

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, May 9, 2022

PRESENT: Councilmembers Bolt, Fitzgerald, Postler, Postema, Vanderwood and Mayor Poll

ABSENT: Councilmember DeKryger

STAFF: Chapman, Erickson, Hofert, Holt, Koster, McCarter, Rynbrandt, Smith, Stowell, VandenBerg and Yenchar

1. Call to Order

Mayor Pro Tem Bolt called the meeting to order at 5:30 p.m.

Holt noted Hofert will provide a brief update on the proposed project at 52nd Street and Byron Center Avenue in preparation of next week's meeting and the ordinance that will be presented at that time.

2. Student Recognition

None.

3. Public Comment on Agenda Items

Rick Post, 2468 Central Avenue, supports allowing marijuana businesses.

Landon Bartley, former cannabis consultant for the City of Grand Rapids, encouraged council to consider approval of cannabis businesses.

Jared Jefferies, Cannabis Counsel Law Firm (Detroit), shared benefits of opting in to allow marijuana businesses and encouraged council to allow cannabis businesses.

Michael Tuffelmire, Jenison, shared personal perspective and the use of marijuana and encouraged council to allow marijuana businesses.

Gene Kort, 3420 Heron Avenue, encouraged council to continue to uphold marijuana prohibition.

4. Marijuana Update

Chapman reviewed the marijuana acts that regulate marijuana use in the state of Michigan, identifying both medical and recreational uses. Chapman explained the various types of marijuana business licenses, noting the four license types that provide municipalities with revenue other than an application fee. Recently, municipalities have received tax revenues of roughly \$56,000 per recreational business. Staff could not find information related to tax revenues for medical businesses.

Currently, there is no dedicated city staff to administer, enforce, draft ordinances, or otherwise oversee marijuana business licensing.

Council discussed opportunities and challenges in exploring this further and what additional information might be needed to aid in a decision. Some questioned timing of this discussion given the recent election outcome and other priorities, but there was support for continuing this conversation now.

Holt noted staff will work to identify the information being sought and return for further discussion.

5. Kent Industrial Center

Holt explained the history of the Kent Industrial Center and the challenges related to maintenance of medians. A property owners association was formed to handle the administration of the maintenance of these shared properties, but due to changes in property ownership and waning interest or lack of payment from some owners, the association has reached out to the City for assistance. If council is supportive, it is possible to specially assess the median maintenance costs.

Smith shared the steps to be taken to implement a special assessment for median maintenance.

Council supports moving this item forward to a future meeting.

6. City Center Update

Hofert provided an overview on the City Center project, noting that the city center area contains roughly 80-acres of property that includes largely underutilized parking areas and commercial properties. Hofert noted the decline of this area over several decades and the renewed goals of bringing in people, a sense of place and commerce. Hofert shared renderings, identifying existing attributes and proposed future phases.

There was further discussion on the private partnership with Magnus Capital, the request for a PILOT and costs and timeline. Hofert explained a PILOT will be presented for council's consideration next week. Hofert discussed grants that have been applied for, required matches, state and federal funding requests and other possible funding mechanisms including bonds, foundations and the MEDC's Transformational Brownfield program.

Holt noted many legislators have asked what the City will commit to this and we have indicated we will commit \$10M of the City's ARPA funds.

Council supports staff continued work on the city center project and moving the PILOT ordinance to the next regular meeting.

Hofert shared information on the rezoning of a property at 52nd Street and Byron Center Avenue, including the history of rezonings and proposed uses. The current request would allow for mixed use and will require Planning Commission and City Council approval.

There was brief discussion regarding the approval process for Planning Commission and City Council and the procedure if council wishes to address any concepts of the plan.

7. City Council Rules of Procedure

Smith noted this draft amendment was initially presented in April to address remote meeting rules and clarify some of the rules currently followed by City Council that may deviate from Robert's Rules of Order.

Council supports moving this item to the next regular meeting.

8. Income Tax Alternative Next Steps

McCarter shared background on the organizational needs related to police, fire and parks funding and the proposals that were presented in last week's election to address those needs through an income tax and property tax reduction. With the failure of those proposals, staff is seeking direction from council on next steps.

Holt noted there are 17 positions in the budget that do not have funding and there are no funds available to address the additional positions in police and fire or the capital needs for parks.

Council discussed funding scenarios, timing of a new request, opportunities and challenges related to dedicated millages and the scenarios outlined in McCarter's memo.

Holt will work with staff to develop new 5x5 scenarios with the 17 positions and all needed positions. This will return to a future meeting for continued discussion.

9. FY 2023 Budgets for Component Units and Related Entities

Staff presented a brief review of component unit budgets and the work of these units.

- **Retirement Board** - Yenchar
- **Greater Wyoming Community Resource Alliance** – Koster
- **Community Enrichment Commission** – Yenchar
- **Tree Commission** - Stowell
- **Brownfield Redevelopment Authority** – Hofert
- **Downtown Development Authority** – Hofert
- **Grand Valley Regional Biosolids Authority** – Erickson

10. Any Other Matters

11. Acknowledgement of Visitors/Public Comment (3-minute limit per person)

None.

The meeting adjourned at 7:48 p.m.

Kelli A. VandenBerg, City Clerk