

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, October 9, 2023

PRESENT: Councilmembers Arnoys, Brann, DeKryger, Hill, Postler, Mayor Vanderwood and Mayor Pro Tem Postema

ABSENT: None

STAFF: Chapman, Hofert, Shay, VandenBerg, Waterman and Yenchar

1. Call to Order

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

2. Student Recognition

None.

3. Public Comment on Agenda Items

None.

4. IFT Draft Policy

City Manager Shay introduced this item, noting the current policy and a proposed policy are included for council's review. Staff has reviewed policies of other municipalities in considering a new policy. Shay introduced Hofert to provide a more detailed review of the proposed policy and the goals staff is seeking to achieve.

Hofert noted the purpose of tax exemptions is to incentivize industrial development that might not otherwise occur. The last review of this policy occurred in 2015. This new policy complies with Public Act 198, clarifies the application process, provides minimum thresholds for investment and employment, asks for a demonstration of the need for the abatement in order for the company to make the investment, and the proposed changes also clarify annual reporting requirements once the abatement is granted. The proposed policy outlines a sliding scale that considers capital investment and job creation, which determines the duration of the abatement. This draft proposes 3 jobs and \$500,000 in capital investment as minimum thresholds for application. Staff is seeking council feedback on this draft policy and the proposed minimum thresholds for application.

Council discussed the existing and proposed policies and discussed with staff their findings in reviewing other communities' plans. Council requested additional information and scenarios comparing previously granted abatements under the proposed policy.

Staff will provide the requested information to facilitate council's consideration of this item at a future meeting.

5. Shae Ravines PILOT Request

City Manager Shay introduced this request, noting council recently rezoned the property where this project is proposed. This project will include two new buildings that will support 56

residential units for individuals with certain income thresholds. This project includes a request for a payment in lieu of taxes (PILOT) and a municipal services agreement (MSA).

Hofert described a PILOT request and how it is used, noting they are frequently required when an applicant seeks Low-Income Housing Tax Credits (LIHTC) from the Michigan State Housing Development Authority (MSHDA). LIHTC applications are due in December 2023. The MSA is a separate payment made directly to a municipality to offset public service expenses generated by the new development. This payment would come directly to the City of Wyoming and is not distributed among other taxing jurisdictions.

Hofert noted the project, proposed by Woda Cooper Development, Inc., and Cherry Health, is located at Burlingame Avenue and Prairie Parkway. Cherry Health is currently operating on this site. Phase 1 would include a 4-story building on the south side of the property with 56 residential units. A second phase, planned for a later date, will include a similar structure on the north side of the property with additional housing units. Hofert discussed the household earning thresholds and supportive services that will be part of this development.

Hofert noted the Planning Commission will be considering a special use approval for the supportive housing piece of this project. Hofert reviewed the terms of the PILOT and MSA, noting these payments will occur as long as the 45-years MSHDA loan is in place. Hofert outlined the timing of City Council and Planning Commission actions needed for approval of this project.

Council discussed components of this project and other recent PILOT projects.

Council supports moving this item to the next regular city council meeting.

6. City Council Retreat/Strategic Planning Session

City Manager Shay noted the materials provided at last year's council retreat and the desire to get council feedback on the value of that session.

Council provided feedback on last year's retreat and noted preferences and goals for future events.

Shay and Waterman will consider council's comments in planning a future retreat.

7. Any Other Matters

None.

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

Karen Francois, 4005 Burlingame Avenue, expressed concern with property maintenance in commercial and residential properties.

The meeting adjourned at 7:06 p.m.

Kelli A. VandenBerg, City Clerk