

**Downtown Development Authority
Regular Meeting Minutes**

5:30 PM, Tuesday, January 13th, 2026

Meeting Held In-Person at City Council Chambers, 3200 Biddle Avenue

MEMBERS PRESENT: Mayor Rob DeSena, Scott Jordan, Anne Inger, Andy Morsello, Jerad Rushlow, Patt Slack, Leah Stefanski

MEMBERS EXCUSED: Leo Stevenson, Ron Thomas

OTHERS PRESENT: Joe Gruber, DDA Director

PUBLIC COMMENT: None

INTRODUCTION OF NEW MEMBER: Mayor DeSena introduced Jerad Rushlow, owner of Jerad Anthony Salon, as the newest member of the DDA Board. Jerad expressed enthusiasm for continuing his family business and supporting downtown growth.

APPROVAL OF MINUTES & AGENDA: Minutes from the December 9, 2025 meeting (with minor corrections to spelling error) and the agenda for January 13, 2026.

Motion by S. Jordan, Supported by A. Majlinger to approve the Minutes and Agenda. All in favor, motion carried.

INFORMATION TO RECEIVE & PLACE ON FILE: None

MONTHLY REVENUE/EXPENDITURE REPORT: Period Ending December 31, 2025.

Motion by A. Morsello, Supported by L. Stefanski to approve the report. Roll Call: All in Favor. Motion carried.

ONGOING PROJECTS & BUSINESS:

Downtown Infrastructure Project (DIP) & WalkSafe Wyandotte Update:

Director Gruber presented a nearly conclusive financial summary of the Downtown Infrastructure Project and WalkSafe Wyandotte sidewalk improvements. The report is attached hereto and incorporated into the meeting minutes. The Next Steps are to resume WalkSafe Wyandotte construction (west side of Biddle & side streets) in early spring 2026. Board members praised the financial stewardship, successful grant acquisition, and transformative impact of the project on downtown Wyandotte.

NEW PROJECTS & BUSINESS: None

DISCUSSION ITEMS:

Lobbyist Engagement Review: P. Slack asked if there were plans to rehire the Lobbyists that the DDA hired in 2024. Director Gruber and Mayor DeSana explained that past lobbying efforts provided exposure but limited direct funding impact. Current strategy relies on strong local/state relationships and Michigan Downtown Association membership for legislative advocacy. No active lobbyist engagement planned unless tied to a future major project.

Wayfinding Signage Initiative: A. Morsello emphasized urgency for implementing a comprehensive wayfinding system (parking, social district, downtown navigation) by spring 2026. Promotions & Design Committee will convene to finalize plans and leverage in-house city sign shop for cost efficiency.

Downtown Business Updates: Abundant Living Gallery: Owner Pam Riley retiring after 12 years; recognized for contributions to downtown.
Mothra Tattoo: Relocated and expanded; former space now home to Sour Mama Sourdough Bakery.
Franks Pizza: Closed; replaced by TRU Pizza, a gluten-free pizzeria with strong early success.
Overall: Downtown business ecosystem remains strong with minimal vacancies and rapid replacement upon few businesses vacating/closing.

Marketing & Publications: Continued participation in Wyandotte Today magazine; copies available at City Hall. Increased emphasis on digital guides and QR code integration for social district and wayfinding.

NEXT REGULAR MEETING:
5:30 PM, Tuesday, February 10, 2026

Motion by L. Stefanski, Supported by P. Slack to adjourn the meeting. All in favor, motion carried.

ADJOURNMENT:
6:17 PM

Respectfully Submitted,
Joseph K. Gruber
Executive Director and Secretary

2021-2025 FINANCIAL REPORT

Downtown Infrastructure Project (DIP)

WalkSafe Wyandotte Sidewalk Project

SOFT COSTS: design, architecture, construction engineering, etc.

Wade Trim FY21-23	\$	70,798.07
Spalding DeDecker DIP FY22-25	\$	1,574,773.50
Spalding DeDecker WalkSafe FY23-25	\$	113,654.50
Spalding DeDecker FY25-26 projected remaining	\$	\$199,094.71

TOTAL SOFT COSTS = \$1,958,320.78

HARD COSTS: construction, equipment, supplies, bond issuance, etc.

Anglin Civil FY23-25	\$	8,836,774.05
Electrical Expenses FY23-25	\$	658,857.87
Bonding FY23-25	\$	119,713.05
WalkSafe FY24-25	\$	110,580.00
Anglin Civil FY25-26 projected remaining	\$	325,314.26
WalkSafe FY25-26 projected remaining	\$	401,543.11

TOTAL HARD COSTS = \$10,452,782.34

TOTAL COSTS = \$12,411,103.12 *

SOURCES	REVENUES
SEMCOG Planning Grant	\$ 26,192.00
CFSEM: RWJF Grant	\$ 50,000.00
MEDC RAP 1.0 Grant	\$ 1,000,000.00
Wayne County ARPA Grant	\$ 3,950,000.00
DDA Bond	\$ 6,500,000.00
Reimbursements	\$ 537,232.66

TOTAL REVENUES = \$12,063,424.66 *

***NOTES:**

- Neither the total WalkSafe Sidewalk project contract expenses (~\$1.33M), nor the SEMCOG TAP grant award revenues (~\$1.24M) are listed, as these numbers will not be reflected on our actual accounts and
- Reimbursement revenues are not immediate, and may be subject to change.
- The DDA has not received final anticipated reimbursement requests from the Wyandotte Municipal Services Electric Department for electrical components and final hard costs. We do not have accurate projections for this (*rough estimate provided is \$500,000*).
- We have a punch-list of misc. items need to be finished, generally minor, will impact final total costs.
- Increased Tax Increment Revenues, Increased interest earnings on investments, and prudent annual DDA spending over the DIP project lifetime has sustained a healthy fund balance overtime.
- FY 20-21 Actual Starting DDA Fund Balance = \$919,639.50
- FY 25-26 Projected Estimated Ending DDA Fund Balance = \$1,200,000.00