDA BUDGET HEARING MEETING MINUTES
APRIL 18, 2023
7:00 PM**

CALL TO ORDER

The meeting was called to order by Chairperson Wixson and opened with the Pledge of Allegiance to the Flag. The meeting convened at the Council Chambers of the Municipal Building, 15115 E. Jefferson, Grosse Pointe Park, Wayne County, Michigan 48230.

ROLL CALL

The following were present: Boardmembers Assaf, Corbin, Horne, Kilgus, Ochab, Vice Chair Farhat and Chairperson Wixson

Also present: Nick Sizeland, DDA Director and City Manager; Meaghan Bachman, City Clerk; and Kevin Kilby, City Attorney

Excused: Boardmembers Kretschmar, Turnbull and Mayor Hodges

APPROVAL OF MEETING MINUTES: APPROVAL OF FEBRUARY 28, 2023 MINUTES

Motion by Boardmember Corbin seconded by Boardmember Ochab, to approve the Minutes of February 28, 2023

AYES: Boardmembers Assaf, Corbin, Horne, Kilgus, Ochab, Vice Chair Farhat and Chairperson Wixson

NAYS: None

ABSENT: Boardmembers Kretschmar, Turnbull and Mayor Hodges

PUBLIC COMMENT (AGENDA ITEMS)

None

UNFINISHED BUSINESS

City Manager Nick Sizeland noted the City of Grosse Pointe Park DDA was awarded the SEMCOG Green Infrastructure Grant in the amount of \$54,000 and funds will be used for a rain garden at City Hall.

He also noted the survey was posted for the JIMA Studios Civic Campus Design outdoor space of City Hall, Public Safety and the Library buildings.

NEW BUSINESS

DDA PROPOSED BUDGET

Motion by Boardmember Assaf seconded by Boardmember Ochab to approve the proposed Fiscal Year 2023/2024 DDA Budget.

AYES: Boardmembers Assaf, Corbin, Horne, Kilgus, Ochab, Vice Chair Farhat and Chairperson Wixson

NAYS: None

ABSENT: Boardmembers Kretschmar, Turnbull and Mayor Hodges

The proposed DDA for fiscal year 2023-2024 budget will include \$119,000 from captured property taxes. A new budget item for this Fiscal Year includes Business Grant opportunities while keeping open Green Infrastructure if funds for grants are not expended in the Fiscal Year. A continuation of Legal Services with a reduction from the DDA approving McGraw Morris to act as Legal Counsel, an increase in funds for landscape/maintenance of the Jefferson boulevards and islands, a continuation to budget for the Civic Campus Parking Lot, an increase for wage and fringe of the DDA Director and continuing to budget for wayfinding/entrance signage to the District.

Fiscal Year Proposed Budget 23-24 Green Infrastructure/Business Grants \$10,000 Legal Services \$8,000 Landscape/Maintenance \$34,000 Civic Campus Parking Lot \$45,000 DDA Director \$14,900 Wayfinding/Entrance Signage \$8,000

Total Appropriations \$119,000

The Board asked the following questions: inquired about the design of the city entrance sign and cost; questions were asked about the grant; questions were asked about the parking lot; a question was asked about the shrubs in front of City Hall and asked if this was budgeted - it was noted if funds are available, it would be a nice improvement; a question was asked regarding revenue and how it is generated; the landscaping contracted services and noted a RFP would be appropriate to solicit for these services to insure the City is receiving a fair price; budget clarification questions were also asked by Board members.

PUBLIC COMMENT (NON-AGENDA ITEMS)

None

ADJOURNMENT

Motion by Boardmember Corbin, seconded by Boardmember Kilgus, to adjourn the meeting.

AYES: Boardmembers Assaf, Corbin, Horne, Kilgus, Ochab, Vice Chair Farhat and Chairperson Wixson

NAYS: None

ABSENT: Boardmembers Kretschmar, Turnbull and Mayor Hodges With no further business, the meeting adjourned at 7:25 pm



DOWNTOWN DEVELOPMENT AUTHORITY MEETING

DATE: May 9, 2023

SUBJECT: Jima Studio Civic Campus Engagement Discussion

SUMMARY: Jima Studios will provide an engagement opportunity for the DDA Board and members of the public to discuss the following Civic renderings and boards for ideas and discussion.

FINANCIAL IMPACT: None

RECOMMENDATION: Review and Provide Feedback to Jima

PREPARED BY: Nick Sizeland, City Manager

We're so happy you could be here with us!

Tell us - what words should describe the new Civic Campus?

Our Civic Campus will be...

culturally rich	natural	family friendly	accessible
inviting	dynamic	fresh	historic
casual	pedestrian friendly		

Add a sticky note if we run out of space!

Which images best illustrate your vision of the new Civic Campus?



public art and interactive displays?



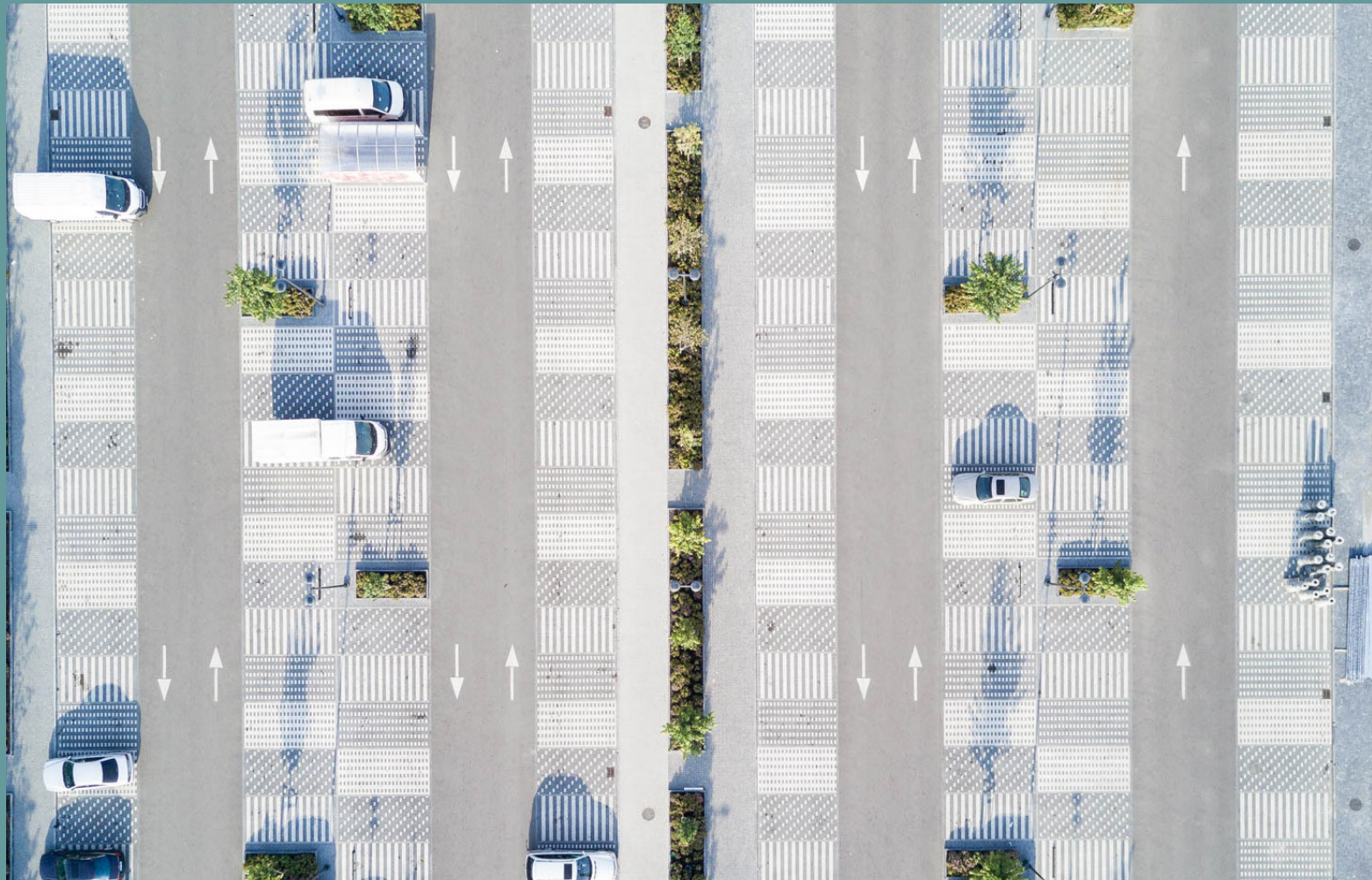
performance or pop-up spaces?

Add a sticky dot on the image that best illustrates what you would like to see at the Civic Campus!

Which images best illustrate your vision of the new Civic Campus?



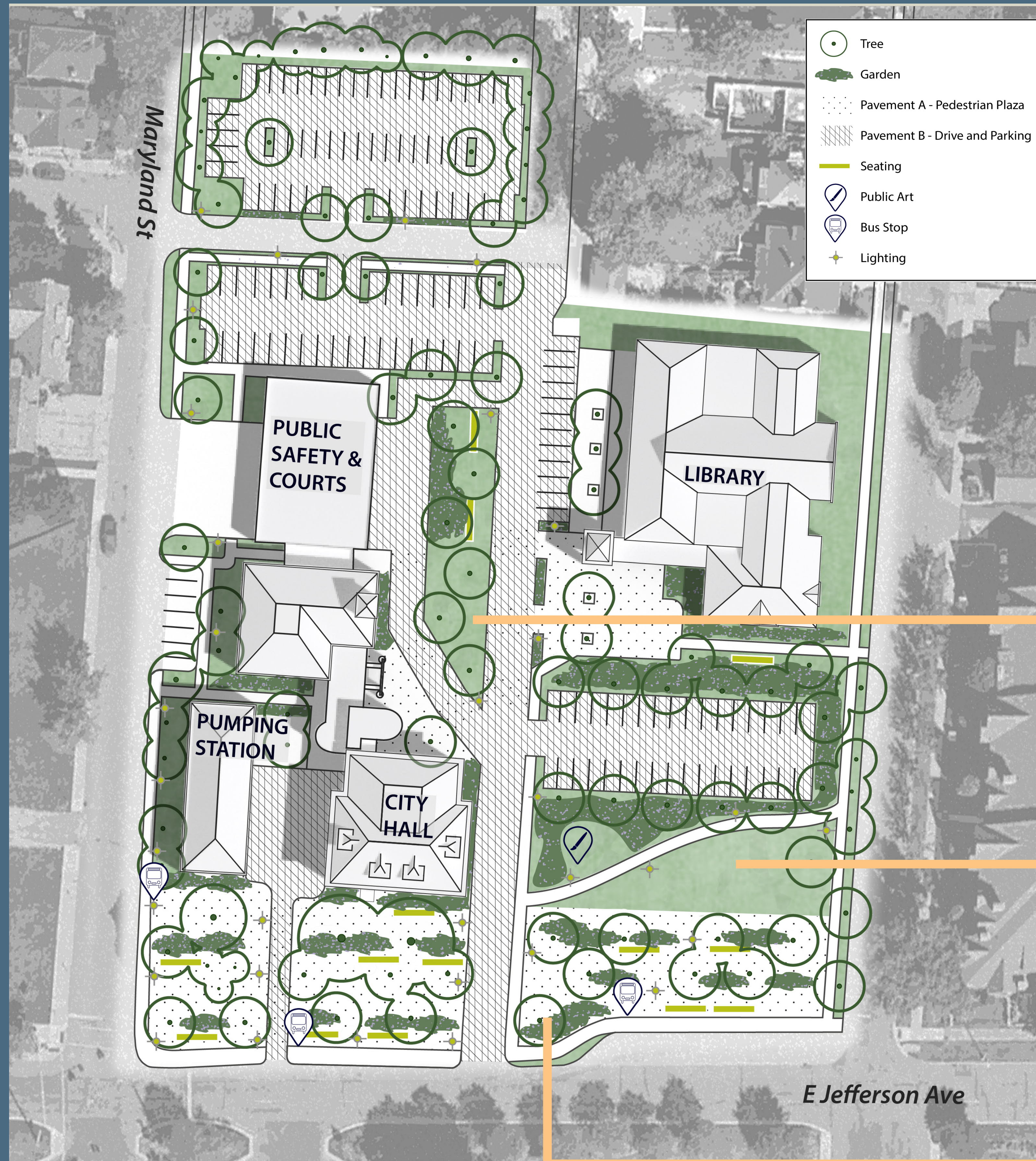
better car and parking solutions?



more intentional landscapes?

Add a sticky dot on the image that best illustrates what you would like to see at the Civic Campus!

What do you like about Concept A?



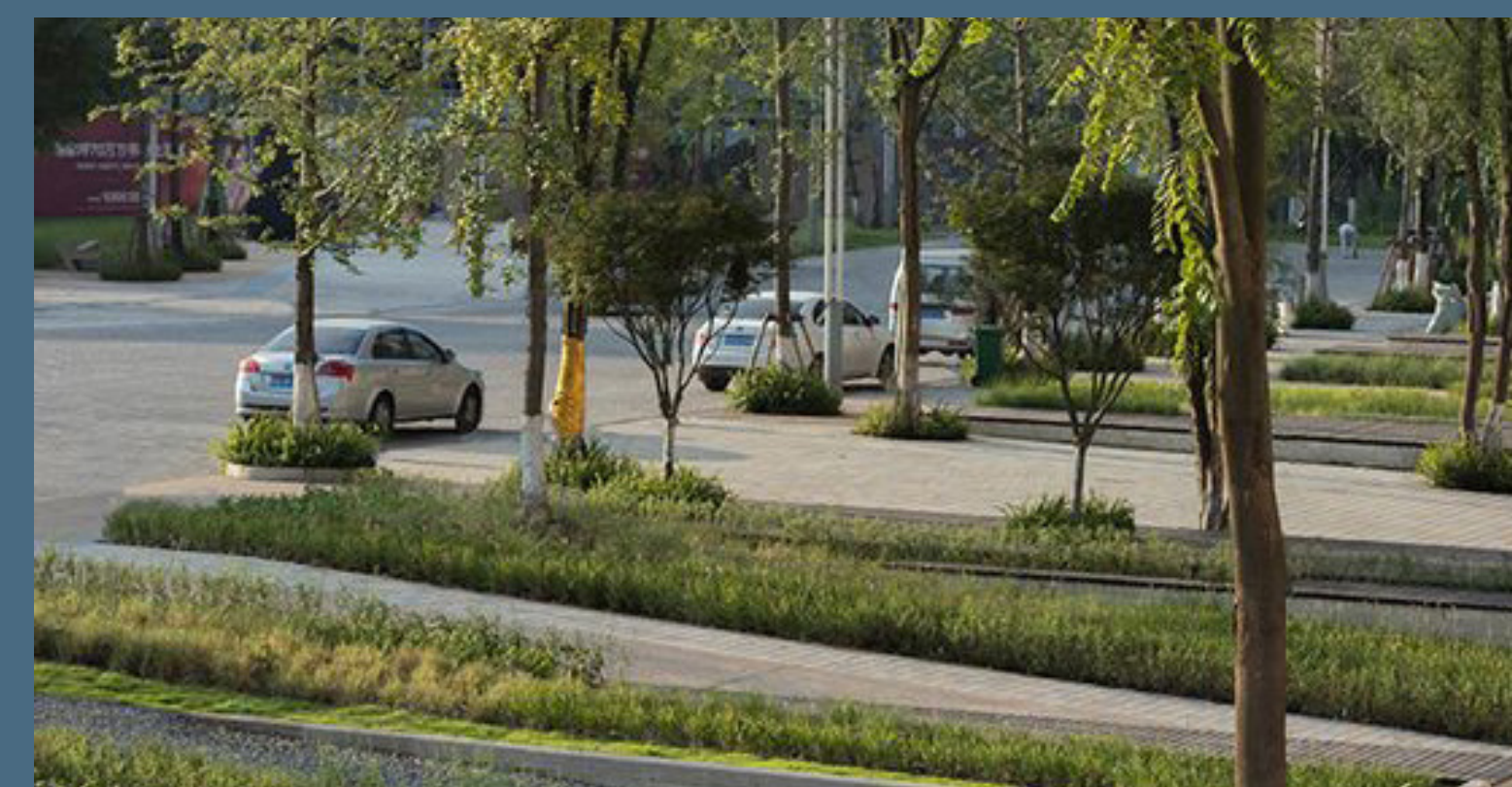
• Add a sticky note with your comments here!



OUTDOOR "ROOMS"



PUBLIC LAWN



STREET ADJACENT PUBLIC PLAZA

What does it do well? What could it do better? What isn't there that you would like to see?

What do you like about Concept B?



Add a sticky note with your comments here!



CENTRAL PLAZA AND PERFORMANCE SPACE



MOBILE PLANTERS AND SEATING

What does it do well? What could it do better? What isn't there that you would like to see?