

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

PRESENT: Councilmembers Arnoys (5:38 p.m.), Brethauer, DeKryger, Hill (5:41 p.m.), Postler, and Mayor Pro Tem Postema

ABSENT: Mayor Vanderwood

STAFF: Hofert, Klaassen, Shay, Stremers, VandenBerg, Vis, 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. Deputy Fire Chief Swearing-In Ceremony

The City Clerk gave the oath of office to Deputy Fire Chief Larry Moore.

4. Tax Abatement and Brownfield (TIF) Plan – Leedy Manufacturing Request

City Manager Shay provided a brief introduction, noting Leedy Manufacturing has inquired about various incentives to improve an industrial property at 1957 Beverly Avenue SW. Hofert and a company representative will review details of this request.

Hofert provided information on the property and history of use. City staff have been on site, and the building is currently vacant following closure by the previous tenant in 2024. Leedy is interested in this site, but the current structure is obsolete, and significant rehabilitation is needed to make the site functional.

Steven Traynor, President of Leedy Manufacturing, Co. provided background information on the company and spoke about current business operations, operational needs, and the appeal of this location. Traynor noted while the site is appealing for various reasons, due diligence suggests substantial improvements are needed to make the property appropriate to the company's needs. Conversations and tours with city staff have helped Leedy understand some of the improvements needed.

Arnoys joined the meeting at 5:38 p.m. and Hill joined the meeting at 5:41 p.m.

Traynor said the company looks forward to expanding in the City of Wyoming and wants to explore incentives to help them remediate and improve the site. Traynor also noted that many Leedy employees are Wyoming residents.

Hofert outlined the three economic development tools under consideration for this site, including a plant rehabilitation district application for cleanup and demolition activities of the existing

building, an industrial facilities tax exemption application for tax abatement on new construction, as well as creating a brownfield plan for reimbursement of certain eligible activities related to remediation of the site. Hofert reviewed the City's tax abatement policy, explaining how the elements of this project meet the requirements of the policy. Investment and job creation are also considerations of the City's policy. Initial information suggests this project would qualify for a 12-year tax abatement.

Hofert further explained the timing and process for council and the Brownfield Authority to consider this request.

Council discussed elements of the company's request and implications on future tax collections.

This item will appear on the next regular agenda for council's consideration.

5. FY 2027 Personnel Requests

Shay briefly explained the three requested positions that have been proposed as part of the 2027 fiscal year budget. The three positions include a Grant Administrator, and an Accounting Specialist II to support certain payroll functions, both in the Finance Department, and an Information Technology Supervisor for the Wastewater and Drinking Water Plants.

Yenchar briefly explained the need for the positions requested for the Finance Department.

Council discussed the grant administrator position and the desire to document the cost of the position compared to the value of new grant funding received.

These positions will be included for council's consideration with the 2027 budget.

6. FY 2027-2032 Capital Improvement Plan

Shay explained \$36.9M is the estimated cost of capital improvements planned for 2027. Staff is available for questions.

DeKryger noted appreciation of the details included in this plan.

This plan will be presented for council's consideration with the 2027 budget.

7. Any Other Matters

None.

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

None.

The meeting adjourned at 6:39 p.m.

Kelli A. Vandenberg, City Clerk