

**MINUTES OF THE  
CITY OF ST. CLAIR SHORES  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Wednesday, February 8, 2023**

Regular Meeting of the Downtown Development Authority, held in the Jefferson Conference Room,  
located at 27600 Jefferson Avenue, St. Clair Shores, Michigan.

**Present:**

Gloria Kinn  
Mary Bricolas  
Anna Casali  
Dave Harden  
Kyle McKee  
Sean O'Brien  
Kip Walby  
Ryan Balicki (entered meeting 10:49)

**Also Present:**

Denise Pike, CDI  
Shana Kot, CDI  
Shantelle Hubbard, Recording Secretary

**Absent**

Amy Florek

**1. Call to Order, Roll Call and Pledge of Allegiance**

Kip Walby called the meeting to order at 10:03 am. Pledge of Allegiance was said.

Motion by O'Brien, seconded by Harden to excuse Florek and Balicki from today's meeting.

**2. Approval of Minutes of the December 14, 2022, Meeting**

Motion by Casali, seconded by Kinne to approve the minutes from December 14, 2022.

**3. Old Business**

**a. DDA/TIF Plan Public Hearing Comments**

There were five comments. All of them were positive.

Ms. Pike stated that she had an email from Councilman Caron with several comments that he would like to see addressed in the DDA plan. Ms. Pike read off his comments. She provided to the board the redline of the plan. The board discussed the changes and added comments and suggestions.

Ms. Pike stated that if amendments are needed following approval of the plan, it is allowable but would need to follow the process outlined in the statute. In order to approve the plan and make a recommendation to Council, Ms. Pike suggested the board call a special meeting, noting this would be the only subject on the agenda.

Motion by McKee, seconded by O'Brien to have a special meeting on February 13<sup>th</sup> at 8:00 am. to review and approve the DDA/TIFA plan amendments.

**b. Draft Ordinance**

Ms. Pike sent out the draft ordinance which was created by legal counsel. There is no reason for any input on it and it will have to be approved on the March 6<sup>th</sup> council meeting.

Motion by McKee, seconded by O'Brien that we received and filed the draft ordinance of the development plan.

Motion by McKee, seconded by Casali, to move Special Assessment Districts, Holiday Lighting/Events Wrap-Up and Budget Preparation to March 8<sup>th</sup> meeting.

**c. Special Assessment Districts**

Moved to March 8<sup>th</sup> meeting.

**d. Holiday Lighting/Events Wrap-Up**

Moved to March 8<sup>th</sup> meeting.

**4. New Business**

**a. Budget Preparation**

Moved to March 8<sup>th</sup> meeting.

**5. Audience Participation**

**6. Next Meeting Date – March 8, 2023, Jefferson Conference Room**

**7. Announcements and Adjournment**

Kinne wanted clarification on the water bill she received. That bill is for the SAD #27 which go to Mark Fuga. Ms. Pike stated that when we did the parking lot, they created SAD #27 and SAD #33 and there were improvements being made to the parking lot in those areas and the city was managing the billing. SAD #27 was turned over to Mark Fuga.

Bricolas stated that they are starting to plan the social district events for this year. There are two events each month May through October with 12 events total.

O'Brien stated that he sat with the coordinators for the Rock in the Shores. He said they are still looking for \$10,000 in sponsorship. There is no possible way to combine liquor licenses for Shores Inn, Copper Hop and the event. O'Brien asked the board if they would like to sponsor this event in any capacity. Casali stated that there needs to be a sub-committee to discuss this before we can vote on it. Mayor Walby stated that this is not a DDA issue.

Moved by O'Brien, seconded by Kinne to adjourn the meeting at 11:19 am.