

Wyandotte, Michigan April 15, 2013

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Joseph Peterson presiding.

ROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Stec

Absent: None

COMMUNICATIONS MISCELLANEOUS

April 10, 2013

Honorable Mayor and Council,

I hereby tender my resignation as a Commissioner on the Planning Commission. The reason being is, I am moving out of state.

It has been my pleasure to have served the officials of Wyandotte and its citizens.

Norman E. Eberts, 107 Biddle Ave, Wyandotte, Michigan

April 09, 2013

Dear Mayor Peterson and Council

It is with much regret that I inform you of my decision to forgo the construction of the 1200 square foot addition to Nanna's Kitchen located at 2962 Biddle Ave and the purchase of city property located on the southern most corner of Biddle and Elm in the City Of Wyandotte.

After reviewing all aspects of this endeavor I have found that it does not meet with my goals both personally and professionally. I thank you Mayor Peterson and Council for your continued support. I would also like to extend additional thanks to Mark Kowalewski and the Engineering Dept who spent extra time reviewing plans, to Claude Marcoux for his expertise and the Beautification Committee and Planning Committees for their insight and support. I would like to also thank Dave Adamczyk from D&A who originated this whole idea and brought it to a point that is farther than what I would have ever dreamed!

I have been blessed to spend the last 28 years of my life dedicated to building a thriving business in a supportive community and plan to continue for many more years to come. I appreciate and thank you again for your support.

Sincerely, Steve Mikhail, Nanna's Kitchen

PERSONS IN THE AUDIENCE

Val Zavala, 2346 – 9th, objects to signs throughout the community objecting to him running for Council.

Lorraine Trusewicz-Marshall, 1082 – 7th, requests signs be removed regarding Val Zavala for Council.

Val Zavala, 2346 – 9th, objects to sign in Richard Miller's yard.

Richard Miller, 1202 – 2nd, not endorsing Val Zavala, needs experience, personal issue. Issued complaint regarding Ted Miciura.

Joe Sciacca, 675 Cora, objects to signs regarding Zavala.

Richard Miller, 1202 – 2nd, I can provide my own sign and say what I want.

MOTION by Councilperson DeSana, supported by Councilperson Stec, that we close PERSONS IN THE AUDIENCE:

YEAS: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

MOTION CARRIED

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

April 11, 2013

Honorable City Council City of Wyandotte
3200 Biddle Avenue Wyandotte MI 48192

Gentlemen and Madam:

I am writing to request your concurrence in the following commission appointments:

Stanley J. Pasko, 1291 - 10th Street, Wyandotte, MI 48192, will replace Norman Eberts who resigned after many years of volunteer service to the community as a member of the Planning Commission. His term will expire April 2015.

Daniel Cervantes, 236 Walnut, Wyandotte, MI 48192, will replace Jan Nagel who recently submitted her letter of resignation from the Cultural and Historical Commission. His term will expire December 2016.

Thanking you in advance for your support of these appointments, I remain

Sincerely, Joseph R. Peterson, Mayor

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #4

ITEM: Municipal Services Resolution 04-2013-01: Beebe Wind Power Purchase Commitment through MPPA

PRESENTER: Charlene Hudson, Power Systems Supervising Engineer

INDIVIDUALS IN ATTENDANCE: Rod Lesko – Acting General Manager,

BACKGROUND: Wyandotte Municipal Services (WMS) is currently a member municipality of Michigan Public Power Agency (MPPA), a joint agency organized and existent pursuant to Act No. 448 of the Michigan Public Acts of 1976. Through our Energy Services Agreement with MPPA, WMS along with other member municipalities enter into contracts with MPPA to provide the purchase, sale and transmission of power and energy. MPPA will be entering into a renewable energy purchase agreement with Beebe 1B Wind Farm. The proposed wind farm will consist of a minimum of 11 wind turbine generators to a maximum of 19 turbine generators at 2.4 MW/generator. WMS would enter into a Purchase Power Commitment (PPC) with MPPA to purchase 18% of the generation at a price not to exceed \$49.95 per MWh. This is a 20 year project commitment with a 2.5% per year price escalation.

STRATEGIC PLAN/GOALS: The Beebe Wind Farm, a renewable energy source, is located in Gratiot County, East of Ithaca, Michigan. PA 295 requires Renewable Energy Certificates/Credits (RECs) to equal 10% of a utility's projected annual energy needs by 2015. The act requires 2013 RECs to equal 3.3% and 5% in 2014 and must be sources located in Michigan. Our current renewable portfolio includes Granger and North American Natural Resources Landfill Gas projects and existing solar projects. The addition of Beebe Wind will provide an estimated 12,500 RECs per year helping us achieve our 2015 goal of 10%. In addition to the RECs, the Beebe Wind pricing is of \$49.95 is consistent with our projected \$/MWh cost in our business plan model for 2014.

ACTION REQUESTED: Receive and place on file the resolution and support concurring with the Wyandotte Municipal Service Commission's approval of the Beebe Wind Project purchase power commitment.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Budget is accounted for under General Power Production - Purchased Power Expense 591-003-511-901-007.

IMPLEMENTATION PLAN: Sign authorization letter to allow MPPA to bring forth letters of intent from several municipalities to the April 10, 2013 Board of Commissioners for the execution of the renewable energy purchase agreement between MPPA and Beebe Renewable Energy, LLC.

COMMISSION RECOMMENDATION: Municipal Services Commission approved resolution # 042013-01 at regular meeting on April 2, 2013.

CITY ADMINISTRATOR'S RECOMMENDATION: N/A – request is only to receive and place on file

LEGAL COUNSEL'S RECOMMENDATION: N/A – Similar to previously approved power purchase agreements within the Energy Services Project of MPPA

MAYOR'S RECOMMENDATION: N/A - request is only to receive and place on file

LIST OF ATTACHMENTS

- Letter of Authorization and
- Renewable Energy Purchase Agreement between MPPA and Exelon - informational purposes only

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #5

ITEM: Billboard Sign Agreement and Improvement Removal Agreement

PRESENTER: Mark A. Kowalewski, City Engineer and Bill Look, City Attorney

INDIVIDUALS IN ATTENDANCE: Same as above

BACKGROUND: The City has a Purchase Agreement to sell the property known as Former 87 Mulberry, 2312-2350 Biddle Avenue to Ghazwan Atto, M.D. P.C., for a new medical office building. The billboard sign and the home at 2350 Biddle have not been removed from the property and Dr. Atto would like to close on the property. Your Honorable Body approved the CBS Sign Agreement last week for removal of the billboard sign and the City is waiting for DTE to disconnect the gas at the home. Therefore, the attached documents will need to be executed.

STRATEGIC PLAN/GOALS: The commitment to an economic development strategy that results in expansion and "good neighbor" to the city's growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital.

ACTION REQUESTED: Approval Mayor and City Clerk to execute the Billboard Sign Agreement and Improvement Removal Agreement as presented to City Council.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Billboard sign Agreement and Improvement Removal Agreement and closing on the property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: concur TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Approved by the City Attorney

MAYOR'S RECOMMENDATION.

LIST OF ATTACHMENTS: Billboard Sign Agreement and Improvement Removal Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #6

ITEM: Hiring – Dispatcher (Downriver Central Dispatch/Police Department)

PRESENTER: Daniel J. Grant, Chief of Police

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: On Monday April 1, 2013, one of our full-time Dispatchers who worked in our Downriver Central Dispatch center resigned creating an opening for one full-time position which is budgeted. We had 3 Dispatchers who have worked in a part-time status who were interested in the vacant position so we conducted interviews on Wednesday April 31.d. After tabulation of the interview scores, the top score was attained by Dispatcher Kellie Alderman. She has been working as a Dispatcher in our center for nearly 3-years and has done a fine job. If approved for full-time status, it is my opinion along with that of her supervisors that she will continue to be an asset to our dispatch center and a great public servant.

STRATEGIC PLAN/GOALS: To elevate to full-time status an employee who has proven to be an outstanding Dispatcher and continue to provide quality service to our residents who call for the request of public safety services.

ACTION REQUESTED: Concur with the Police Department to hire Dispatcher Kellie Alderman to full-time status.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Funds for her salary/benefits are budgeted in the Downriver Central Dispatch budget. Kellie is currently at a lower salary level as prescribed by the union contract which will save \$3,014 the first year as she is replacing a Dispatcher who was at the maximum salary level.

IMPLEMENTATION PLAN: The City Administrator's Office will coordinate the hiring and implementation of benefits for the position.

COMMISSION RECOMMENDATION: Concurrence pending on April 23, 2013

CITY ADMINISTRATOR'S RECOMMENDATION: Based on a review of the City's current resources, organizational structure, and staffing expectations, the filling of this position appears necessary to provide effective services to the users of the centralized dispatch center. Concur with recommendation.

(Todd Drysdale, City Administrator)

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation

LIST OF ATTACHMENTS: 1. Application for Employment 2. Resume – Kellie Alderman

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #7

ITEM: Police Department – City Council Approval of Downriver Mutual – Aid Interlocal Agreement and Master Acknowledgment/Consent Agreement

PRESENTER: Daniel J. Grant, Chief of Police

INDIVIDUALS IN ATTENDANCE: Daniel J. Grant

BACKGROUND: In 1999, the Downriver Community Conference (DCC) financed the infrastructure for our current 800-mgz. Public Safety radio system securing a loan in the amount of 12-million dollars which was paid-off last year. For the past 13+ years, the DCC has operated a state-of-the-art communications system with four tower sites located in Ecorse, Riverview, Flat Rock, and Taylor along with base-station/mobile/portable radios located at our Downriver Police and Fire Departments. Our public safety personnel have been able to utilize a very reliable communications system which has deployed approximately 1,500 radios for use by our Police Officers, Firefighters, District Court systems, and our Downriver response teams such as SWAT and HAZMAT.

This equipment and infrastructure was financed with E-911 funds obtained from the 911-taxes as paid from the consumers on their telephone bills. The DCC was successful in getting the support of our State of Michigan Legislature along with the Wayne County Commission to establish the Downriver 911 Service District which captures approximately 1.6 million dollars per year and must be used exclusively for the enhancement of 911 Emergency Communications.

Our current communications equipment has become outdated and we can no longer obtain replacement parts for our Motorola base/mobile/portable radios nor are they compliant with standards established by the federal government for use in public safety. The Downriver Police and Fire Departments have completed extensive research sampling several types of radios which has resulted in the recommendation to purchase Motorola radios to replace our existing system. Along with the radios we have also been required to update the equipment at our four Downriver tower sites.

The cost for these updates will be approximately 7-million dollars and the DCC Finance Committee and Executive Board has submitted requests for bids on a loan which will again be totally financed with the 911 telephone bill taxes as obtained by the Downriver 911 Service District. Flagstar Bank was chosen as the loan institution and to secure this loan each Downriver community is required to approve the inter-local agreements and master acknowledgment/consent agreements as attached. This new public safety communications system will have many more capabilities than our current system and we will have the ability to add municipal DPW's and School Districts onto the system once it is completely installed.

As noted on the attached memo from the DCC Corporate Counsel, Kurt M. Kobiljak, "No assets of your municipality will be used to secure the loan to the DCC/DMA".

STRATEGIC PLAN/GOALS:

ACTION REQUESTED: Adopt a resolution concurring with the Downriver Community Conference and the Wyandotte Police Department request to authorize the Mayor and City Clerk to sign the attached documents.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Funds to be utilized from 911 telephone bill taxes as obtained by the Downriver 911 Service District. No funds from the City of Wyandotte will be utilized for this purchase/upgrade.

IMPLEMENTATION PLAN: Once the DCC loan is secured, complete the required updates to the 4 Downriver tower sites and complete the purchase of the Motorola public safety radios. Once obtained, the radios will be placed into service with the Wyandotte Police and Fire Departments and personnel will be trained on the use of the new communications system. The equipment will be purchased, installed, and deployed for use by our Public Safety personnel by

mid-summer 2013.

COMMISSION RECOMMENDATION: Proposing concurrence at meeting on April 23rd.

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.

Todd Drysdale, City Administrator

LEGAL COUNSEL'S RECOMMENDATION: Concur with recommendation.

MAYOR'S RECOMMENDATION: Concur with recommendation.

LIST OF ATTACHMENTS:

1. Downriver Mutual-Aid Inter-Local Agreement
2. DCC Inter-Local
3. Master Acknowledgment and Consent Agreement (DMA-City)
4. Master Acknowledgment and Consent Agreement (DCC-City)
5. Memorandum-Kurt M. Kobiljak, Esq., DCC/DMA Corporate Counsel

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #8

ITEM: Sale of the former 1144 5th Street (25' x 101')

PRESENTER: Mark A. Kowalewski, City Engineer and Colleen A. Keehn, City Assessor

BACKGROUND: Property purchased with TWA Funds and is now being sold to the adjacent property owners Archie and Sharon Hamilton, 1136 5th Street. The sales price of this property is \$1,250.00 which is \$50 per front footage. The additional property will make Mr. and Mrs. Hamilton's property 65' x 101'.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by; matching tools and efforts to the conditions in city neighborhoods and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approve Purchase Agreement to sell property to the adjacent property owners.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Once approved, will schedule closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: ok TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: ok WLook

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Sales Agreements

THE CITY ENGINEER REQUESTED ITEM #9 BE REMOVED FROM AGENDA

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #10

ITEM: Labadie Park Neighborhood Master Deed Amendment

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE:

BACKGROUND:

For the purposes of the development, the City of Wyandotte is named as the developer of the Labadie Park Neighborhood condominium project. The project is ready to expand from nineteen (19) units to twenty three (23) units. This expansion necessitates, in accordance with Article VI, an amendment to Article II of the Master Deed. The attached "First Amendment to the Amended and Restated Master Deed of Labadie Park Neighborhood Condominium" will accomplish this.

STRATEGIC PLAN/GOALS: Neighborhood Renewal and Development

ACTION REQUESTED: Adopt the "First Amendment to the Amended and Restated Master Deed of Labadie Park Neighborhood Condominium"

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None

IMPLEMENTATION PLAN: City Attorney to record amendment.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: ok TDrysdale

LEGAL COUNSEL'S RECOMMENDATION

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS:

1. First Amendment to the Amended and Restated Master Deed of Labadie Park Neighborhood Condominium
2. Labadie Park Neighborhood Condominium Plans Sheets 1 thru 9

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #11

ITEM: Hiring – Laborer (Department of Public Service)

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The Department of Public Service currently has eleven (11) union employees. Based on a review of the City's current resources, organizational structure, and staffing expectations, the filling of this position appears necessary to provide effective services to the citizens of the City of Wyandotte. As such, the hiring of John L. Green is recommended. Mr. Green has been working as a Seasonal Employee for the Department of Public Service off and on since 2009 and is trained in the functions of a Laborer. Further, Mr. Green has a CDL license endorsement.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life.

ACTION REQUESTED: The undersigned recommends approval of the hiring.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Saving of approximately \$15,080.00 per year based on the difference in hourly rate between the former Laborer who retired and the entry-level Laborer being hired.

IMPLEMENTATION PLAN: The City's Administrative Office will coordinate the hiring.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: concur TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION

LIST OF ATTACHMENTS: 1. Application for Employment — John L. Green

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #12

ITEM: File 4609 2013 Tennis Court Reconstruction

PRESENTER: Mark Kowalewski-City Engineer, Jim Knopp-Superintendent of Recreation, Justin Lanagan- Administrative Trainee of Recreation

INDIVIDUALS IN ATTENDANCE: same as above

BACKGROUND: The tennis courts at Pulaski Park are in need of repair. Bids were solicited by the Engineering Department and opened on March 18, 2013. These bids were received, reviewed and Pro-Line Asphalt was determined to be the lowest and most qualified bid. See attached bids.

STRATEGIC PLAN/GOALS: The City is dedicated to planning a long range plan for recreation and leisure opportunities for Wyandotte's residents with emphasis on programs and facilities for youth and seniors by maintaining current facilities.

ACTION REQUESTED: Concur with the City Engineer, Superintendent of Recreation and Administrative Trainee of Recreation in accepting the bid from Reselecting Pro-Line Asphalt in the amount of \$64,510.00.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 492-200-850.860-524 in the amount of \$64,510.00.

IMPLEMENTATION PLAN: Pro-Line Asphalt will enter into a contract and begin the tennis court re-surfacing May 10, 2013 and be completed by June 21, 2013.

COMMISSION RECOMMENDATION: Approved April meeting

CITY ADMINISTRATOR'S RECOMMENDATION: ok TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION jrp

LIST OF ATTACHMENTS: Summary of bids.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #13

ITEM: Neighborhood Stabilization Program 3 – 1749 2nd Street

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark. A. Kowalewski, City Engineer

BACKGROUND: The City purchased the property at 1749 2nd Street for non-payment of the taxes, cleared title and applied to the County for competitive Neighborhood Stabilization Program 3 (NSP3) Funding to rehabilitate the home. Wayne County has approved this project to be funded under the NSP3. The Engineering Department has estimated the rehabilitation to be \$179,823.25. The rehabilitation will include new siding, roof, doors, windows, and appliances, update the electrical, plumbing and mechanical including geothermal, update kitchen and bathrooms, paint and carpet, new driveway.

The property size is 50' x 100'. The vacant property to the north of this home which measures 54' x 100' would be offered to someone interested in constructing a new single family home.

Once the home is rehabilitated, it must be sold to income qualified person meeting 120% of area median income (AMI) (2013 AMI is \$54,960 – 1 person household income to \$103,440 8 person household income) and who has completed 8 hours of housing counseling.

STRATEGIC PLAN/GOALS: The City's commitment to provide the finest services and quality of life to its residents by fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Adopt a resolution approving NSP3 Subrecipient Agreement between Charter County of Wayne and the City of Wyandotte for the property known as 1749 2nd Street, Wyandotte, Michigan

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute NSP3 Subrecipient Agreement with the Charter County of Wayne, prepare specifications for a General Contractor, place out for bid, accept proposals, start rehabilitation on the home, sell home.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale concur

LEGAL COUNSEL'S RECOMMENDATION: approved by Bill Look 4/10/13

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: NSP3 Subrecipient Agreement between the Charter County of Wayne and City of Wyandotte

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 15, 2013

AGENDA ITEM #14

ITEM: Antenna Site License Agreement Amendments for T-Mobile

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: These Amendments will increase the monthly fees that the Licensee pays for these two (2) antenna sites by \$8,400 per year with 4% annual increases. Three (3) antennas and four (4) coax cables will be added to 1077 F Grove. The size of the antennas will increase at 365 F. Hudson.

STRATEGIC PLAN/GOALS: To create revenues to support the City financially.

ACTION REQUESTED: Approve 2nd Amendment to the Antenna Site License Agreement for 1077 F Grove and 3rd Amendment to the Antenna Site License Agreement for 365 F Hudson with T-Mobile.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Increase revenue to account no. 295-000-655-020 of \$8,400 the 1st year and 4% increase thereafter.-

IMPLEMENTATION PLAN: Execute Amendments and collect fees

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: concur TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Review by Bill Look 3/11/13

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS:

2nd Amendment to Antenna Site License Agreement for 1077F Grove
3rd Amendment to Antenna Site License Agreement for 365 F Hudson

REPORTS AND MINUTES

Financial Services Daily Cash Receipts	April 2-April 10, 2013	\$118,611.13
Design Review Committee	April 9, 2013	
Beautification Commission Meeting	March 13, 2013	

CITIZEN PARTICIPATION

None

RECESSRECONVENINGROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Stec

Absent: None

HEARING

HEARING RELATIVE TO COMMERCIAL REDEVELOPMENT DISTRICT
122-126-128 OAK STREET, WYANDOTTE, MICHIGAN

MEETING DATE: April 15, 2013 AGENDA ITEM #Hearing

ITEM: Commercial Redevelopment District - 122/126/128 Oak Street

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on April 15, 2013, to consider establishing a Commercial Redevelopment District for the property at 122, 126 and 128 Oak Street. This action was initiated by the request of the prospective property owners, Les Salliotte, 2304 18th Street, Wyandotte, and Rick DeSana, 2530 Medford Street, Trenton (attached). The Act allows for a reduction in property taxes to encourage redeveloping commercial property in a qualified downtown revitalization district. Establishing the District is the first step in the process. The next step involves the property owner filing an application for an exemption certificate that must be approved by both the Council and the State Tax Commission. The application will include detailed information on the construction to be undertaken and economic advantages expected from the project. Also attached is a summary of the Act prepared by the Michigan Municipal League. The undersigned recommends that the Council establish a District to encourage and assist with redeveloping the property.

STRATEGIC PLAN/GOALS: Commitment to fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution establishing the Commercial Redevelopment District as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur

LIST OF ATTACHMENTS:

1. Request for the Establishment of a Commercial Redevelopment District – Les Salliotte & Rick DeSana
2. Commercial Redevelopment Act – One Page Plus (MML)
3. Notice of Hearing

March 25, 2013

The Honorable Mayor Joseph R. Peterson And City Council
3200 Biddle Avenue
Wyandotte, MI 48192

Re: Request to Create a Commercial Redevelopment District for Property at 122, 126, and 128 Oak Street (former location of Jerry's Restaurant & Lounge)

Dear Mayor and Members of Council:

To facilitate the redevelopment of the property referenced above, we're requesting the creation of a Commercial Redevelopment District. We are in the process of purchasing the property on a land contract from the current owner, Gerald Diamond, 2930 22nd Street, Wyandotte MI.

Establishing the District will allow the redevelopment of the existing structure so that its interior and exterior may be completely renovated and transformed into a restaurant and bar. As you may be aware, a portion of the structure was originally constructed in approximately 1860, and the remaining portion was constructed in approximately 1932, and the renovations will require a significant amount of improvements to the foundations, structural elements, mechanical systems, and interior and exterior. Total investment at the site is estimated at more than \$100,000.

If the District is established, an application for a Commercial Facilities Exemption Certificate for a restoration project will be filed with the City. Additional information about the proposed project will be submitted along with the application.

Thank you for your consideration of this request. If you have any questions or would like any additional information, please contact either of us.

Sincerely,

Les Salliotte, 2304 18th Street, Wyandotte, MI 48192
Rick DeSana, 2530 Medford Street, Trenton, MI 48183

RESOLUTIONS

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the reading of the minutes of the previous meeting be dispensed with and the same stand APPROVED as recorded without objection.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Sheri Fricke
Supported by Councilperson James DeSana
ROLL ATTACHED

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the communication from Norman E. Eberts, 107 Biddle Avenue, Wyandotte submitting his resignation from the Planning Commission is hereby received and place on file. AND BE IT FURTHER RESOLVED that Mayor and Council thank Mr. Eberts for his many years of dedicated service to the Commission.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Sheri Fricke
Supported by Councilperson James DeSana
YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec
NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the communication from Steve Mikhail, Nanna's Kitchen 2962 Biddle Avenue notifying the Mayor and Council of his decision to forgo the construction of the 1200 square foot addition to his business and the purchase of city-owned property located on the southern most corner of Biddle and Elm is hereby received and placed on file. AND BE IT FURTHER RESOLVED that said communication be forwarded to any departments or commissions that may have been assisting Mr. Mikhail in this endeavor.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Sheri Fricke
 Supported by Councilperson James DeSana
 ROLL ATTACHED

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated April 11, 2013 to appoint the following:

PLANNING COMMISSION:

Stanley J. Pasko, 1291-10th Street, Wyandotte, Mi. Term to expire April 2015

CULTURAL & HISTORICAL COMMISSION:

Daniel Cervantes, 236 Walnut, Wyandotte, Mi. Term to expire December 2016

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Sheri Fricke
 Supported by Councilperson James DeSana
 YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec
 NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the Municipal Service Commission and the Power Systems Supervising Engineer to APPROVE the Beebe Wind Project purchase power commitment through MPPA as outlined in the communication.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Sheri Fricke
 Supported by Councilperson James DeSana
 YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec
 NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the communication from the City Engineer and City Attorney regarding the development of the property known as former 87 Mulberry-2312-2350 Biddle Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the Billboard Sign Agreement and improvement Removal Agreement as presented to City Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council CONCURS with the determination that a vacancy exists with the recent resignation of one full-time Dispatcher and the Council authorizes the filling of such vacancy and FURTHER RESOLVED BY THE CITY COUNCIL that subsequent to interviews conducted with current part-time members of the Dispatch staff which occurred on April 3, 2013 and after scoring the interview, BE IT RESOLVED that the top scorer, Dispatcher Kellie Alderman, is being APPROVED for a full-time position contingent on the successful completion of a physical, psychological, and drug screen examination.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council CONCURS with the Downriver Community Conference and the Wyandotte Police Department and hereby authorizes the Mayor and City Clerk to sign the attached inter-local agreements along with the Master Acknowledgement/Consent Agreement which will establish the required City of Wyandotte support of the DCC loan agreement with Flagstar Bank and the purchase of upgrades for the Downriver Public Safety Communications System.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council CONCURS with the communication from the City Engineer and City Assessor regarding the sale of the former 1144-5th Street, Wyandotte; AND BE IT FURTHER RESOLVED that Council accepts the offer from Archie and Sharon Hamilton, to acquire 25 feet of the former 1144-5th Street in the amount of \$1,250.00; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and City Clerk are hereby authorized to sign said documents on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that a correction to the minutes of the meeting of March 18, 2013 in that the request of Philip Rondeau, 89 Perry Place is "approved and " not referred to the City Engineer and City Attorney are to "coordinate said request" not "for a review and report back to the City Council".

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the communication from the City Engineer, relative to the Labadie Park Neighborhood Condominium is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council hereby APPROVES the First Amendment to the Amended and Restated Master Deed of Labadie Park Neighborhood Condominium, and further that the Mayor and City Clerk be authorized to sign said amendment on behalf of the City of Wyandotte and that the City Attorney is hereby directed to record same with the Wayne County Register of Deeds.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council acknowledges receipt of the communication from the City Engineer regarding the Laborer position at the Department of Public Service and CONCURS with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy and FURTHER, RESOLVED that the Council APPROVES the hiring of John Green as a Laborer in the Department of Public Service contingent on the successful completion of a physical and drug screen examination.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council CONCURS with the City Engineer, Superintendent of Recreation and Administrative Trainee as set forth in their communication dated April 15, 2013 to accept the Bid of Pro-Line Asphalt's in the amount of \$64,510.00 for the 2013 Tennis Court Reconstruction services from account #492-200-850.860-524 as being the best Bid meeting specifications.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the communication from the City Engineer relative to the Neighborhood Stabilization Project 3 (NSP3) is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the NSP3 Subrecipient Agreement between the Charter County of Wayne and the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that Council hereby APPROVES the 2nd Amendment to the Antenna Site License Agreement for 1077 Grove with T-Mobile and the 3rd Amendment to the Site License Agreement for 365 F Hudson with T-Mobile. AND BE IT FURTHER RESOLVE that the Mayor and City Clerk are hereby authorized to execute said Amendments on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

RESOLUTION ESTABLISHING A COMMERCIAL REDEVELOPMENT DISTRICT FOR
128 OAK STREET PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF
THE COMMERCIAL REDEVELOPMENT ACT, ACT 255 OF 1978, AS AMENDED

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilmember Sheri M. Fricke

RESOLVED BY THE CITY COUNCIL THAT:

WHEREAS, pursuant to the Commercial Redevelopment Act, Act 255 of 1978, as amended (Act 255), the City of Wyandotte has the authority to establish "Commercial Redevelopment Districts" within the City of Wyandotte at request of a commercial business enterprise or on its own initiative; and

WHEREAS, Les Salliotte, 2304 18th Street, Wyandotte, MI, and Rick DeSana, 2530 Medford Street, Trenton, MI, have filed a written request with the clerk of the City of Wyandotte requesting the establishment of a Commercial Redevelopment District for property at 128 Oak Street located in the City of Wyandotte hereinafter described; and

WHEREAS, the City Council finds that property within the District is obsolete commercial property (due to general neglect) which is part of an existing, developed commercial zone which has been zoned commercial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity, and hereby determines that the District meets the requirements set forth in Section 5(1)(a) of Act 255; and

WHEREAS, the City Council has provided for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the District, as required in Section 4(2)(b)(iii)(B) of Act 255; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed District as required by Section 5(3) of Act 255; and

WHEREAS, on April 15, 2013, a public hearing was held and all residents and taxpayers of the City of Wyandotte were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Wyandotte to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council that pursuant to the provisions of Act 255, Commercial Redevelopment District No. 10 is hereby established for the property at 128 Oak Street (and also known as 122, 126 and 128 Oak Street), said property more fully described as:

The following described parcel(s) of land situated in the City of Wyandotte, Wayne County, and State of Michigan, to wit:

LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11 E, LIBER 57 OF DEEDS, PAGE 5, WAYNE COUNTY RECORDS

Parcel Number: 82-57-011-06-0010-000

I move the adoption of the foregoing resolution.

MOTION by Councilmember Sheri Fricke

SUPPORTED by Councilmember Lawrence Stec

YEAS: Councilpersons Browning, Fricke, Galeski, Sabuda, Stec

NAYS: None

ABSTENTION: Councilperson DeSana

Wyandotte, Michigan April 15, 2013

RESOLUTION by Councilperson Sheri Fricke

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,622,362.33 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

ADJOURNMENT

MOTION by Councilperson Sheri Fricke

Supported by Councilperson James DeSana

That we adjourn.

Carried unanimously

Adjourned at 8:49 PM

April 15, 2013

William R. Griggs, City Clerk