

# City of Hamtramck Downtown Development Authority

## Board Of Directors Meeting - Minutes

Wednesday, March 16, 2022 • 6:05pm  
Council Chambers (2<sup>nd</sup> Floor, City Hall) • Hamtramck City Hall, 3401 Evaline St.

---

**Mission Statement:** The City of Hamtramck’s Downtown Development Authority supports people, projects, and partnerships that further the economic growth and stability of a thriving Hamtramck.

**1. Call to order:** Time 6:49

**2. Roll call:**

Andrew Dow (Present), Lawrence Ingram (Absent), Mark J. Hausner (Absent), Dr. Shamiran Golani (Present), Joan Bittner (Present), Mayor Ghalib (Absent), John Grossi (Present), Andrew Kopietz (Absent), Milo Madole (Present), Ahmad Al-Hasan (Present), Amr Alhalemi (Absent), Anwar Hassan (Present)

**3. Pledge of allegiance to the flag**

**4. Public comment & introduction of the public** (*3 minutes per person limited to DDA issues*)

No Public Comment

**5. Approval of agenda**

Andrew Dow motions to approve minutes, Joan Bittner seconds. Board approves unanimously.

**6. Approval of minutes**

Milo Madole motions to approve, Andy Dow seconds. Board approves unanimously.

---

### **SECTION I: AGENDA ITEMS – For Discussion/Action/Information**

**1.** Board shares its resolution in regard to the City of Hamtramck’s parking meter contract.

Elements include a longer maximum parking time (current - 3 hours), having citations sent in multiple languages, and clear information regarding handicap parking (free).

Motion to present parking resolution to the City Council parking subcommittee. Motion by Andrew Dow and seconded by Joan Bittner. Board approves unanimously.

**2.** Board discusses whether it will retain the services of Jon Barth at *JB Associates Consulting*

Discussion: DDA not subject to the purchasing guidelines for the city. Goals for the consultant may include finishing the DDA database and creating an orientation packet for the DDA.

Motion to approve spending of 8,000 to hire Jon Barth to do several projects for the DDA. Motion by John Grossi, seconded by Milo Madole. Board approves unanimously.

# City of Hamtramck Downtown Development Authority

## Board Of Directors Meeting - Minutes

Wednesday, March 16, 2022 • 6:05pm  
Council Chambers (2<sup>nd</sup> Floor, City Hall) • Hamtramck City Hall, 3401 Evaline St.

---

3. Each DDA board member will highlight between 2-3 individual goals that they believe should be prioritized by the DDA. Board leadership will gather insights from its members to determine its priorities for the upcoming year plus implementation strategies.

Board Members Brought Up These Goals:

- Website with links to DDA Businesses (mentioned several times)
- DDA Directory on the Website
- Brochure for distribution in Michigan (tourist brochure) - 14 locations (free); (mentioned several times)
- Overpass improvement on I-75
- Ability to communicate via text with business owners
- Murals in the alley
- Clean streets
- Alley improvements for the DDA
- Attracting businesses
- Access to funds & increasing the DDA revenue (this was mentioned several times)
- Finding sponsors; Tell narrative of Hamtramck and Raise Money
- Grant programs for businesses and small business assistance
- Cleaning the DDA; more trash cans

The chair stated that the core issue to implement the programs is communication (database). One board member stated that jobs for the consultant could include completing communications and assisting with fundraising.

Discussed idea of vest with DDA sponsor (for DDA cleanups). Board discussed trash compactors, similar to Ferndale.

Phase 1 - Map, welcome packet and database

4. OPRA (Obsolete Property Rehabilitation Act) discussion — an instructive overview, presented by DDA board member, Milo Madole. Milo will discuss OPRA (I.E., property tax exemptions for commercial and commercial housing properties), how it works, and how it might benefit DDA and its merchants.

Milo Madole did an overview of OPRA. Major improvements to obsolete buildings can be costly and also result in increased property taxes. OPRA (Obsolete Property Rehabilitation Act) can freeze property taxes for 1-12 years. Applicants go to the City Council and also need state approval. More discussion on this topic to come.

5. A discussion of (matching) grant funding opportunities provided by the American Rescue Plan. A presentation by Karolynn Faulkner, Assistant Community and Economic Development (CED) for the City of Hamtramck.

Faulkner discussed the importance of improving facades on traditional main streets and shared the potential visual and economic impact for the DDA. Discussed a potential program that could possibly grant \$500,000 to the DDA for Facade Programs; a match of \$50,000 is likely needed for the grant to be approved (10%). DDA discussed raising the money to provide the 50K match if

# City of Hamtramck Downtown Development Authority Board Of Directors Meeting - Minutes

Wednesday, March 16, 2022 • 6:05pm  
Council Chambers (2<sup>nd</sup> Floor, City Hall) • Hamtramck City Hall, 3401 Evaline St.

---

the program goes through and is approved.

6. A discussion of board obligations and responsibilities, bylaws, etc., led by Ahmad Al-Hasan (Chair) and Milo Madole (Treasurer). Please refer to the included hand-out, titled: "*Chapter 30: General Provisions Standing Rules for Boards and Commissions*"

## **SECTION II: OTHER ITEMS**

1. **Public comment & introduction of the public** (*3 minutes per person limited to DDA issues*)  
None
2. **Chairman's Report (2 minutes)**  
None
3. **Member' Report (5 minutes)**  
None
4. **ADJOURNMENT**  
Meeting was adjourned at 8:44pm

---

**PLEASE NOTE:** This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.71 a (2)(3), and the Americans with Disabilities Act (ADA). The city of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the Meeting or Public Hearing upon 10 days notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 870-0343.