

**DOWNTOWN DEVELOPMENT AUTHORITY
CITY COMMISSION CHAMBERS
ROYAL OAK, MICHIGAN
www.romi.gov**

**Wednesday, June 11, 2025
Special Meeting
4:00 P.M.**

Present

Jay Dunstan
Joseph Gacioch, City Manager
Michael Keith
Lori London
Michael Sophiea, Chairperson
Anthony Yezbick, Vice Chairperson

Absent

Kyle DuBuc
Arbor Laclave
Salvatore LoGrasso
Mark Vanneste

Staff

Timothy Thwing, Executive Director

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1. **Call to Order**
2. **Public Comment**
3. **Approval of Meeting Minutes from May 21, 2025**
4. **Expense Items**
 - a. **Monthly Expenses May 2025**
5. **Business**
 - a. **Paid Parking Vendor Selection**
 - b. **Request to Forgo TIR Capture – Lincoln Place**
 - c. **Appointment of Acting Executive Director**
6. **Adjournment**

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1. CALL TO ORDER

Chairperson Sophiea called the meeting to order at 4:05 pm.

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2. PUBLIC COMMENT

Chairperson Sophiea opened Public Comment.

After all public comment was received, public comment was closed.

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3. APPROVAL OF MEETING MINUTES FROM MAY 21, 2025

MOVED by Director Dunstan
SECONDED by Director Yezbick

To Approve the minutes of the May 21, 2025, regular meeting, as corrected.
“Director London was listed as both present and absent”, absent only”

MOTION APPROVED UNANIMOUSLY.

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4. EXPENSE ITEMS

a. Monthly Expenses May 2025

The invoices received and paid for the month of May 2025 were provided as information, no action is required.

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5. BUSINESS

a. Paid Parking Vendor Selection

MOVED by Director Yezbick
SECONDED by Director London

Be it resolved, the Royal Oak Downtown Development Authority support the Parking Steering Committee’s Recommendation to implement Flowbird as the downtown parking system’s standard for pay by plate, and Park Mobile as the standard for mobile pay services.

MOTION APPROVED UNANIMOUSLY.

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b. Request to Forgo TIR Capture – Lincoln Place

MOVED by Director Yezbick
SECONDED by Director London

WHEREAS, the City of Royal Oak, County of Oakland, Michigan (the "City") is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"), to create a downtown development authority and a downtown development district; and

WHEREAS, the City Commission of the City of Royal Oak duly established the DDA, on November 1, 1976, which exercises its powers within the Downtown District (the "District") designated by the City Commission; and

WHEREAS, the City Commission has adopted, or may adopt, a Brownfield Plan pursuant to MCL 125.2663 for the eligible property, parcel numbers 72-25-22-158-010, 72-25-22-158-006, and 72-25-22-158-005 and 72-25-22-158-007 (the "parcels") that are currently in the District; and

WHEREAS, The Developer Champion Development Group LLC (Lincoln and Troy LLC) is developing eligible parcels totaling 2.44 acres for mixed use. The development is expected to include 209 residential units. 52 of residential units (approximately 24.9% of the development) will be income restricted to 120% of Area Median Income ("AMI") or lower households for an affordability duration of 20 years. The development will include approximately 27 studio units, 141 one-bedroom units, and 41 two-bedroom units. The development is also expected to include a ground-floor commercial space that will be occupied by a yet-to-be-determined future tenant that will be approximately 270-square feet; and

WHEREAS, the DDA proposes to forgo tax increment capture for the parcels and allow Royal Oak Brownfield Redevelopment Authority ("BRA") to capture tax increment revenues on the parcels pursuant to MCL 125.2663b (2) and the Tax Increment Finance Act, 2018 PA 57, MCL 125.4101 to 125.4915 for the duration of the Brownfield Plan.

NOW, THEREFORE BE IT RESOLVED the Royal Oak Downtown Development Authority ORDAINS:

1. It will forgo tax increment revenues for parcel numbers 72-25-22-158-010, 72-25-22-158-006, 72-25-22-158-005, and 72-25-22-158-007 and allow Royal Oak BRA to capture tax increment revenues pursuant to MCL 125.2663b and the Tax Increment Finance Act, 2018 PA 57, MCL 125.4101 to 125.4915.
2. The DDA shall forgo capture on the parcel(s) for the entire duration of the Brownfield Plan as adopted by the City Commission, and

BE IT FURTHER RESOLVED should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid, and

BE IT FURTHER RESOLVED all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

MOTION APPROVED UNANIMOUSLY.

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c. **Appointment of Acting Executive Director**

MOVED by Director Dunstan

SECONDED by Director Yezbick

Be it resolved, the Royal Oak Downtown Development Authority hereby approves Susan Barkman, Deputy City Manager, as Acting DDA Executive Director until a new permanent Executive Director is appointed subject to confirmation by the city commission.

MOTION APPROVED UNANIMOUSLY.

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There being no further business to bring before the Royal Oak Downtown Development Authority, the following motion was made:

MOVED by Director Yezbick

SECONDED by Director Keith

To Adjourn the June 11, 2025, DDA special meeting at 5:14 pm.

MOTION APPROVED UNANIMOUSLY.

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Timothy E Thwing, Executive Director
Downtown Development Authority