

**DOWNTOWN DEVELOPMENT  
AUTHORITY -Accomplishments  
2001-2014**

**Demolition of abandoned and deteriorated buildings**

Over 12 buildings were demolished within the DDA Boundaries (I-275 and Huron River Dr. to the Goddard and Wayne Roads intersection area) since 2001.

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**2002**

**Ornamental Streetlights in 2002**

52 Ornamental street lights were installed along Goddard Road from 5-Ponts to Romaine and from RR Tracks to Wayne Road at an approximate cost of \$356,000.

**Property purchase for redevelopment**

The DDA has purchased over three quarters of a million dollars in property within the DDA district in an effort to redevelop and promote our downtown and expand the Romulus Historical Park.

**Expansion of Romulus Historical Park**

17 lots were purchased north of Romulus Historical Park on Hunt and Goddard Roads and deeded to the City of Romulus in order to expand the park. We have a conceptual park design plan which studies land use, site circulation, recreation, lighting, landscaping and image.

**Parking Study**

A parking study was completed in 2003 and outlines areas of lower and higher density parking within the core downtown.

**Goddard Road Joint Repair**

The DDA contributed approximately \$150,000 to the Goddard Road joint repair project in 2003.

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**2004**

**Amended DDA Development Plan and Tax Increment Financing Plan**

This amended and restated Plan was adopted by the DDA on August 11, 2004 and by the Romulus City Council on October 11, 2004. This new plan accomplishes the following objectives: reformats the Plan to demonstrate compliance with State requirements; updates existing conditions; Updates the list of projects; provide new cost estimates; and updates property value/assessment data.

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**2005**

**Central Business Overlay District (CBOD) Ordinance**

The DDA has developed a new CBOD ordinance and identified changes needed to promote the downtown. This included, but was not limited to: ordinance language for lighting and landscaping, required parking and streetscape requirements; specific procedures for changes in use, expansions to buildings or parking, changes in sign ordinance and upgrades required for nonconforming situations (single family homes). This zoning ordinance amendment was adopted by City Council.

**Streetlight Banners in 2005**

The DDA has purchased custom-designed banners for the new streetlights. (52, 8-ft. banners for each season.)

**Senior Center Construction - \$3.4 million in combined DDA bonds & CDBG grants - 2005**

The DDA bonded for the construction of a new Senior Center. Community Development Block Grant funds contributes 2/3 of the bond repayment for the construction until 2013 and the DDA pays for approximately 1/3 of the bond payment.

**Design Guidelines in 2005**

Design Guidelines have been developed by LSL Planning to assist us with the façade program.

#### **Downtown Building Facade Study in 2005**

Hamilton Anderson Associates conducted a photo survey in 2005 of existing commercial buildings within the downtown area and has developed perspective renderings of concepts for restoring or renovating facades. We are designing our downtown.

#### **Shook Road Public Parking Lot – 2005**

The DDA purchased property on Shook Road across from Comerica Bank in 2005, with plans to construct a new parking lot. A Historic home on this site was successfully moved to another area of the DDA district and this lot has been cleared.

#### **Image branding**

We are continuing with the idea for image branding to generate ideas that lend themselves to the unique flavor of our downtown. Incorporating a theme or “Brand” helps to direct people to downtown Romulus, as a destination point using way finding elements and signage. Some of these elements could involve color and icons as part of entryway and other signage.

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#### **2006**

#### **Purchase of 11189 Shook Road at auction in 2006**

This building, purchased in 2006, houses the Romulus Chamber of Commerce and the remainder is leased to the City of Romulus for the storage of records. Little league baseball and football also use space in this building.

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#### **2007**

#### **Façade Enhancement Grant Program 2007**

In an effort to promote our downtown the DDA adopted a Façade Enhancement Program. We have awarded four downtown businesses matching funds to construct new facades for their buildings.

This loan program becomes a grant at the end of five years if all the contract specifications have been met.

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#### **2008**

#### **New Sign Ordinance 2008**

The DDA combined forces with the City of Romulus and the Planning department to develop a new sign ordinance.

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#### **2009**

#### **Monument and Other Signage – 2009**

The DDA has completed the construction of 2 LED digital display monument signs at City Hall and Romulus Historical Park. A new sign has been constructed and installed at the NW corner of Wayne and Goddard Roads and 14 new directional signs, used as way-finding to our downtown.

#### **Street Clock at 5-Points – 2009**

With the help of the Romulus Wesleyan Church and their easement to the City of Romulus, the DDA purchased and installed a 4-faced street clock at the 5-points intersection, including landscape improvements. This clock was purchased from The Verdin Clock Co.

#### **Parking lot construction in Mary Ann Banks Park – 2009**

DDA asphalt paved the city parking lot adjacent to Mary Ann Banks Park and the area west of the Wesleyan Church. Landscaping in the southern part of the park was also included.

#### **Restoration of downtown historical buildings 2009**

In the summer of 2009, the DDA restored the exterior of the Samuel L. Kingsley historic home in Romulus Historical Park. The house was restored by Pinnacle Painting.

#### **The DDA purchased paint in 2009 for the future restoration of the CSX Caboose in Historical Park**

#### **Property Purchase / Seniors Community Garden– 2009**

The DDA purchased two lots adjacent to the Romulus Senior Center to build a community garden for our seniors to maintain. Planting scheduled for spring 2010.

Sounds in Downtown – 2009 The Romulus DDA and the City of Romulus Parks and Recreation department along with Smooth Jazz V98.7 and 104.3 WOMC presented a free music series in the Romulus Historical Park this past summer. We were host to Straight Ahead Jazz, RHS Jazz Band, Romulus area gospel singers, Kimmie Horn Jazz, 6-Foot Poles classic rock and the BackBeats Beatles tribute band. We also received radio exposure for these events and the Romulus Pumpkin Festival.

2009 Sponsor of the Romulus Pumpkin Festival - \$10,000.

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## 2010

*\*Sounds in Downtown **canceled for 2010** due to budget cuts.*

Restoration of Historical Park Gazebo and CSX Caboose- – Sept. 2010

These structures were in desperate need of restoration. The DDA had the sandblasting and painting of these structures done. Restoration completed in September of this year.

Sponsor of the Romulus Pumpkin Festival –\$25,000 Sept. 2010

*\*14<sup>th</sup> Annual Pumpkin **Festival canceled.***

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## 2011

Easter Egg Hunt in Romulus Historical Park – March 2011

Sponsor of the Easter Egg Hunt and Photos with the Easter Bunny.

Senior Garden in vacant lot adjacent to Senior Center – May 2011

Ten 3x8 foot raised boxes were constructed for the seniors, by the DPW, with a \$200 grant from HomeDepot. Blocks greenhouses donated plants for the first year and DDA assisted with supplies.

Adoption of the Romulus Historical Park and Mary Ann Banks Park in the DDA District. May 2011 until June 2012. Due to city budget cuts and numerous layoffs the city closed all parks in the City. The City Council voted to allow the DDA to adopt parks in the DDA district and maintain them for our community.

Lawn Maintenance of City and DDA properties in Romulus DDA district – May 2011

Contracted with T. H. Maged Services to cut and maintain lawns in Romulus Historical Park, MaryAnn Banks Park and 6 additional DDA properties in DDA district.

Coupler purchase for banner arms on Streetlights Downtown –Aug. 2011

Couplers to withstand 60 mph winds were special ordered to cut down on banner arm breakage. 104 couplers delivered for 56 light poles in August. (Original couplers had a wind load of 30mph)

Historical Park Pavilion Grant- 2010/2011 – completed in August 2011

The City of Romulus received \$130,000 in grants from Wayne County Parks millage for a new park pavilion. DDA managed the project and contributed additional funding for the pavilion. (The City contracted in August 2010 )

Sponsor of the Romulus DDA Pumpkin Festival - \$50,000 - Sept. 2011.

Street lights in Romulus Historical Park were converted to LED lighting- Oct.2011

16 light fixtures were refitted with LED bulbs from Ledtronics, Inc., to reduce energy costs. An additional fixture was purchased from LEDOS, Inc. in Dec. 2011. Our DTE bill realized a 66% reduction in the first month.

Christmas Tree Lighting in Historical Park - Dec. 2011.

Sponsor of the Tree Lighting/Santa's arrival and assisted with the Progressive Hall visits with Santa.

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## 2012

### Winterfrost Weekend Celebration February 2012

Sponsor of the first Annual winter celebration at MaryAnn Banks Park, featuring ice-carving demonstrations, food, crafts for the children.

### Easter Egg Hunt in Romulus Historical Park 2012 - April

Sponsor of the Easter Egg Hunt and Photos with the Easter Bunny.

### Goddard Road Reconstruction Grant- 2011/2012- May 2012

\$200,000 DDA matching funds for \$2mil STIP road reconstruction grant for Goddard Road - 5 Points intersection north to Romaine Street.

Lawn Maintenance of two Downtown  
Parks- Mary Ann Banks and Romulus  
Historical Park - July 2012 Contracted with T. H. Maged Services to cut lawns in Romulus Historical Park and MaryAnn Banks Park.

### Community Garden in vacant lot adjacent to Senior Center 2011/12- May 2012

Romulus Boy Scout Troop #872 built 6 additional garden boxes this year and later constructed a mulch walkway around the garden boxes. The Eagle Scouts have also offered to maintain the gardens for any senior that needs help. Blocks greenhouses donate plants for garden and DDA assists with supplies.

### Farmers Market in Romulus Historical Park Sponsored by the DDA 2011/2012- May 2012.

Hiring of a Market Manager and Asst. Manager to promote and manage the downtown market.

Property Purchase / 36542 Goddard Road-  
from the City of Romulus. The DDA purchased this from the City of Romulus through tax reversion in Aug. 2012. It is the intent of the DDA to make facade enhancements and offer for lease/sale.

15<sup>th</sup> Romulus DDA Pumpkin Festival  
Largest sponsor of the Romulus Pumpkin Festival.

### Christmas Tree Lighting in Historical Park - Dec. 7, 2012.

Sponsor of the Tree Lighting/Santa's arrival and assisted with the Progressive Hall visits with Santa.

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## 2013

### Winterfrost Weekend Celebration February 2013

Sponsor of the second Annual winter celebration at MaryAnn Banks Park, featuring ice-carving demonstrations, food, crafts for the children.

### Easter Egg Hunt in Romulus Historical Park 2013 - April

Sponsor of the Easter Egg Hunt and Photos with the Easter Bunny.

Lawn Maintenance of two Downtown  
Parks- Mary Ann Banks and Romulus  
Historical Park - May 2013 Contracted with T. H. Maged Services to cut lawns in Romulus Historical Park and MaryAnn Banks Park.

### Community Garden -adjacent to Senior Center - May 2013

Romulus Boy Scout Troop #872 provided 3 benches for seniors and will build a cement pad and construct 2 raised beds for handicapped seniors. The Eagle Scouts have also offered to maintain the gardens for any senior that needs help. Blocks greenhouses and Rush greenhouses donated plants for the garden and DDA assists with supplies.

**Farmers Market in Romulus Historical Park Sponsored by the DDA 2012/2013-May 2013.**

Hiring of a Market Manager. Several interns from RHS help for community service credits. Manager to promote and manage the expanded downtown market.

**16<sup>th</sup> Romulus DDA Pumpkin Festival**  
Largest sponsor of the Romulus Pumpkin Festival.

**Christmas Tree Lighting in Historical Park - Dec. 6, 2013.**

Sponsor of the Tree Lighting/Santa's arrival and assisted with the Progressive Hall visits with Santa.

**Goddard Rd Reconstruction cont'd - 2013/14, \$4 mil STIP road reconstruction grant for Goddard Road - Romaine Street to Wayne Road. (\$1mil additional for DDA for street enhancements to remove ADA barriers, Historical Park enhancements, a parking lot on Shook near Goddard and LED conversion of DDA streetlights.)**

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**2014**

**Easter Egg Hunt in Mary Ann Banks Park 2014 - April -** in conjunction with the Wesleyan Church at 5-points and the Progressive Club. Also sponsored by the Romulus Fire Dept., the Chamber of Commerce and the Romulus Rotary.

**Sounds in Downtown – 2014**

The Romulus DDA began an all new "Sounds" on the second and fourth Fridays in June, July and August. Over seven bands entertained crowds in our Historical Park on these Friday nights.

**Goddard Road reconstruction-** phase one began on July 8, 2014 from Wayne Road west to the RR tracks - completed. Phase two will begin in spring 2015 to cover the core downtown and Goddard intersection and Wayne Road.

**WWI Memorial Plaza** in Historical Park- construction began 7/8/2014 and completed by mid September 2014. It was rededicated on Veteran's Day with a parade ending at the memorial.

**Parking lot** off of Shook at Goddard Rd. - construction began in August 2014 and was completed in mid September.

**Asphalt lot behind 36542 Goddard and adjacent alley.** -Completed mid September 2014.

**Wayfinding** construction began August 2014 to be completed in the 2015 construction season.

**17<sup>th</sup> Romulus DDA Pumpkin Festival**  
Largest sponsor of the Romulus Pumpkin Festival. Record crowds Friday night for the parade and the band "50 Amp Fuse".

**Christmas Tree Lighting in Historical Park - Dec. 5, 2014.**

Sponsor of the Tree Lighting/Santa's arrival and assisted with the Progressive Hall visits with Santa.

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**2015**

**Streetscape Enhancements and Goddard Road reconstruction in the Core Downtown** - construction begins May 2015

**PLANS FOR THE FUTURE:**

- Additional Historical Park landscape construction
- Purchase additional property for the Historical Park
- Additional business façade enhancements
- Replace banners and holiday decorations
- Landscape the street curves
- LED conversion at Senior Center and municipal complex light poles
- Promote Redevelopment Liquor licenses to potential tenants/owners.
- Community Art
- Update our DDA Face Book pages/City Web pages to include all property for sale in the district.