



Downtown Development Authority

City of Ecorse, Michigan

Minutes - APPROVED

Ecorse Downtown Development Authority (DDA) Board Meeting

Thursday, March 4, 2021 – 8:30 am via Zoom

Zoom ID: 3886354369, password: 5555 or call in at 312-626-6799 ID: 3886354369

1. Meeting Call to Order at 8:38 a.m.

2. Roll Call:

Johnny Gewarges, Chairman

Darcel Brown, Mayor Pro-Tem

Kosta Callis, Vice-Chairman

Dan Brown

Jackie Brown, Secretary

Bob Reed

Lamar Tidwell, Mayor

Kelly Rose

Also present: Larry Steckelberg (Michigan Treasury); Tim Sadowski (Ecorse City Administrator); John Jackson (McKenna), Stephanie Peña (McKenna);

3. Approval of the Agenda

Moved by Member Darcel Brown and seconded by Member Kelly Rose to approve the agenda for the DDA Board regular meeting of March 4, 2021. Ayes all.

4. Approval of the Minutes of the February 11, 2021 DDA Meeting

Moved by Mayor Tidwell and seconded by Secretary Jackie Brown to approve the minutes for the DDA Board regular meeting of February 11, 2021. Ayes all.

5. Presentation and Consideration of the Draft Ecorse DDA Bylaws:

- a. Review and discuss the draft bylaws

John Jackson said the Board can act on the bylaws as soon as the next DDA Board meeting in April. Then they will be forwarded to City Council for its approval. At that point, the DDA can nominate and appoint a treasurer.

6. Presentation and Consideration of the Draft 2021 – 2022 Budget:

- a. Review and discuss the budget

John Jackson spoke to the first year of the TIF, saying the DDA should not expect much revenue generated. We expect about \$1,209 to be generated. We will talk about other options beyond the TIF to generate income for project. Page 4 speaks to the various line items to prepare for future project revenue and expenditures. As the DDA generates revenue, either in the form of TIF or donations, then we can approach the City (Tim Sadowski) and talk about amending the budget for expected revenue.

Member Kelly Rose asked regarding West Jefferson beautification projects, specifically the implementation of trash and recycling receptacles – how would the City dispose of recycling materials if the City does not currently have a recycling program. John Jackson clarified that the proposed project would also entail exploring disposal of recycling materials. Kelly Rose added that Lincoln Park has a curb side program and Wyandotte has a drop-off center, there is no place for the City to dispose of items gathered from Creek cleanup.

Member Kelly Rose also asked about sidewalk sweeping and snow removal, with concern towards the bike lanes. Often times street sweeping pushes debris into the bike lanes, would it be possible to sweep the bike lanes as well? John Jackson clarified that when these projects are explored in more detail, we may have to put out an RFP, we may have to add these details. Chairman Johnny Gewarges asked Mayor Tidwell to comment. Mayor Tidwell discussed how they were exploring once-a-week sweeping, also acknowledging that the bike lanes do need to be clean and the potential implementation of trash cans can help.

- b. Approval of the 2021 – 2022 DDA Budget**
Moved by Darcel Brown and seconded by Kelly Rose to approve the 2021 – 2022 DDA Budget. Ayes all.

7. Future Project Fundraising Options

- a. John Jackson presented a couple options, outlined in a memo to the DDA, to generate revenue for fundraising. John Jackson recommended the formation of a subcommittee to begin these processes.

Member Dan Brown spoke to US Steel's interest for supporting the Ecorse DDA, suggests laying out some documentation to show potential amounts that would help out the cause. John agreed and responded with a question regarding a timeframe. Member Dan clarified that the sooner the better.

Chairman Johnny Gewarges asked Secretary Jackie Brown about her interest in a go-fund-me. Ms. Brown expressed interest in getting started as soon as possible.

Chairman Johnny Gewarges stated his interest in touching on all proposed items to try to generate as many funds as possible. Secretary Jackie Brown spoke to being able to donate paint as she has for the City Firehall.

Member Kelly Rose spoke to attacking low-hanging fruit and being able to bank with Ecorse DDA.

Chairman Johnny Gewarges and Secretary Jackie Brown spoke about the nice flagpoles in the City and potentially adding flags as a DDA project. John Jackson added that McKenna could provide a rough budget for what a flag/banner project would cost.

Member Darcel Brown asked if McKenna will be looking into grant opportunities for Ecorse. John Jackson responded yes, as he has already begun looking, specifically for trash receptacles. Member Darcel Brown asked if Ecorse would be eligible for federal funds? John Jackson responded yes.

Member Kelly Rose proposed an idea of a summer event in Dingell Park, such as a food truck rally, that could be branded by DDA. Maybe even putting up a booth when the City does fireworks. John Jackson suggested that these items will need to be formalized.

Secretary Jackie Brown also suggested that we could do a community bike ride with DDA shirts, like a meet-and-greet.

8. Next Agenda Items:

- a. Guest Speakers
John Jackson spoke to bringing in guest speakers who can provide resources for the DDA.
- b. Market Study
John Jackson spoke to an importance to presenting the Market Study next meeting to look ahead to overall objectives.
- c. Annual Reporting Requirements
John Jackson spoke to the need to begin discussing the DDA's annual reporting requirements.

9. Public Comments

None.

10. Board Member Comments

Chairman Gewarges asked about the TIF Plan approval from the City Council. John Jackson clarified that there will be a public hearing (notices are going out) and that members of the public and representatives of taxing jurisdictions will be able to speak if they desire. It will be a couple meetings before the DDA Plan gets formally approved. John Jackson is not currently aware of anyone's concerns.

11. Adjournment

Moved by Member Darcel Brown and seconded by Member Kelly Rose to adjourn the meeting at 9:12am. Ayes all.