

**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY MEETING  
AND INFORMATIONAL MEETING HELD IN THE DAVID W. HANSELMAN  
MUNICIPAL BUILDING ON THURSDAY, APRIL 28, 2022 AT 4:00 PM**

**I. Call to Order**

The Downtown Development Authority Meeting was called to order by Chairman McCandliss at 4:00 p.m.

**II. Pledge of Allegiance**

Chairman McCandliss led the pledge of allegiance.

**III. Roll Call**

The following members were present: Mayor Robert Binson, Chairman Glenn McCandliss, Mr. Haas Charara, Ms. Jessica Hite, Mr. Gary Novak, Mr. David Czapski, Mr. Russ Haney and Mr. John Motyka. Also present were Dennis Champine, City Manager/Clerk & DDA Director, Nancy Barr and Brandon Jonas. A quorum is present.

The following members were absent and excused: Ms. Janice Ornsten.

**IV. Adoption of Agenda**

**MOTION** by Mayor Binson to approve adoption of the agenda as presented, supported by Ms. Hite.

**AYES: ALL**

**MOTION CARRIED**

**V. Approval of Minutes from December 16, 2021 Meeting**

**MOTION** by Mayor Binson, supported by Mr. Haney to approve the minutes from the December 16, 2021 meeting.

**AYES: ALL**

**MOTION CARRIED**

**VI. Public Comments**

a. None.

**VII. Treasury Report**

a. Mr. Champine reported that the DDA fund has a balance of \$371,593.10

**MOTION** by Mayor Binson, supported by Mr. Charara to accept the Treasury Report as presented.

**AYES: ALL**

**MOTION CARRIED**

**MOTION** by Mr. Motyka, supported by Mayor Binson to approve the Budget Amendment as presented.

**AYES: ALL**

**VIII. Board Actions**

- a. Façade/Exterior Improvement – Gruenburg Law, 25501 Van Dyke

Mayor Binson reported that Gruenburg Law, located at 25501 Van Dyke Avenue has submitted the Façade/Exterior Improvement Grant application requesting up to \$10,000 or 50% of the total cost of project, whichever is less, which includes (3) quotes for awning replacement from three service providers, Royal Oak & Birmingham Awning LLC, Michigan Tent & Awning and Belle Isle Awning.

**MOTION** by Mr. Haney, supported by Mr. Czapski to approve the Façade/Exterior Improvement Grant requested by Gruenburg Law, in the amount not to exceed \$2,765.00.

**AYES: ALL**

**IX. Old Business**

- a. Consideration of proposed qualifications for BDIP

Mayor Binson stated, the DDA had previously approved a proposed Business Development Incentive Program (BDIP) which would allow start up small business owners to gain access to up to \$5000.00 for business start up cost. After thorough review of other types of business incentive programs offered throughout Metro-Detroit, the DDA Director with the recommendation of the City of Center Line Economic Director recommends that BDIP guidelines, qualifications and application procedures be approved as presented.

**MOTION** by Mayor Binson, supported by Mr. Charara to approve BDIP guidelines, qualifications and application procedures as presented.

**AYES: ALL**

**XI. New Business**

a. MEDC Presentation - Elizabeth King presented RRC

b. Consideration of \$5,000.00 CLFF donation

Mayor Binson stated that each year, the Center Line Festival Foundation organizes the Center Line Independence Festival. This year's events will be June 3-5, 2022. It is recommended that the DDA Board of Directors continue to support community events and authorize the Director to make a \$5,000.00 financial commitment to marketing of the Center Line Independence Festival for the 2022 event season. This commitment will be for the Daily Theme for "Saddle up Saturday".

**MOTION** by Mr. Charara, supported by Mr. Motyka to approve financial support of Center Line Independence Festival event in the amount of \$5,000.00.

**AYES: ALL**

c. Consideration of Reimbursement – Social District License Fees, Te Roma and Sandbaggers

Mr. Champine stated that as part of the City of Center Line's ongoing efforts to increase attendance of the 2022 Center Line Independence Festival and Cruisin' 53 events, reviewing recent changes in State of Michigan Liquor licensing laws, it was determined that so long as the city has a minimum of two licensed liquor service businesses, it may submit a request to establish a social district. To do so, the two bars, Sandbaggers Sports Bar and Te Roma Inc. agreed to apply for Social District license from the Michigan Liquor Control Commission. The cost of said application for each business was \$320.00, to which the DDA Director is requesting the DDA Board of Directors reimburses in full.

**MOTION** by Mayor Binson, supported by Ms. Hite to approve reimbursement of \$320.00 to each Sandbaggers Sports Bar and Te Roma Inc. for LCC Social District License Application.

**AYES: ALL**

d. Consideration of purchase of 1,000 Social District cups

Mr. Champine stated as part of the requirement by the State of MI LCC it was necessary for both Sandbaggers Sports Bar and Te Roma Inc. to have beverage cups produced with their individual business logos emblazoned on them for the consumption of their provided beverages in the Social District zone.

**MOTION** by Mr. Haney, supported by Mayor Binson to approve the purchase of 1,000 plastic cups with logos from Main St. Gifts in the amount not to exceed five hundred fifty-eight dollars (\$558.00)

**AYES: ALL**

After further discussion...

**MOTION** by Mayor Binson, supported by Mr. Charara to amend the previous Motion, to approve the purchase of 2,000 plastic cups with logos from Main St. Gifts in the amount not to exceed one thousand, one hundred sixteen dollars (\$1,116.00)

**AYES: ALL**

**XII. Economic Development Update – Dennis Champine**

Mr. Jonas provided an update on the Road Diet for Van Dyke Avenue. Welcome packs are put together, South East Chamber to pass out. Electric vehicle charging stations could be included in new developments. Iron Belt Trail – Striping down by September

**XIII. Chairman Comments**

None.

**XI. Board Comments**

Mr. Motyka mentioned Softball tournament at Independence Festival, donated '81 Honda for raffle, buy/sell some tickets. Intensified Digital platform – something to look into.

**XII. Directors Report**

Mr. Champine stated, market values are up, commercial by 25%, industrial by 10% and residential by 18%. We had 690 rentals properties, we are down to around 400.

**XIII. Adjournment**

**MOTION** by Mayor Binson, supported by Mr. Charara to adjourn the Regular Downtown Development Authority meeting.

**AYES: ALL**

**MOTION CARRIED**

Meeting adjourned at 5:30 p.m.

Dennis Champine

DDA Director