

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, February 9, 2026

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

ABSENT: Mayor Vanderwood

STAFF: Galligan, Hofert, Martin, Shay, Stremers, and Yenchar

1. Call to Order

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

2. Public Comment on Agenda Items

None.

3. Senior Center Master Plan Presentation

Parks Director Martin introduced Fishbeck representative Steve Romkema. Romkema explained that his team recently completed community engagement sessions to assess what the Senior Center currently offers and what residents are looking for going forward. The team met with the Fellowship Club, Parks and Recreation Commission, attended Winter Wonderland, and conducted an online community survey.

Romkema reviewed the initial findings from the recent survey and how they correlate to the Senior Center Master Plan. He explained that the survey was available in both English and Spanish and more than 240 responses were received. Key findings from the survey revealed that intergenerational programming is of interest for all groups, 75% of respondents would use the center if desired programming was available, public perception of the center does not reflect the use of the facility, and there is a general lack of awareness of program offerings.

Survey respondents expressed support for arts and crafts, travel programs, physical activities, intergenerational programs, life skills, outdoor activities and aquatics. Improvements that were suggested include a redesigned open lobby, an enlarged coffee shop/café, improved fitness space, larger art room, improved kitchen, and rebranding of the facility.

Romkema stated that some of the simpler suggestions that could be implemented include improving restrooms, renovating the kitchen and renaming the facility. He explained how the current building could be renovated to accommodate some of the other desired improvements. Romkema identified next steps as refreshing the restrooms, reviewing open hours including impact on operations, and rebranding the existing building and program offerings. Recommended additional studies include cost estimating and capital planning, conducting a feasibility study, and an in-depth programming study.

DeKryger asked how many people use the center. Martin replied that there are 48,000 visitors annually on average.

Arnoys asked if there was room for expansion of the building. Romkema affirmed and stated they envision a 12,000 to 16,000 square foot expansion.

DeKryger asked if there would be enough parking with an expanded building and Martin replied that there would still be adequate parking.

Councilmembers expressed concern about how seniors might feel about a name change and Romkema assured Council that respondents were very open to an intergenerational facility. He stated that they would strive for balance in both programming and naming convention.

4. Tax Increment Finance (TIF) Presentation

City Manager Shay gave an overview of the tax increment finance (TIF) process. He explained that a baseline property tax value is set for every property. With re-development, property increases in value over time. With a TIF, the increase in tax revenue is reimbursed to the developer for a set period to reimburse eligible expenses. When the agreed upon period expires or expenses are fully reimbursed, all the property's tax revenue goes to the taxing jurisdictions.

Shay reviewed an example TIF project, comparing pre-development and post-development tax revenues at a 100% tax capture versus a 70% tax capture. During the TIF project, the developer continues to pay the normal tax bill. Shay explained that other taxes can be captured also, such as certain county or state taxes.

Hofert provided background on the two types of brownfield plans that use TIF. Hofert provided a brief explanation of the Wyoming Brownfield Authority's housing TIF policy and highlighted the three eligible reimbursable expenses included in the policy. These include site preparation, demolition of existing structures, and public infrastructure. The policy also specifies that units must be leased to households whose income is at or below the applicable Area Median Income (AMI) level based on household size, not to exceed 90% of AMI. At least 20% of all unit types should be rented below market rate, targeting the lowest ranges possible. Rent and income restrictions must be in place for a minimum of 10 years, or the proposed period of reimbursement, whichever is greater. Hofert also discussed other considerations in the policy, including if the project is meeting the Master Plan and identified housing needs.

Postler expressed concern that some projects may only set the minimum percentage of units below market rate. She would like to ensure that these projects offer more affordable housing in the city. Hofert explained that the percentage could be increased. Council discussed the viability of placing certain conditions into TIF agreements. Hofert stated that they could consider a sliding scale concept to incentivize more affordable units. Hofert informed Council that two more developers have approached the city about housing TIF projects.

DeKryger stated that he thinks these projects will work better in certain areas of the city than other areas.

Postler asked if we can increase the timeline. Shay responded affirmatively, stressing that we create our own policy. The maximum timeline allowed is 35 years.

Hill asked how much TIF was requested for the Salmon View and Wilson projects. Hill also asked about Site 36. Hofert will provide that information to Council.

Shay reminded Council that the city is looking for input from Council regarding revisions to the housing TIF policy.

5. Any Other Matters

None.

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

None.

7. Closed Session (Pending Litigation – *Michigan Open Carry v. City of Wyoming*)

At 7:08 p.m., Councilmember Brethauer moved, seconded by Councilmember Hill, to hold a closed session of the City Council to discuss pending litigation (*Michigan Open Carry v. City of Wyoming*).

Motion carried: 6 Yeas 0 Nays

There was a brief recess. The City Council went into closed session at 7:15 p.m. The City Council reconvened the regular session at 7:32 p.m.

Councilmember Brethauer moved, seconded by Councilmember Hill, to allow the City Attorney and City Manager to proceed with the trial strategy as presented.

Motion carried: 6 Yeas 0 Nays

The meeting adjourned at 7:34 p.m.

Rhonda L. Galligan, Deputy City Clerk