



AGENDA - Downtown Development Authority

DATE: April 22, 2026 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of March 25, 2026 Minutes
- IV. Public Comment (Agenda Items)
- V. Unfinished Business
- VI. New Business
 - I. DDA Budget Review
- VII. Public Comment (Non-Agenda Items)
- VIII. 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 – March 25, 2026

7:00 PM

CALL TO ORDER

Chairman Ben Wixson called the meeting to order at 7:00 PM.

ROLL CALL

The following were present – Board members Ben Wixson, Michele Hodges (Mayor), Sharon Corbin, Richard Ansell and Laura Ochab.

Also Present: Nick Sizeland, DDA Director and City Manager; Legal Counsel Kevin Kilby.

Excused Board members: Todd Kilgus and Robert Farhat.

REGULAR MEETING

Approval of July 22, 2025 Meeting Minutes

Motion to approve the July 22, 2025 Meeting Minutes.

Motion by Board Member Corbin; Seconded by Board Member Ochab.

Ayes: All

Nays: None

PUBLIC COMMENT – AGENDA ITEMS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

DDA Budget Workshop Scheduling

The City Manager proposed scheduling a DDA Budget Workshop in April, with potential dates of April 8 or April 22 at 7:00 PM.

Board discussion indicated a preference for April 22.

Motion to approve April 22, 2026 at 7:00 PM for the DDA Budget Workshop.

Motion by Board Member Wixson; Seconded by Board Member Ansell.

Ayes: All

Nays: None

DDA Development Plan and TIF Plan Review

The City Manager and legal counsel presented the draft update to the DDA Development Plan and Tax Increment Financing (TIF) Plan.

Key discussion points included:

- Background & Timing (1986 original, 2012 update, expiring June 30, 2026)
- TIF duration discussion (30 vs. 40 years)
- District boundary considerations
- Public process requirements
- Broad and flexible project list
- Public safety coordination
- Importance of maintaining DDA/TIF structure

Motion to approve the draft DDA Development Plan and TIF Plan and forward it to City Council for consideration, with the understanding that Board members may submit additional project suggestions prior to final submission.

Motion by Board Member Corbin; Seconded by Board Member Ochab.

Ayes: All

Nays: None

PUBLIC COMMENT – NON-AGENDA ITEMS

None

ADJOURNMENT

Motion to adjourn the meeting.

Motion by Board Member Corbin; Seconded by Board Member Ansell.

Ayes: All

Nays: None

The meeting was adjourned at 7:44 PM.

Prepared by:

Nick Sizeland, DDA Director and City Manager



DOWNTOWN DEVELOPMENT AUTHORITY MEETING

DATE: April 22, 2026

SUBJECT: DDA Budget Review

SUMMARY: Attached is the preliminary Fiscal Year 2027 Budget for consideration. Per Public Act 57, before the budget can be adopted by the DDA the governing body of the municipality must approve the budget. Therefore, staff will present a final budget to the Board to consider after the City Council approves it during its annual budget process. This allocation does not include cash reserves from previous fiscal years

FINANCIAL IMPACT: Revenues and expenditures are balanced

RECOMMENDATION: Review the proposed budget for the 2026 fiscal year

PREPARED BY: Nick Sizeland, City Manager

04/20/2026 BUDGET REPORT FOR GROSSE POINTE PARK DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 AMENDED BUDGET
Dept 000 - Non Departmental				
ESTIMATED REVENUES				
248-000-404.000	Captured Property Taxes	127,800.00	106,190.42	131,634.00
248-000-445.000	Penalties & Interest on Taxes	100.00	81.16	100.00
248-000-665.000	Interest Income	13,500.00	10,197.44	10,000.00
TOTAL ESTIMATED REVENUES		141,400.00	116,469.02	141,734.00
NET OF REVENUES/APPROPRIATIONS - 000 - Non Departmental		141,400.00	116,469.02	141,734.00
Dept 730 - Project Development				
APPROPRIATIONS				
248-730-703.000	Intergovernmental Services 5% Increase (Finance, Treasury, City Manager)	31,000.00	25,833.30	33,000.00
248-730-728.100	Communication - Postage & Mail	200.00	0.00	100.00
248-730-741.100	Printing Services	500.00	0.00	300.00
248-730-752.000	Supplies - Office Supplies Name Plates, Badges, Office Supplies	500.00	0.00	1,000.00
248-730-762.030	GREEN INFRASTRUCTURE City Hall Rain Garden	15,000.00	0.00	25,000.00
248-730-801.100	Professional & Contractual Services Audit Service	11,200.00	331.40	6,500.00
248-730-802.000	Professional - Legal Services	25,000.00	1,184.00	18,000.00
248-730-818.106	Professional - Lawncare/Landscaping Svcs	25,000.00	18,060.90	27,000.00
248-730-900.100	Advertising & Publications	10,000.00	0.00	1,000.00
248-730-930.000	Maintenance & Repairs - Land Improvement Lighting Replacement, Decorative, Trees, City Hall	9,000.00	16,243.32	20,000.00
248-730	Grant Program			7,000.00
248-730-940.000	Rentals/Leases	20,000.00	0.00	0.00
248-730-968.100	Depreciation/Depletion & Amortization	2,500.00	0.00	2,500.00
TOTAL APPROPRIATIONS		149,900.00	61,652.92	141,400.00
NET OF REVENUES/APPROPRIATIONS - 730 - Project Development		(149,900.00)	(61,652.92)	(141,400.00)
ESTIMATED REVENUES - FUND 248		141,400.00	116,469.02	141,734.00
APPROPRIATIONS - FUND 248		149,900.00	61,652.92	141,400.00
NET OF REVENUES/APPROPRIATIONS - FUND 248		(8,500.00)	54,816.10	300.00
UNRESTRICTED FUND BALANCE				334,703.00