



**EIGHT MILE/WOODWARD
CORRIDOR IMPROVEMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
TUESDAY, JUNE 11, 2024 – 2:00 P.M.**

BOARD MEMBERS PRESENT: Ronald Blevins
John Naglick
Elliott Hall
Amanda Elias

BOARD MEMBERS ABSENT: Ricardo Solomon
Savior Service

OTHERS PRESENT:
Jennifer Kanalos (DEGC/EMWCIA)
Glen Long (DEGC/EMWCIA)
Rebecca Navin (DEGC/EMWCIA)
Nasri Sobh (DEGC/EMWCIA)
Sierra Spencer (DEGC/EMWCIA)



**MINUTES OF THE EIGHT MILE/WOODWARD
CORRIDOR IMPROVEMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, JUNE 11, 2024 – 2:00 P.M.**

GENERAL

Call to Order

Acting Chair Naglick called the special meeting of the Eight Mile/Woodward Corridor Improvement Authority Board of Directors to order at 2:04 p.m. A roll call was conducted, and a quorum was established.

Approval of Minutes

Mr. Naglick asked if there were any additions, deletions, or corrections to the minutes of the October 24, 2023 Special Board meeting. Hearing none, Mr. Naglick called for a motion.

Mr. Hall made a motion approving the minutes of the October 24, 2023, Special Board meeting, as presented. Ms. Elias seconded the motion. All were in favor with none opposed.

EMWCIA Resolution Code 24-06-02-34 was unanimously approved.

Receipt of Treasurer's Reports

Mr. Long reviewed the revised Treasurer's Report of Receipts and Disbursements for the months of October through December 2023.

Mr. Naglick asked if the net was made up of the DEGC's administrative fees and payments to the insurance provider. Mr. Naglick agreed.

Mr. Naglick called for further questions. Hearing none, he asked Mr. Long to continue with the next report.

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the months of January through March 2024.

Mr. Naglick explained that as property taxes are paid, they go to the City Treasurer and the Treasurer holds them aside and the taxes captured come back to the Authority twice a year. Mr. Naglick continued that once the audit is done the funds will be disbursed to the developer.

Mr. Naglick asked if there were any questions. Hearing none, he called for a motion.



Mr. Hall made a motion approving the Treasurer's Reports for October through December 2023, and January through March 2024, as presented. Mr. Blevins seconded the motion. All were in favor with none opposed.

EMWCIA Resolution Codes 24-06-03-37 and 24-06-03-38 were unanimously approved.

ADMINISTRATION

Approval and Adoption of FY 2024-2025 Budget

Ms. Kanalos advised that Pursuant to Section 625(1) of Michigan Public Act 57 of 2018 ("PA 57"), Eight Mile/ Woodward Corridor Improvement Authority (EMWCIA) staff had prepared the attached EMWCIA budget for FY 2024-25 ("Exhibit A").

Detroit City Council approved the FY 2024-2025 budget on May 21, 2024. A resolution was enclosed for the Board's review approving and adopting the budget, in accordance with section 625(1) of PA 57.

Mr. Hall asked if there had ever been any amendments to the budget. Mr. Long responded there had never been any amendments. Mr. Long added that the budget has always been one hundred thousand dollars (\$100,000.00) but the Authority had never spent the entire budget.

Mr. Naglick noted that the balance is disbursed to the developer.

Mr. Naglick called for further questions. Hearing none, Mr. Naglick called for a motion.

Mr. Hall made a motion to approve and adopt the FY 2024-2025 EMWCIA Budget, as presented. Mr. Blevins seconded the motion. All were in favor with none opposed.

EMWCIA Resolution Code 24-06-01-87 was unanimously approved.

Amendment of Professional Services Agreement with DEGC

Ms. Kanalos explained that on July 1, 2023, the Eight Mile/Woodward Corridor Improvement Authority (the "Authority") entered into a Thirteenth Amended and Restated agreement (the "Agreement") with the Detroit Economic Growth Corporation (the "DEGC") by which the DEGC provides administrative services to the Authority.

The term of the Agreement expires on June 30, 2024. The Authority, recognizing the needed and valuable services provided by the DEGC, desires to amend Sections 3 and 11 of the Agreement to extend the term for an additional 12-month term to expire June 30, 2025 at an annual compensation rate of \$60,000.00 per year.

Enclosed was a resolution for the Authority's review and approval.



Mr. Naglick called for questions. Hearing none, Mr. Naglick called for a motion.

Mr. Blevins made a motion to approve the Amendment of Professional Services Agreement with DEGC, as presented. Mr. Hall seconded the motion. All were in favor with none opposed.

EMWCIA Resolution Code 24-06-01-88 was unanimously approved.

Schedule of Regular EMWCIA Board Meetings for FY 2024-25

Ms. Kanalos stated that attached for the Board's review and approval was a resolution adopting a schedule indicating dates of the EMWCIA Board's regular meetings for Fiscal Year 2024-25.

Mr. Naglick called for questions. Hearing none, Mr. Naglick called for a motion.

Mr. Hall made a motion to approve the Schedule of Regular EMWCIA Meetings for FY 2024-25, as written. Mr. Blevins seconded the motion. All were in favor with none opposed.

EMWCIA Resolution Code 24-06-01-89 was unanimously approved.

PROJECTS

None.

OTHER MATTERS

Mr. Naglick asked if there were any updates on the development.

Mr. Hall stated that the area is fully leased with two (2) major banks and Meijer is performing greatly as it has earned the title of second (2nd) in gross revenue.

Mr. Naglick stated that the new transit center seems to be going well. Mr. Hall responded that with the transit center, there is now a Target and Amazon location which has spurred half a million dollars (\$500,000.00) of new development.

Mr. Naglick asked about a closed business and what the plans for the space were. Mr. Hall stated that the owner does want to sell the building but the issue is that it has been difficult to find an appropriate use for the limited space, but he is sure that someone will buy the building.

PUBLIC COMMENT

None.



ADJOURNMENT

Mr. Hall made a motion to adjourn the meeting. Mr. Blevins seconded the motion, and Mr. Naglick adjourned the meeting at 2:17 p.m.