

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

26

**MEETING DATE:** May 20, 2013

**AGENDA ITEM #** 26

**ITEM:** Sale of the Old City Hall, 3131 Biddle Avenue, Wyandotte, Michigan

**PRESENTER:** Mark A. Kowalewski, City Engineer and Natalie Rankin, DDA Director

*Mark Kowalewski 5-3-13*

*N Rankin 5/15/13*

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

**BACKGROUND:** At the February 25, 2013, Council Meeting, Council approved the Specifications for Qualifications and Proposals for the Development of the Former City Hall , Vacant Lot and City Parking Lot to the South of former City Hall. Advertisements were placed in the News Herald and the in Crain Communications, Inc. Proposals were received through March 25, 2013. The City received one (1) proposal from MJC Construction Management.

MJC Construction Management is proposing to demolish the current structure and construct a four (4) story modern revival style structure, below ground parking garage, 1<sup>st</sup> floor commercial, 2<sup>nd</sup> and 3<sup>rd</sup> floors residential hard lofts, 4<sup>th</sup> floor penthouse suites.

The City Engineer, DDA Director and City Administrator (Committee) met with MJC Construction Management to review their proposal which included discussing financing, time frames and development plan. The Committee determined that the City should exclusively work with MJC Construction for a period not to exceed 90 days. It was further determined that MJC should initiate a Market Study for the Downtown to determine the need for commercial/residential development.

**STRATEGIC PLAN/GOALS:** We are committed to revitalize the downtown with new residential and commercial developments and to make our downtown a destination of choice for residents throughout Southeast Michigan by redeveloping the city block where the city hall is now located with a mixed-use development project emphasizing street-level commercial and high-rise residential development affording new residents a view of the river and surrounding scenic areas.

**ACTION REQUESTED:** Approve exclusive negotiation period with MJC Construction Management for the City owned property located at 3131 Biddle Avenue from May 20, 2013 to August 20, 2013.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Continue negotiations with MJC Construction Management for the purchase of the City owned property located at 3131 Biddle Avenue

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Concur Shupdale*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *[Signature]*

LIST OF ATTACHMENTS: Proposal received

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan  
Date: May 20, 2013

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED THAT COUNCIL hereby receives the communication from the City Engineer and the DDA Director regarding the City owned property located at 3131 Biddle Avenue; AND

BE IT FURTHER RESOVLED that Council concurs with the recommendation to exclusively negotiate the sale of the property known as 3131 Biddle Avenue to MJC Construction Management for a period of 90 days.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

YEAS

COUNCIL

NAYS

FILE #4613  
SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS FOR REDEVELOPMENT  
OF THE FORMER CITY AHLL LOCATED AT 3131 BIDDLE VENUE AND THE VACANT  
LOT AND CITY PARKING LOT SOUTH OF FORMER CITY HALL  
IN THE CITY OF WYANDOTTE  
March 25, 2013 – 2 PM

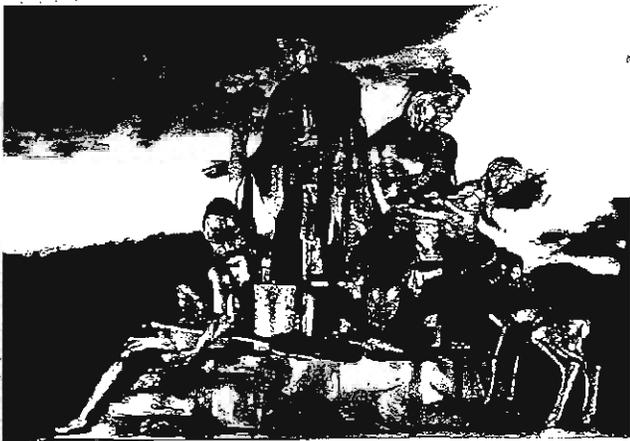
MJC Construction Management                      \$10,000 Cashier's Check  
46600 Romeo Plank Road, Suite 5  
Macomb, Michigan 48044

cc.     Mark A. Kowalewski  
         Kelly Roberts/Engineering  
         Natalie Rankin

# WYANDOTTE

## Proposed Development:

Downtown Wyandotte  
Municipal Building



- 1st Floor Commercial/Retail
- Downtown Loft Condominiums
- River View Penthouse Suites
- Ample Underground Parking
- Live-Work Downtown Lifestyle
- MJC LOTUS GROUP, LLC

**PROPOSAL SIGNATURE SHEET**

DATE: \_\_\_\_\_ March 25, 2013

TO: The Honorable Mayor and City Council  
Wyandotte City Hall  
3131 Biddle Avenue  
Wyandotte, Michigan 48192

**PROJECT: SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS FOR REDEVELOPMENT OF FORMER CITY HALL AT 3131 BIDDLE AVENUE AND THE VACATE LOT AND THE CITY PARKING LOT SOUTH OF FORMER CITY HALL LOCATED IN THE CITY OF WYANDOTTE, MICHIGAN. BID FILE #4613**

**THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:  
(each box must be checked by Proposal Maker)**

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications, including expeditious agreement, Council approval, permits prior to closing, and commitment to develop within six (6) months.
- PROPOSED BUILDING FEATURES: Proposals must be attached.  
\$5,000 per Unit at an anticipated 30-36 Units
- BID PRICE FOR PROPERTY: One Hundred Fifty Thousand and 00/100 Dollars (\$ 150,000.00)  
(anticipating up to 36 units, if allowable offer to be at \$180,000.00)
- EXECUTED ANTI-COLLUSION AFFIDAVIT: to be attached.

DEPOSIT: Ten Thousand Dollars (\$10,000)

Check No. \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Name: Rosolino LoDuca  
(please print)

Company Name: MJC Construction Management, Inc.

Address: 46600 Romeo Plank Road, Suite 5  
Macomb, MI 48044

Phone Number: (586) 263-1203

Fax Number: (586) 263-5903

E-mail address: aloduca@buildtechsolutions.com

ADDENDUMS RECEIVED: None

ANTI-COLLUSION AFFIDAVIT

Note: The affidavit set forth below MUST be executed on behalf of the proposal maker and furnished with every proposal.

STATE OF MICHIGAN  
COUNTY OF WAYNE

Rosolino LoDuca, being first duly sworn, deposes and says he/she is

the Member of MJC Const. Mgmt., Inc., the proposal maker  
TITLE (if applicable) NAME OF COMPANY

which has submitted on the 25th day of March, 2013 to the City of Wyandotte, Michigan, a

proposal for the development of the former City Hall at 3131 Biddle Avenue and the vacant lot and City Parking Lot South of former City Hall in the City of Wyandotte, all as fully set forth in said proposal. The aforementioned proposal maker

constitutes the only person, firm or corporation having any interest in said bid or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of said proposal, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Affiant further states that said proposal is in all respects fair and is submitted without collusion or fraud; and that no member of the City Council, or officer or employee of said City is directly or indirectly interested in said proposal.

\_\_\_\_\_  
Applicant Signature

SWORN TO and subscribed before me, a Notary Public, in and for the aforementioned named State and County this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# Narrative

- **WYANDOTTE DOWNTOWN MUNICIPAL RE-DEVELOPMENT**
- **PROJECT TITLE:** WYANDOTTE MUNICIPAL BUILDING DEMOLITION & RE-DEVELOPMENT AS MIXED-USE PLANNED DEVELOPMENT FOR COMMERCIAL/RESIDENTIAL USE
- **PROJECT LOCATION:** 3131 Biddle Ave, Wyandotte MI 48192.
- **PROJECT SUMMARY:** The purpose of this project is to re-develop the functionally obsolete municipal building and to create a Viable Downtown Community Living Environment within proximity to many of Wyandotte's key resources.
- **PROJECT USE:** Planned Development (PD) District – Commercial & Residential Campus Center Project will meet the following: Building Code 2006 Michigan Building Code; Mechanical Code 2006 Michigan Mechanical Code; Plumbing Code 2006 Michigan Plumbing Code; Electrical Code 2008 National Electrical Code; Michigan Barrier Free ICC/ANSI A117.1-1998; Construction Type II-B for commercial buildings; Fire Protection – Sprinkler System NFPA 13-1999 with Alarm System: NFPA 72-1999.
- The development would create approximately 26 new residential households in the downtown area, resulting in approximately 50 new residents, additionally, it would create up to approximately 10,000 square feet of new commercial space, and new employees working downtown. The project will add an additional 110 parking spaces to the Downtown with parking passes prospects for current Downtown Businesses. The new development and its residents, tenants, employees, customers, and clients should generate economic activity and disposable income for businesses in Wyandotte, particularly in the downtown area, including restaurants, retail stores, medical offices and service establishments. Additionally, the economic activity generated should assist with retaining existing jobs in the area and assisting the economic viability of existing and/or new businesses. The development should also increase the property tax base by encouraging the continued development and revitalization of the area including improving the occupancy rate of existing buildings, the development and opening of new businesses, and the continued operation of existing businesses.
- **PROJECT GOALS:** This project will redevelop largely vacant and blighted property across several parcels, with the development address of 3131 Biddle Avenue, Wyandotte, Michigan. The location has included several different structures dating back to early 1900's. The project includes the demolition of the current superseded municipal building and the adjacent vacant land. The site will be repurposed into a Four Story Modern Revival Style Structure to blend with the Downtown Businesses. Appropriate site improvements, including landscaping, paved parking, lighting, curb cuts (none of which are proposed off of Biddle Ave), and drive approaches will be incorporated in the project. Based on the project size and use, an estimate of as many as 24 permanent jobs will be located in the commercial/residential share of the project paying an average hourly wage of \$12.00 - \$40.00. The total capital investment will be approximately \$4.3 million.

March 25, 2013

Author: Anthony J. Lo Duca

# Narrative (Cont.)

- **PROJECT DESCRIPTION:** The project is presently a single phase Planned Development for commercial/residential/professional usage. Sufficient on-site parking has been provided for the intended usage (refer to site plan for an exceeded parking space required #). The building will be serviced by City Sewer, City Water, City Storm and Wyandotte Municipal Services (WMS) GEO Utility Field for both heating and cooling (HVAC) service. The building's exterior, shell interior and structural mechanisms the responsibility of the Landlord-Developer as a Downtown Mixed Use Condominium Association.
- Architecture / Bldg. Type / Architectural Style
  - French Provincial / Classic Downtown Revival
  - 4-Story Structural Steel with Brick Façade
  - Commercial/Retail Prospects Include: Restaurant, Retail, Hard Goods, Food Items, Boutique Shop, Bar/Pub, Coffee House, Professional Office
- Floor by Floor Description & Parking Projections:
  - Below ground Parking Garage with nearly 50+ additional parking spots to service all residents as well as visiting guests.
  - 1<sup>st</sup> Floor Commercial with access to 24 shared covered ground floor parking for Commercial Unit Clients as well as adequate Penthouse Floor Parking also with covered ground floor parking. Adjacent outdoor parking will include an additional 30 parking spots and these will be available to adjacent business owners via a yearly parking pass.
  - 2<sup>nd</sup> Floor Residential Hard Lofts suitable for Downtown Living.
  - 3<sup>rd</sup> Floor Residential Hard Lofts – identical to the 2<sup>nd</sup> floor lofts
  - 4<sup>th</sup> Floor Penthouse Suites – these units will have a 2 bedroom: studio design with much larger kitchens, spacious studio as well as ample living space
- Ingress & Egress (no Biddle Ave driveway Access)
- Landscaping
  - Onsite green way with seating and pet friendly dog fountain to service downtown pet owners.

# Current Facts:

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- Address: 3131 Biddle Rd.
- Cross Streets: Biddle/Van Alstyne & Sycamore/Maple
- Rentable Sq. Ft: ??? (Currently), ??? (Total Building Proposed)
- Year Built: New Construction
- Occupancy: 30-36 Single Family Units
- Style: Mid-Rise
- Heat: Geo Thermal HVAC
- Roof: Flat (rubberized torch down)
- Parking: 110 - 130 On Site Parking Spots (w/11 additional Biddle Ave Spots)
- Amenities: Loading Dock, Private Garage, Rear Parking
- Improvements:
- LEGAL:

Lots 18 through 27 Eureka Iron & Steel Works Resub of Block 32 as recorded in Liber 22 Page 49 Wayne County Records

Tax ID No. 57-011-15-0018-000  
57-011-15-0022-002  
57-011-15-0025-000

March 25, 2013

Author: Anthony J. Lo Duca



**CMA DESIGN SERVICES  
&  
MJC COMPANIES**

**CURRICULUM VITAE**

**PRIVATE PROJECT LIST 2002 - PRESENT**

## **MJC Companies – Large Development Projects**

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**Warwick Village, Macomb Township - 342 twelve-plex units**

**Maple Crossing, Commerce Township – 360 twelve-plex units**

**Northpointe Village and Meadows, Chesterfield Twp – 522 six & twelve-plex units**

**Lenox Park, Novi – 190 duplex units**

**Trillium Park, Commerce Township – 320 units**

**The Lakes at Waterstone, Oxford Township**

- 230 single family homes

- 129 duplex units

**Partridge Creek Village, Clinton Township – 90 single family homes**

## Commercial

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**CLIENT:** Henry Ford Health Systems, MJC Templin Medical Center  
**LOCATION:** Wyandotte, Michigan  
**SIZE:** 22,000 S.F.  
**SCOPE:** Construction Management, Private Contract w/ Developer/Owner  
**DETAILS:** Project 10% Completed  
**DATES:** Completion: November 2013 (Anticipated)  
**COST:** Approx: \$ 3.2

**CLIENT:** Studio 9 Salon  
**LOCATION:** Sterling Heights, Michigan  
**SIZE:** 4,000 S.F. 2 Story Commercial Building  
**SCOPE:** Construction Management, Private Contract w/ Owner  
**DETAILS:** Project Complete  
**DATES:** Completion: December 2009  
**COST:** Approx: \$ 1,000,000

**CLIENT:** TNTE Investments LLC/ Performance Plus/  
Wellspine  
**LOCATION:** Shelby Township, Michigan  
**SIZE:** 5,500 S.F. 1 Story Office Building, Dance Studio  
**SCOPE:** Developer/Owner, Design/Build, Financial  
**DETAILS:** Project Complete  
**DATES:** Completion: November 2002  
**COST:** Approx: \$ 950,000

**CLIENT:** SFire and Associates  
**LOCATION:** Shelby Township, Michigan  
**SIZE:** 2,500 S.F. 1 Story Service Building  
**SCOPE:** Construction Management, Private Contract w/ Developer/Owner  
**DETAILS:** Project Complete  
**DATES:** Completion: November 2003  
**COST:** Approx: \$ 350,000

**CLIENT:** Van Dyke Plaza, LLC / Dental Office  
**LOCATION:** Shelby Township, Michigan  
**SIZE:** 4,800 S.F. Commercial Retail Building  
**SCOPE:** Developer/Owner, Design/Build, Financial  
**DETAILS:** Project Complete  
**DATES:** Completion: June 2005  
**COST:** Approx: \$ 1,000,000

**CLIENT:** Safety King  
**LOCATION:** Shelby Township, Michigan  
**SIZE:** 3,500 S.F. 2 Story Wing Addition  
**SCOPE:** Construction Management, Private Contract w/ Owner  
**DETAILS:** Project Complete  
**DATES:** Completion: June 2005  
**COST:** Approx: \$ 425,000

**CLIENT:** Sri Shirdi Sai Samsthan Temple  
**LOCATION:** Livonia, Michigan  
**SIZE:** Temple Renovation  
**SCOPE:** Design/Build, Private Contract w/ Owner  
**DETAILS:** Project in Bidding Phase  
**DATES:** Construction Start: to be determined  
**COST:** Approx: \$ 400,000

**CLIENT:** Pankaj Mehta  
**LOCATION:** Clawson, Michigan  
**SIZE:** 150 Lineal Feet – Parapet Wall Addition/Renovation  
**SCOPE:** Construction Management, Private Contract w/ Owner  
**DETAILS:** Project Complete  
**DATES:** Completion: August 2011  
**COST:** Approx: \$ 32,000

**CLIENT:** First Romanian Baptist Church  
**LOCATION:** Troy, Michigan  
**SIZE:** Classroom Addition  
**SCOPE:** Construction Management, Private Contract w/ Owner  
**DETAILS:** Project in progress  
**DATES:** Completion: December, 2012  
**COST:** Approx: \$ 250,000

## PUBLIC BID PROJECTS

### Commercial Projects

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**CLIENT:** City of Rochester, Rochester Police Station  
**LOCATION:** Rochester, Michigan  
**SIZE:** Garage & Carport Addition  
**SCOPE:** Construction Management  
**DETAILS:** Project Complete  
**DATES:** Completion: December, 2012  
**COST:** Approx: \$ 70,000

**CLIENT:** City of Rochester Hills, Van Hoosen Calf Barn Pavilion  
**LOCATION:** Rochester, MI  
**SIZE:** 4,200 S.F. 1-Story Barn  
**SCOPE:** Restoration  
**DETAILS:** Project In-Progress  
**DATES:** Anticipated Completion: April, 2013  
**COST:** Approx: \$ 275,000.00

**CLIENT:** Macomb County Community Mental Health Services  
**LOCATION:** Various Proposed Residential Locations  
**SIZE:** 3 - 2,600 S.F. - 1 Story, Barrier-Free Residential Buildings  
**SCOPE:** Developer/Owner, Design/Build, Financial  
**DETAILS:** Project completed  
**DATES:** Completion: October 2002  
**COST:** Approx: \$ 700,000

**CLIENT:** Washtenaw County Community Mental Health Services  
**LOCATION:** Various Proposed Residential Locations  
**SIZE:** 2 - 2,600 S.F. - 1 Story, Barrier-Free, Residential Buildings  
**SCOPE:** Developer/Owner, Design/Build, Financial  
**DETAILS:** Project Complete  
**DATES:** Completion: December 2004  
**COST:** Approx: \$ 2,000,000

**CLIENT:** State of Michigan  
**LOCATION:** Various Proposed Residential Locations  
**SIZE:** 4 - 2,600 S.F. - 1 Story, Barrier-Free Residential Buildings  
**SCOPE:** Developer/Owner, Design/Build, Financial  
**DETAILS:** Project Complete  
**DATES:** Completion: December 2004  
**COST:** Approx: \$ 2,000,000

**CLIENT:** Livingston County Community Mental Health Organization  
**LOCATION:** Howell Michigan  
**SIZE:** 3,100 S.F. 1 Story Barrier-Free Residential Group Home  
**SCOPE:** Construction Management  
**DETAILS:** Bidding Project Complete  
**DATES:** Completion: July 2007  
**COST:** Approx: \$ 300,000

**CLIENT:** City of Centerline Department of Public Services /  
Anderson, Eckstein and Westrick, Inc (City Eng. Firm)  
**LOCATION:** Centerline, Michigan (Firing Range Improvements)  
**SIZE:** 3 - 150 L.F. Pre-Cast Concrete Baffles  
**SCOPE:** Construction Management/General Contracting  
**DETAILS:** Project Complete  
**DATES:** Completion: April 2002  
**COST:** Approx \$ 50,000

**CLIENT:** Huron-Clinton Metropolitan Authority  
**LOCATION:** Ray Township, Michigan (Wolcott Mill Metro Park)  
**SIZE:** 2,500 S.F. Comfort Station Building  
**SCOPE:** Construction Management/General Contracting  
**DETAILS:** Project Complete  
**DATES:** Completion: October 2003  
**COST:** Approx \$ 340,000

**CLIENT:** Huron-Clinton Metropolitan Authority  
**LOCATION:** Ray Township, Michigan (Wolcott Mill Metro Park)  
**SIZE:** 5,000 S.F. 2 Story Farm Interpretive Learning Center  
**SCOPE:** Construction Management/General Contracting  
**DETAILS:** Project Complete  
**DATES:** Completion: November 2004  
**COST:** Approx \$ 600,000

**CLIENT:** City of Pontiac  
**LOCATION:** Independence Township, Michigan (Ottawa Park Cemetery)  
**SIZE:** 3,500 S.F. Service Building  
**SCOPE:** Construction Management  
**DETAILS:** Project Complete  
**DATES:** Completion: March 2005  
**COST:** Approx \$ 300,000.00

**CLIENT:** Troy School District  
**LOCATION:** Troy, Michigan (Troy School District Transportation Building)  
**SIZE:** 3,000 S.F. Addition to Bus Garage  
**SCOPE:** Architectural Package Construction Management  
**CM:** Barton Malow Corporation  
**DETAILS:** Project Complete  
**DATES:** Completion: October 2007  
**COST:** Approx: \$ 400,000

**CLIENT:** Dearborn Heights School District  
**LOCATION:** Dearborn Heights, Michigan (Annapolis High School)  
**SIZE:** 3,000 SF Team Room Addition  
**SCOPE:** Construction Management  
**DETAILS:** Project complete  
**DATES:** Completion: June 2009  
**COST:** Approx: \$ 350,000

**CLIENT:** Village of Armada  
**LOCATION:** Armada, Michigan  
**SIZE:** Well House  
**SCOPE:** Construction Management  
**DETAILS:** Project Complete  
**DATES:** Completion: March 2010  
**COST:** Approx: \$ 175,000

**CLIENT:** Village of Mattawan  
**LOCATION:** Mattawan, Michigan  
**SIZE:** Well House  
**SCOPE:** Construction Management  
**DETAILS:** Project Complete  
**DATES:** Completion: May 2011  
**COST:** Approx: \$ 300,000

**CLIENT:** Washtenaw County Parks & Rec  
**LOCATION:** Chelsea, Michigan  
**SIZE:** Pavilion Addition  
**SCOPE:** Construction Management  
**DETAILS:** Project Complete  
**DATES:** Completion: April 2012  
**COST:** Approx: \$ 90,000

## Bank and Trade References

### **Bank References:**

Fifth Third Bank  
Mike Wentrack  
(P) 248-603-0362

Comerica Bank  
Todd Glenn  
(P) 313-222-3899

Chase Bank  
Ted Wahby  
(P) 248-799-5820

Huntington Bank  
Tony Montalbano  
(P) 248-244-3612

### **Bonding Agent:**

Valentii Trobec Chandler, Inc.  
Amanda Boyd  
(P) 248-828-3377 ext. 247  
[aboyd@vtcins.com](mailto:aboyd@vtcins.com)

### **State of Michigan References:**

Department of Mental Health  
Joe Scramlin  
(P) 989-672-9483  
Caro Center  
2000 Chambers Rd.  
Caro, MI 48723

### **Client References:**

Washtenaw Community Health Organization  
Steve Holda, Deputy Finance Director  
(P) 734-544-6708  
[holdas@ewashtenaw.org](mailto:holdas@ewashtenaw.org)

Macomb County Community Mental Health Services

Thomas LaPorte, Facilities Manager

(P) 586-463-8527

[tj.laporte@mccmh.net](mailto:tj.laporte@mccmh.net)

TNTE Office Build-Out 2008

Dr. Thomas Burns, Owner

(P) 586-726-1188

TNTE Office Building / Personal Residence - Clover Ct.

Patricia Cassanta, Owner

(P) 586-997-6360

Huron Clinton Metro Parks

Mike Brahm-Henkel, Metro Park Engineer

(P) 810-227-2757 x 5157

James Soraghan, Metro Park Engineer

(P) 810-227-2757

Safety King Addition

22 Mile Rd. and Ryan

Mike Palazzolo Sr., Owner

(P) 586-731-4720

[mike@ductpro.com](mailto:mike@ductpro.com)

Van Dyke Plaza LLC

Boyd Kraft, Owner

(P) 586-254-0900

Bednarowski & Michaels Building-Shelby Twp

Carl Bednarowski, Owner

(P) 586-991-0210

Canton - Plymouth Metropolitan Airport -2 T-Hangers

Douglas R. Kitze, Airport Manager

(P) 734-459-6627

City of Wixom - Salt Storage Building

Mike Howell

(P) 248-624-0141

City of Livonia - Park & Recreation Storage Building

Tom Murphy

(P) 734-466-2914

**Business References:**

American Buildings

Cathy Myers

P: 937-675-9031

[cmyers@americanbuildings.com](mailto:cmyers@americanbuildings.com)

4790 Cottonville Rd

Jamestown, OH 45335

Theut Products

Eddie Rodregez

(P) 586-752-4541

(F) 586-531-3552

[erodblockhead@aol.com](mailto:erodblockhead@aol.com)

7340B Van Dyke

Romeo, MI 48065

Johns Lumber

Mike Courtright

(P) 586-739-6700

(F) 586-285-2126

[mcourtright@johnslumber.com](mailto:mcourtright@johnslumber.com)

52575 Van Dyke

Shelby Twp, MI

Schweiss Bi-Fold Doors

Julie Schafer : Sales Person

(P) 507-426-8273

[Julie@bifold.com](mailto:Julie@bifold.com)

PO Box 220

Fairfax, MN 55332

Churchs Lumber

Steve Arnold

(P) 248-852-3600

[sarnold@churchslumber.com](mailto:sarnold@churchslumber.com)

70 Grey Rd.

Auburn Hills, MI 48326

## Resume of Michael A. Chirco

### Residential Builder and Developer

- ☒ Built/Developed in over 75 residential projects closed over 5,500 homes and condos units over the past 10 years
- ☒ Total sales over \$1.25 billion over past 12 years
- ☒ 5<sup>th</sup> Largest Condominium builder in the U.S in 2005
- ☒ Some of MJC's largest projects:
  - Ashford Crossing Apartments - constructing, own, and manage 190 apartments - Shelby Twp Michigan
  - Warwick Village, Macomb Township - 342 twelve-plex units
  - Maple Crossing, Commerce Township - 360 twelve-plex units
  - Northpointe Village and Meadows, Chesterfield Twp - 522 six & twelve-plex units
  - Lenox Park, Novi - 190 duplex units
  - Trillium Park, Commerce Township - 320 units
  - The Lakes at Waterstone, Oxford Township - 230 single family homes, 129 duplex units
  - Partridge Creek Village, Clinton Township - 118 single family homes / sites

### Financial References

- ☒ Ted Wahby - Chase Bank (248) 799-5820
- ☒ Huntington Bank - Mark Smits (248) 244-3591
- ☒ Comerica Bank - Todd Glenn (313) 222-3899
- ☒ Huttenlocher Group Insurance Agency - Dave Oates (248) 706-4804

### History and Personal:

- ☒ Born in Detroit, Michigan
- ☒ Learned his work ethic at his father's fish market until 1967 when the market was lost in the riots
- ☒ Started out in the building business in 1968 with one lot and home, and grew the business from scratch
- ☒ Married to Mary Chirco for over 39 years. Together they have 6 children, and 10 grandchildren

## ANTHONY "Nino" LoDUCA

Office: 46600 Romeo Plank, Macomb Twp. MI 48044  
Residence: Clinton Township, MI  
Mobil: 734.250.3768  
e-Fax: 586.263.5903  
e-Mail: [aloduca@buildtechsolutions.com](mailto:aloduca@buildtechsolutions.com)  
website: [www.MJCcompanies.com](http://www.MJCcompanies.com) & [www.BuildTechSolutions.com](http://www.BuildTechSolutions.com)

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## TECHNICAL SUMMARY

Exceptional ability to develop key relationships with local officials in order to pursue land development deals  
Successful project manage multiple building projects in various cities.  
Past practice within: Brownfield Redevelopment / Historic Preservation / TIF / OPRA  
Rehabilitation / NEZ / NSP/Renaissance Zone  
Developed and Implemented Project Management Software (BuildTech Solutions) for Land Developers and Builders  
Negotiate costs with contractors for both development and build process  
Maintained on site Development & Build revenues  
Over 23' years' experience  
Working with DEQ, DNR and Other State and Local Environmental Groups to create a positive feel for the always changing development environment with State and Local officials

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## EXPERIENCE

5/1989 –

Present

**MJC Companies:** [www.MJCcompanies.com](http://www.MJCcompanies.com)

(formerly w/Lotus Group /Siva Homes, Inc.)

**Partner/Project Manager/Site Supervisor**

- Responsible for negotiating multiple sites with local municipalities and community leaders
- Awarded Grants for working in hardship areas for efforts shown through plan developments for rebuilding portions of the community
  - Brownfield Recapturing – worked with the State in rebuilding specific areas and received several grants to assist with land speculation, conceptual design, marketing, as well as working with DNR to determine the validity of development and work with the DNR as well as the local/state officials to make the property “livable” for a community
  - Received/Approved over \$3 Million in Grants – 4 Grants total (to date) for Golf Point, Golf Lakes, Cambridge Commons and Cambridge Villas
  - Current: MEGA Applicant for LaBadie Neighborhood Community as well as Implementing “Green” by Installing Geo-Thermal wells for this site as well as Templin Medical/Professional Park (39,000 sq.ft. – 2 bldgs)
- Negotiate multi-million dollar sites with local city officials and community leaders
- Responsible for Complete Project Management and Site Management for multiple developments
  - Day to Day Scheduling of projects as well as perform status updates and re-evaluate build schedules and the like
  - Responsible for Overseeing Land Development
  - Financial Planning (PLM)/Budgeting/Forecasting
  - Manage closures and sales – negotiate pricing, custom builds, etc.
  - Perform Client Walk Thru’s
  - Manage Warranty Schedules
- Develop Marketing strategies for new developments to create a buzz throughout the community
- Research and negotiate Land Acquisition – study market trends to determine if the project will be viable and if the area will yield a profitable return on initial investment (ROI)
- Develop conceptual designs and marketing for new projects

- Work directly with architects to cater blueprint designs according to current market trends as well as initial customer inquiries
- Redline blueprints prior to build and perform cost analysis to insure profit margins are in line with goals
- Directly manage 9 employees/80+ contractors as well as a full development crew at any given time
- Coordinate and Manage pre-construction sales for multiple sites/locations
  - Perform inspections of competitors hard and soft costs and show through marketing as well as pre-sale interviews how our homes provide an edge of value (resale, quality, and the like) over other local contractors
- Responsible for attaining \_\_% profit for home sales
- Responsible for achieving \_\_% on site profit
- Track all work done for both commercial as well as residential via E-Library (this software system allows me to track notes, tasks, pictures of various stages in the project, costs and the like)
- Project Managed the build of over 500 homes (1996 to date) – custom and production as well as built over 11 commercial sites – worked with the customer to customize all areas to fit their business needs
- Hands-On Project Manager – performed special construction customizations per customer’s requests whether it be specialty structures, ceiling, finished carpentry or special builds within the buildings

**Software Development ( [www.BuildTechSolutions.com](http://www.BuildTechSolutions.com) & [www.Projex5.com](http://www.Projex5.com) )**

- Developed a project management software for homebuilders, land developers, and general contractors that improves the accuracy of cost to profit margin as well as streamlines the process of tracking the various phases of projects that the organization(s) are working on
- Developed the Software system to be a real time production scheduling system as it relates to the vendor, sub-contractor, general contractor and materials management
  - Through this system, one can print, email and fax construction work/change orders directly from here, which eliminate the hassle of having to format, re-type...eliminate redundancies
  - In this system, one can monitor progress of every construction stage – multiple site management
- The system is ideal for multiple site management
- Created the system to also assist in the tracking of all sales tools for optimum results
  - Through this system it provides the ability to produce electronic purchase agreements, customer selections and addendums – eLibrary for Easy Upload/Download of Supporting Documents
- This software system has helped increase profitability while decreasing management and construction costs as well as increased efficiency and helped the company’s capabilities, competitiveness and share of the marketplace

**PROPERTY MANAGEMENT**

- **Property Management Tasks/Projects**
- Perform assessments – exterior and interior, develop scripted implementation and schedule appropriate action based on assessment/inspection
- Perform customer build-outs and perform routine maintenance of the overall property to attract more tenants
- Create budgets and financials for tenants for lease acquisitions
- Research and Develop marketing strategies – work with brokers to create preliminary brochures and work directly with newspapers as well as alternate forms of advertising (i.e., internet and the like)
- Develop new ideas to create a buzz around the community about the property (in doing this I also re-evaluate costs to keep profits at the projected goal)

PROJECTS:	# of Units	Project / Street1	Project / Street2	Subdivision / City
Fox Chase Subdivision	86	Racho Rd	Northline Rd	Taylor
☒ Jr. League World Series Baseball Park	Remodel	Pardee		Taylor's Heritage Park
Golf Pte. Condos	32	Beech Daly	Northline Rd	Taylor
☒ Knopp Farmhouse	Relocation	Pardee		Taylor's Heritage Park
Kensington Estates	72	West Rd.	Inkster	Brownstown
Golf Lake Estates	45	Northline	Beech Daly	Taylor
Wheatland Estates	46	Van Horn	Inkster Rd	Brownstown
Cambridge Villas	16	Mulberry & 4th.	Cedar & 4th.	Wyandotte
Cambridge Commons	60	Mulberry & 4th.	Cedar & 4th.	Wyandotte
☒ Gwen Frostic Park	Historical	Mulberry & 4th.		Wyandotte
Woodberry Village	tbd	Sibley	Beech Daly	Brownstown
Hawthorne Ridge Subdivision	208	Inkster & Arsenal	Van Horn/Huron River Rd.	Flat Rock
Swan Creek Subdivision	tbd	Telegraph	Buhl	French Town
"Squaeky" Clean Car Wash	Owner	Fort St.		Lincoln Park
Autumn Woods Villas	300 +/-	Pennsylvania	Inkster	Taylor
Lincoln Shire Subdivision	220 +/-	Telegraph		French Town
Regency Park Professional	12	Reeck Court	Northline	Southgate
Cambridge Pte. Professional	5	Biddle	Antoine	Wyandotte
Devonshire Cove Duplexes	52	Telegraph	Northline/Eureka	Taylor
St. Johns Subdivision	13	St. Johns	Fort St.	Lincoln Park
Lange Rd	tbd	Lang	Beech Daly	Taylor
Romine & Willow	tbd	Romine	Willow	Monroe
Racho School	tbd	Northline	Racho	Taylor
Cypress Gardens	120 +/-	Goddard	Beech Inkster	Taylor
Carrington	500 +/-	Telegraph	Pennsylvania	Taylor
Labadie Park Commons/Villas	63	St. Johns	3rd Street	Wyandotte
Goddard & 2nd Street	tbd	Goddard Road	2nd Street	Wyandotte
Templin Medical Center	22,000 sq ft Phase I	Biddle Ave	Northline	
Rochester Police Station Addition	Rochester Municipal	Rochester Rd.		Rochester
Van Hoosen Historical Preservation	Calving Barn	Tienken	Runyon	Rochester

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**SPECIALTY SKILLS** Stair Railings, Panel Applications, Trim Carpenter, Tile Setting, Acoustical Ceilings, Painting (old world mixing of stains & paints on-site for custom applications)

**SOFTWARE** MS Word, Excel, FrontPage, Visio, Publisher, PowerPoint, Outlook, Access, Quick Books, Go-To Meeting, Networking, Database Programming, e-Fax, Web Ex, Remote Desktop, e-Library, BuildTech Solutions Construction Management Software along with Development of PM Software for Project Management

**LANGUAGES** English, Italian and Limited Spanish

**ACCOMPLISHMENTS**  
2009 Operation Warmth (vice chair) via the Rotary International Foundation – provided 540 coats to needy and impoverished Downriver children  
Develop BuildTech Solutions – Construction Project Management Software  
2007 Brownstown Safety Town  
2005 Award for Largest Concrete Paving for Southeast Michigan for a Single Family Subdivision by MPI  
2003 Taylor World Series Jr. League Ball Park  
2002 Award of Excellence by the Michigan Concrete Paving Association – for the largest paving project by a developer

**ORGANIZATIONS** IBA/BIA/BASM – (Builder Association Memberships)  
AYSO Volunteer Coach and Referee (since 2004)  
Rotary Club Member

**TRADE SHOWS** Exhibitor at The International Builders Show – Orlando, Florida  
Given over 350 Demonstrations at the IBS (International Builder Show)

**EDUCATION** 2005 – MS Access 1-3, New Horizons Computer Center  
Henry Ford Community College – Physical Science (Chiropractic Arts), 1987 – 1989

**INDUSTRY SPECIFIC EDUCATION** Yearly Safety Standards Training through MI-OSHA (Electrical, Mechanical, Lifts, Health and Safety)

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## JOSEPH M. VOSZATKA

3166 Van Alstyne Street, Wyandotte, Michigan 48192-5907

Mobile: (734) 301-1282 E-mail: [jmvoszatka@wyandotte.org](mailto:jmvoszatka@wyandotte.org)

### SUMMARY OF QUALIFICATIONS

- 21 years of experience in economic and community development, planning, and zoning.
- Demonstrated ability in all aspects of project management, grant writing and program development.
- Strong interpersonal, presentation, and writing skills.
- Proficient with office computers and related business applications, including Word, Excel, and PowerPoint.

### PROFESSIONAL EXPERIENCE

**SMOOTH Development, LLC. Owner.** 2007-Present  
Provide economic development, tax incentive, and real estate consulting services to local governments, developers, businesses, and non-profit organizations. Examples of recent projects include:

- Prepared Brownfield Plans, Work Plans, and Development Agreements for several clients including Riverside Commons (former Riverside Hospital), MJC Companies, Wyandotte Municipal Services, Fidelity Bank, the City of Wyandotte, and Tim Hortons to capture more than \$5.4 million in tax increment financing to fund demolition, environmental remediation, site preparation and public infrastructure improvements.
- Consulting services to the City of Wyandotte and its Brownfield Redevelopment Authority, including assistance with redevelopment incentive programs, administering \$1.4M in Environmental Protection Agency (EPA) remediation grant funds, annual reimbursement payments to developers, and preparing and reviewing Brownfield Plans.
- Assisting several cities and business owners with a variety of redevelopment incentive programs, including Brownfields, Obsolete Property Rehabilitation Districts, Commercial Redevelopment Districts, and Neighborhood Enterprise Zones.

**Community Development Director, City of Wyandotte, Wyandotte, MI** 2000-2007

- Responsible for marketing and redeveloping city-owned property, including preparing Requests For Proposals and conceptual site plans, developing incentive packages, writing purchase agreements, selecting developers, and directing environmental response activities. Results include 12 projects totaling 212 residential units, 60,000 sq. ft. of commercial space, and \$44 million in investment.
- As the liaison to the Downtown Development Authority, authored amendments to the Development & Tax Increment Finance Plans for both the DDA and Consolidated Area Tax Increment Finance Authority, allowing the tax capture of more than \$250 million through 2034.
- Administered development incentive programs to attract and retain commercial, industrial and residential development, including Brownfield Plans, Single Business Tax credits, Obsolete Property Rehabilitation Exemptions, Industrial Facility Tax Exemptions, and Neighborhood Enterprise Zones.
- Led the City's first 11 projects through the brownfield process, resulting in more than \$200M of investment on over 61 acres of property. Established working relationships with the MEDC, MDEQ, MSHDA and Treasury. Responsible for preparing the Authority's budgets, policies, and staff recommendations.
- Authored, obtained and administered a \$1 million grant from the USEPA to capitalize a Brownfield Cleanup Revolving Loan Fund. Prepared loan documents and a Brownfield TIF plan between the City, Brownfield Redevelopment Authority, Tax Increment Finance Authority, and a developer to remediate a 7-acre industrial site into a \$16.5M development with 88-traditional style residences. Obtained a supplemental \$300,000 grant in 2006 to remediate additional properties. Responsibilities as Brownfield Program Manager included: site eligibility documentation, community outreach activities, and preparing work plans, budgets, various reports, cooperative agreements and amendments, and other technical documents.
- Obtained more than \$50,000 in EPA Site Assessment Grant Funding from the Downriver Area Brownfield Consortium to assist with environmental assessments on City-owned properties.
- As the liaison to the Planning Commission, assisted with the preparation of a new Master Plan Land Use Map, a city-wide rezoning plan, and a rewrite of the entire Zoning Ordinance; drafted numerous ordinances concerning various topics, including parking regulations, outdoor cafes and architectural design; and prepared reports and recommendations regarding development projects and programs.

**Planner II, City of Dearborn, Dearborn, MI** 1998-2000

- Prepared reports and recommendations to the Planning Commission and the Building and Safety Department on site plans, special land use permits, and subdivision plats.
- Designed site plans for a variety of projects, including park and recreation facilities, single and multiple-family housing, and office, commercial, and industrial developments.

**City Planner & Zoning Administrator, City of Bay City, Bay City, MI** 1995-1998

- Prepared, scheduled and coordinated the review of approximately 110 public hearing items annually for the Planning Commission and Zoning Board, including reports and recommendations on all agenda items. Supervised three employees and three consulting firms.
- Directed or assisted the development of major planning projects, including the Columbus Avenue Riverfront Master Plan, Middle Grounds Island Master Plan, and the Downtown Development Plan.
- Worked as a liaison to two citizens' district councils. Responsible for \$500,000 annual CDBG budget, hiring consultants, administering contracts, and preparing redevelopment plans and projects.
- Directed zoning enforcement activities, including supervision of one part-time enforcement officer and coordination with the City's Building Department and Legal Department.

**Associate City Planner & Zoning Officer, City of Bay City, MI** 1992-1995

- Provided planning and administrative services to several boards and commissions, including the Planning Commission, Zoning Board, and the Historic District's Architectural Review Committee.
- Assisted 500 customers per year with permits, applications, and general information.
- Prepared the Environmental Review Record for the Community Development Block Grant program, clearing funding for housing rehabilitation and other projects totaling more than \$2 million annually.

#### **VOLUNTEER EXPERIENCE**

- Thirteen years of volunteer experience with the Bay City & Wyandotte Junior Chamber of Commerce (Jaycees), involving thousands of hours to raise funds, organize community events, and train members.
- Served as Vice-President, Director, President, and Chairman from 2001-2004, respectively. Organized, promoted, and implemented more than 100 community events that generated more than \$120,000.
- As President in 2003, I was selected as one of the Top Ten Presidents in Michigan, and the chapter was recognized as the most outstanding chapter in Michigan out of 92 chapters.

#### **ORGANIZATIONS & MEMBERSHIPS**

Michigan Economic Developers Association, Member, 2004-Present  
 Michigan Historic Preservation Network, Member, 2008-Present  
 American Institute of Certified Planners, Member No. 011836, 1995-2011  
 American and Michigan Planning Association, Member, 1991-2011  
 Wyandotte Jaycees, 1998-2009 (JCI Senator #66609). Bay City Jaycees, 1993-1998  
 Southeast Michigan Council of Governments, Community & Economic Advisory Council, 2001-2007  
 Downriver Area Brownfield Consortium, Member, 2000-2007

#### **EDUCATION & TRAINING**

Michigan State University, East Lansing, MI  
 Bachelor of Science in Urban Planning, December 1991. Graduated with high honor (3.76/4.0 GPA)

**International Economic Development Council**  
 Certified Economic Developer (CEcD) Program, 2005-Present (completed 3 of 6 required courses)

University of Michigan-Dearborn, Dearborn, MI  
 Course work in the Master of Public Administration program, 2006

Central Michigan University, Saginaw, MI  
 Course work in the Master of Science in Administration program, 1995-1998

Southern Wayne County Chamber of Commerce & University of Michigan-Dearborn  
 Leadership 21 Graduate, 2003

## CURRICULUM VITAE

TONY CAPPUSI, B. ARCH.

### PRINCIPAL & OWNER:

- 10/94 - 11/97
- CMA ARCHITECT, INC.  
4 MILL STREET WEST,  
LEAMINGTON, ONTARIO N8H 1S8
- o President, CEO, Principal
  - o Architectural and Planning Service
  - o Staff:
    - 2 Architects
    - 4 Architectural Technicians
    - 1 Office Administrators
    - 1 Structural Engineer
- 01/98 - PRESENT
- CMA DESIGN/ BUILD INC.  
CMA CONSTRUCTION SERVICES  
8183 RHODE, SUITE B  
SHELBY TWP., MI 48317  
(586) 726-1043 FAX: (586) 726- 6609
- o President, CEO, Principal
  - o Design Services and Building services
  - o Staff:
    - 1 Architect / Builder
    - 6 Architectural Technicians
    - 3 Office Administrators
    - 1 Structural Engineer
    - 1 Site Superintendent
- 01/98 - PRESENT
- ENIO COMPANY L.L.C. (MEMBER: 33%)  
ZIRCON CORPORATION L.L.C. (MEMBER: 33%)  
E.C.L.S. 2 COMPANY L.L.C. (MEMBER: 33%)
- o MEMBER, PROPERTY OF PROPERTY MANAGEMENT COMPANY
  - o INDUSTRIAL & COMMERCIAL LEASED AND HELD PARCELS
- 01/98 - PRESENT
- OMAGA COMPANY L.L.C. (MEMBER: 33%)
- o MEMBER, PROPERTY OF PROPERTY MANAGEMENT COMPANY
  - o INDUSTRIAL & COMMERCIAL LEASED AND HELD PARCELS
- 08/99 - 2002
- LACAP DESIGN/BUILD L.L.C. (MEMBER: 50%)
- o HOUSE BUILDING COMPANY

11/00- PRESENT      154 DICKENSON L.L.C. (MEMBER: 50%)  
○ MEMBER, PROPERTY OF PROPERTY MANAGEMENT COMPANY  
○ 18- UNIT APARTMENT BUILDING

01/01- PRESENT      TNTE INVESTMENTS L.L.C.  
○ PROPERTY MANAGEMENT COMPANY  
○ 5,000 S.F. Office Building

**EDUCATION:**

08/89- 06/90      UNIVERSITY OF TORONTO  
○ College of Architecture  
○ ONTARIO ASSOCIATION OF ARCHITECTS

08/90- 06/94      LAWRENCE TECHNOLOGICAL UNIVERSITY  
○ College of Architecture  
○ BACHELOR OF ARCHITECTURE  
○ MINOR IN BUSINESS  
○ AMERICAN INSTITUTE OF ARCHITECTS

08/95- PRESENT      AUTO- CAD & SOFT PLAN  
○ VERSIONS 9 THRU 14 AND 2002  
○ 3D HOME ARCHITECT  
○ CHIEF ARCHITECT

**PROFESSIONAL MEMBERSHIPS & AFFILIATIONS:**

08/89      ONTARIO ASSOCIATION OF ARCHITECTS  
08/90      AMERICAN INSTITUTE OF ARCHITECTS  
12/94      WINDSOR ITALIAN BUSINESS MEN ASSOCIATION  
10/99      ITALIAN- AMERICAN CHAMBER OF COMMERCE OF MICHIGAN  
06/89      MICHIGAN STATE LICENSED BUILDER /99 - MICHIGAN BUILDER'S CLUB  
03/99      MICHIGAN DESIGN / BUILD ASSOCIATION  
11/00      NATIONAL ASSOCIATION OF HOME BUILDERS  
1970      ACTIVE MEMBER OF ST. MICHAEL'S PARISH (LEAMINGTON, CANADA)  
1989      ACTIVE MEMBER OF ST. JOHN VIANNEY'S PARISH (SHELBY TWP. USA)

**PERSONAL DATA**

NAME TONY CAPPUSI  
ADDRESS 56013 CLOVER CT. SHELBY, TWP., MI 48316  
PHONE (586) 677- 9599  
STATIC US CITIZEN / CANADIAN CITIZEN (SINCE 03/98)

MARRIED TO: PATRICIA F. CAPPUSI (SINCE 03/98)  
FATHER OF: ANTONIO MARIO CAPPUSI (BORN 06/99)  
ALESSANDRA CAPPUSI (BORN 05/01)

D.O.B. 03/30/1970  
S.S. # 386 21 2890  
D.L. # C 120 799 014 252

**PROFESSIONAL GOALS:**

My goals are to continue to provide and excel as a leading member of the construction industry by providing a design/ build service accompanied by a well established investment and property management company. I believe this can only be achieved with a well assembled administrative and technical staff which conducts with upper brass our industry.



# Development Incentives: City of Wyandotte

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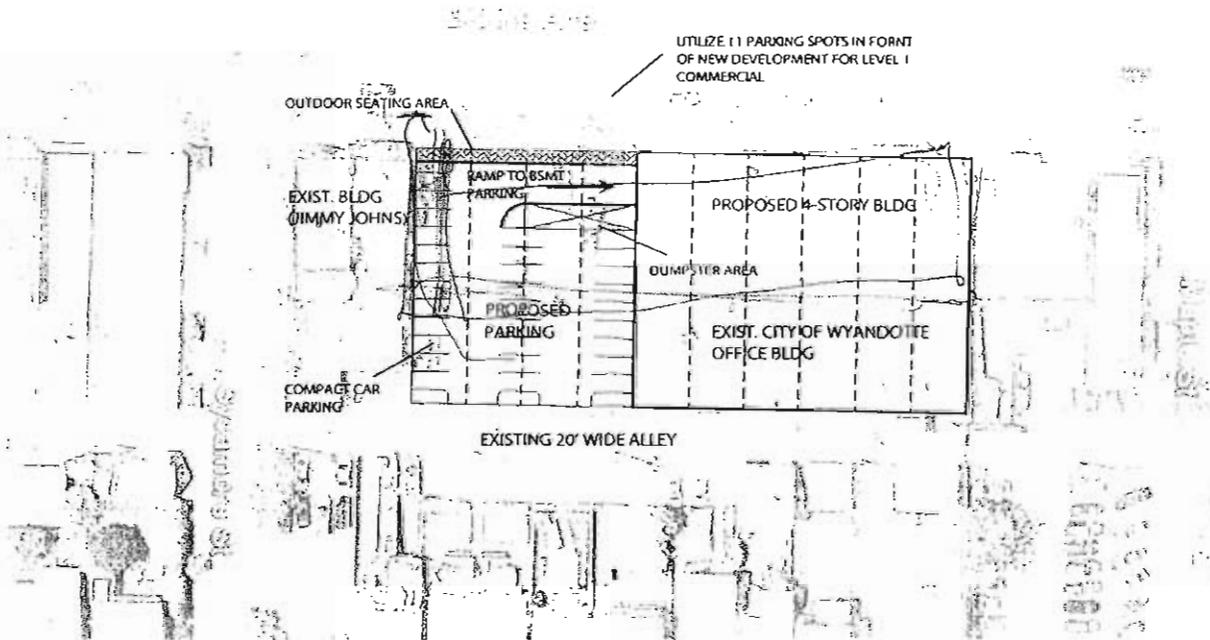
## Valued Improvements:

- Developer requests that the City, to the extent possible, generally support the Developer's use of various tax incentive, grant and loan programs, and/or the use of other public funding sources (if available) to assist with redeveloping the property, including, but not limited to, the following:
- Brownfield Redevelopment Plan for the project that captures mileages allowed under the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, to reimburse all eligible activities necessary to redevelop the property through tax increment financing generated by the project, e.g., environmental activities, lead and asbestos abatement, demolition, public infrastructure, site preparation, underground/subgrade parking, brownfield plan preparation expenses, and any other eligible activities identified and included in a Brownfield Redevelopment Plan approved by the Brownfield Authority, City, and if necessary, the Michigan Economic Development Corporation (MEDC) and/or Michigan Strategic Fund (MSF).
- Real property tax reduction for any eligible residential and/or commercial element of the redevelopment, such as a Neighborhood Enterprise Zone (NEZ) exemption, a Commercial Facilities Exemption Certificate (CFEC) under the Commercial Redevelopment Act, Act 255 of 1978, as amended, or other similar property tax abatements.
- Michigan Community Revitalization Program (CRP), which is generally a grant and/or loan program available through the Michigan Strategic Fund (MSF) and Michigan Economic Development Corporation (MEDC). Information about the CRP is available at: <http://www.michiganadvantage.org/Michigan-Community-Revitalization-Program-Projects/>
- Michigan State Housing Development Authority (MSHDA) Neighborhood Stabilization Program (NSP) funds, Wayne County HOME Program (see [http://www.co.wayne.mi.us/edge\\_commddev\\_HOME.htm](http://www.co.wayne.mi.us/edge_commddev_HOME.htm)), and other similar programs, if the project is eligible and funds are available.

# Preliminary Site Plan Proposed

## PROPOSED 4-STORY BUILDING W/ BASEMENT PARKING W/ BSMT PARKING

- LEVEL 1: COMMERCIAL  
APPX 4 UNITS
- LEVEL 2-3: SINGLE BEDROOM LOFTS  
APPX 10-12 UNITS/LEVEL
- LEVEL 4: 2-BEDROOM PENTHOUSE SUITES  
APPX 6-8 UNITS



March 25, 2013

Author: Anthony J. Lo Duca

# 4-Level Penthouse Concept

THE WYANDOTTE  
LANDMARK

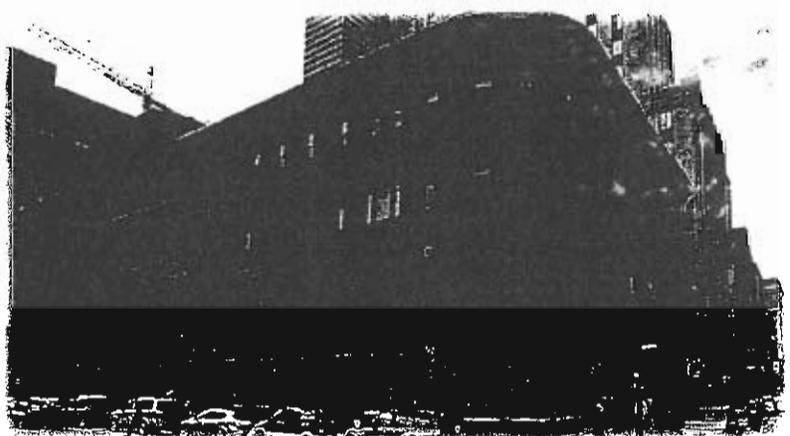
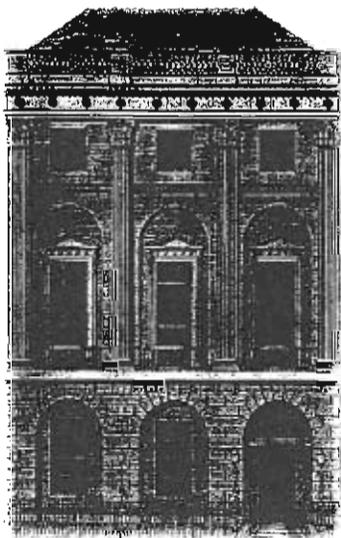
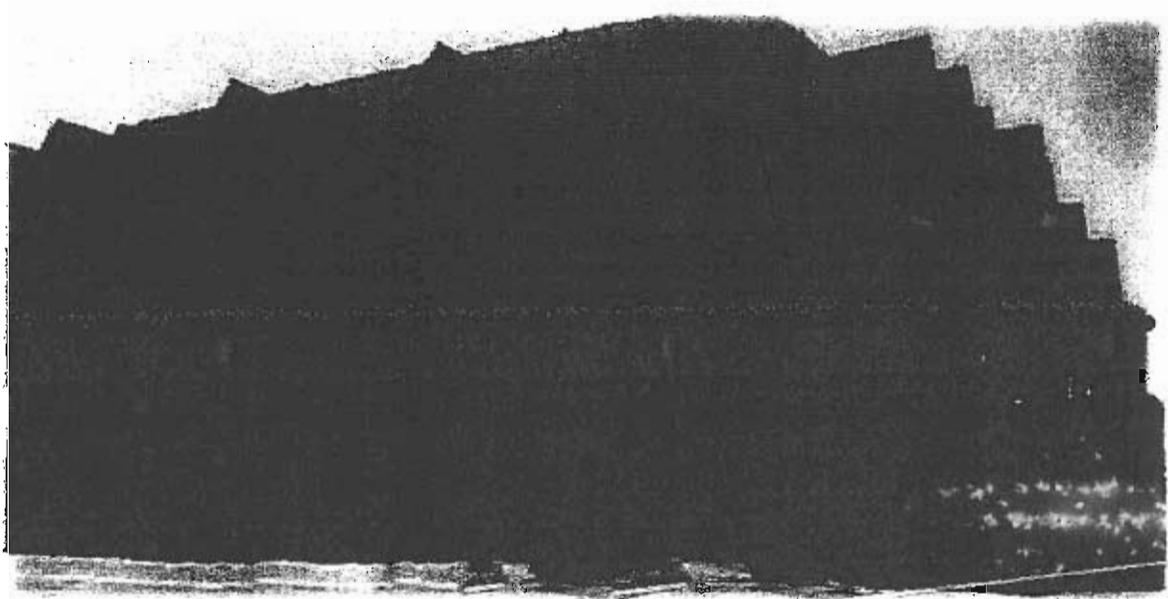


March 25, 2013

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# Façade Aesthetic Examples: French Provincial

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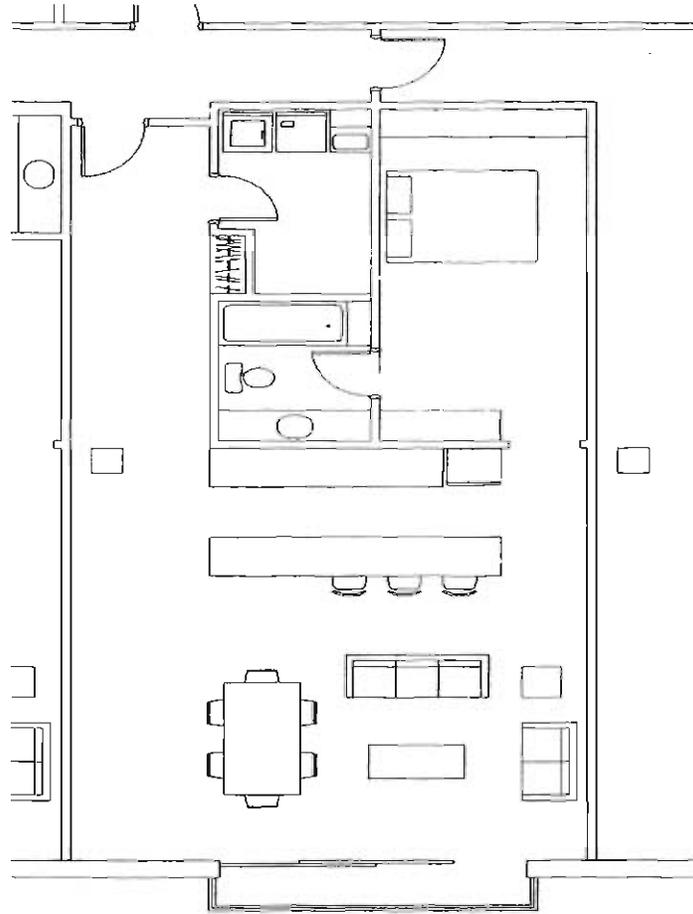
March 25, 2013

Author: Anthony J. Lo Duca

# Loft Condominium Floor Plan

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Typical Floor Plan:  
Loft Suites

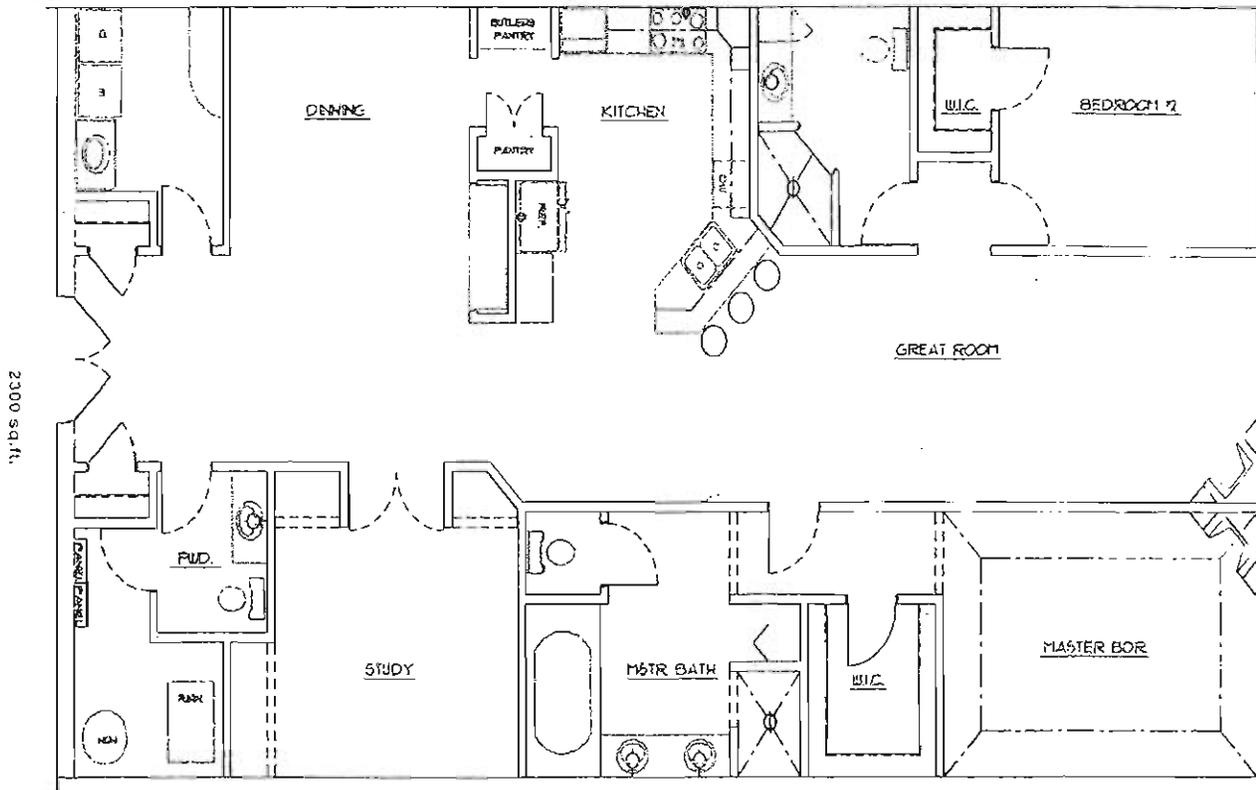


March 25, 2013

Author: Anthony J. Lo Duca

# Loft Condominium Floor Plan

## Typical Floor Plan: Penthouse Suites



March 25, 2013

Author: Anthony J. Lo Duca

# Economic Impact

## 1. Summary - Economic Impact:

Construction Investment: \$4,300,000.00

Furnishings, Machinery & Equipment: Commercial = \$120,000.00; Residential = \$900,000.00

Estimated Construction Jobs: 300+

Estimated Permanent Jobs: 24

## 2. Estimate of long-term tax base generated by proposed development:

The project would create a True Cash Value of Real Property of approximately \$4.3 million and a Taxable Value of approximately \$2.15 million, resulting in annual taxes paid of approximately \$118,000 after any applicable tax exemption or brownfield plan expires, as detailed below.

Estimate of Long-Term Tax Base Generated by Development									
Use	No. of Units	Square Feet Per Unit	Total Square Feet	True Cash Value per Square Foot	Total True Cash Value	Taxable Value per Square Foot	Total Taxable Value	Millage Rate	Annual Real Property Taxes Paid
Commercial	3-4	2,500-3,333	10,000	\$125.00	\$1,250,000	\$62.50	\$625,000	70	\$43,750
Loft Condos	20	1,200	24,000	\$80.00	\$1,920,000	\$40.00	\$960,000	49	\$47,040
Penthouses	6	2,200	13,200	\$85.00	\$1,122,000	\$42.50	\$561,000	49	\$27,489
<b>Totals</b>	-	-	<b>47,200</b>	-	<b>\$4,292,000</b>	-	<b>\$2,146,000</b>	-	<b>\$118,279</b>

Note: All values are estimates; the values for "Millage Rates" & "Real Property Taxes Paid" indicate amounts after any applicable property tax rate reductions expire, such as a NEZ or a CFEC exemption.

3. **PROJECT MANAGEMENT PLAN:** Anthony LoDuca as the Project Director on behalf of MJC Companies ("MJC"), along with CMA Design Build ("CMA") who will facilitate and

March 25, 2013

Author: Anthony J. Lo Duca

# Economic Impact (Cont.)

provide clerical and administrative assistance to Mr. LoDuca. CMA will devote their team of Estimators, Clerical staff to facilitate on this project during its duration. The team of MJC & CMA have been involved in similar developments and have a familiarity to a project of this type. Inspections and reporting are done on a weekly basis and both entities have been involved since the inception of this project. Project Management Software is used to keep all parties involved during the course of construction and updated in real-time to avoid any oversight by either member.

#### 4. CONTACTS:

1. DESIGNATED ENTITY & AGENT:	
<b>MJC LOTUS GROUP, LLC</b> 46600 Romeo Plank Macomb, MI 48044	
<b>a. Mr. Anthony "Nino" LoDuca</b> Director of Operations <a href="mailto:Aloluca@buildtechsolutions.com">Aloluca@buildtechsolutions.com</a> mobile: 734.250.3768 fax: 586.263.5903	<b>b. Mr. Scot J. Mocerj</b> CFO <a href="mailto:sjmocerj@MJCcompanies.com">sjmocerj@MJCcompanies.com</a> (586) 263.1213 ext# 120
	Cc: Michael A. Chlrco – CEO / Manager Rosolino "Russ" LoDuca – Member

#### 5. DURATION OF PROJECT & TIMELINE ASSUMPTIONS:

- a. Due Diligence – 1 year with 180 day extension
- b. City Planning – to commence immediately
- c. Architectural – to commence once financing secured (via Incentive Planning Source)
- d. Closing – Upon Finance Approval and all City/State/Federal Permitting Requirements
- e. Site Development – within 60 days of closing
- f. Building Construction – within 180 days of closing
- g. Certificate of Occupancy within 18 months of Building Commencement

RESPECTFULLY SUBMITTED:

Anthony J. LoDuca – Director of Operations

MJC LOTUS GROUP, LLC

March 25, 2013

Author: Anthony J. Lo Duca

# Due Diligence & Other Terms:

- **Downtown Development Authority**  
3131 Biddle Avenue  
Wyandotte, MI 48192

## Offer is Contingent upon these items:

- Broker defined as City of Wyandotte with no other representative
- Mortgage Survey provided by Seller
- Clear Title Policy provided by Seller
- Lien Free Title prior to Closing by Seller
- City of Wyandotte: Zoning / Planning Board Approval
- City of Wyandotte: Mayor & Council Approved Site Plan
- Access to the Building during Due Diligence Period
- A passing Structural Engineering Report
- Passing Soil Bearing Test
- Due Diligence: 1 year with extensions to accordingly meet local or state incentives. DDA & Developer agree to enter into an agreement at a later time once all open development items have been determined. Proposal is subject to all approvals and time to explore all incentives
- Offer \$5,000 Per Unit to City of Wyandotte (anticipating approval to build 30-36 units at a minimum)
- DDA and/or City will give approved site plan for mixed use for minimum 2 first floor retail facades on Biddle & 16-18 single family hard lofts.
- Accessible parking to Van Alstyne Municipal Park
- Subject to approval... (page 6)
- Regarding the two other properties currently utilized as public parking lots referenced in the City's Specifications, Section D.2 (page 5), the proposed project may seek the use of one or both lots for residential or employee parking for the project (or portion of one or both lots so that some parking spaces may still be available to the public), under lease terms to be negotiated with the City prior to closing on the property.
- Alternatively, if acceptable to the City, the Developer could pursue the purchase and redevelopment of one or more of said properties (or a portion of the 75' x 120' lot at the southwest corner of Van Alstyne and Maple) as separate, stand-alone, residential units.

March 25, 2013

Author: Anthony J. Lo Duca

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

27

MEETING DATE: May 20, 2013

AGENDA ITEM #

**ITEM:** Mr. Daniel M. Gee and Tana L. Gee purchase 4.1 feet by 139.9 feet of City of Wyandotte right-of-way along 3<sup>rd</sup> Street.

**PRESENTER:** Mark Kowalewski – City Engineer

*Mark Kowalewski 5-17-13*

**INDIVIDUALS IN ATTENDANCE:** Mark Kowalewski – City Engineer

**BACKGROUND:** The property owner at 303 Maple is requesting to install a fence at his property. The distance from the back of walk to the property line is 5.1 feet. The property owner wants to locate the fence 1 foot behind the sidewalk. This would result in an encroachment of 4.1 feet into the City of Wyandotte’s 80 foot wide right-of-way at Third Street. The Engineering Department is recommending vacating the 4.1 feet of the right-of-way. This will allow the Gee’s to install their fence.

**STRATEGIC PLAN/GOALS:** NA

**ACTION REQUESTED:** Adopt a resolution concurring with the City Engineer to vacate the 4.1 feet of the City of Wyandotte 80 foot wide right-of-way of 3<sup>rd</sup> Street thus eliminating the encroachment and any liability for the City of Wyandotte.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Hold the required public hearing to vacate 4.1 feet of the 80 foot wide right-of-way of 3<sup>rd</sup> Street

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR’S RECOMMENDATION:** *OK Shaysdale*

**LEGAL COUNSEL’S RECOMMENDATION:** *OK Willin & Fork*

**MAYOR’S RECOMMENDATION:** *OK [Signature]*

**LIST OF ATTACHMENTS :** Copy of property survey performed by Lawrence Callahan Professional Land Surveyor, copy of request from Dan and Tana Gee and Street Vacation Notice

N

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 20, 2013

RESOLUTION by Councilman \_\_\_\_\_

BE IT RESOLVED that Council concurs with the City Engineer's recommendation to vacate the 4.1 feet of the City of Wyandotte 80 foot Third Street Right of Way and schedule the required public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilmen \_\_\_\_\_

Supported by Councilmen \_\_\_\_\_

YEAS

COUNCIL

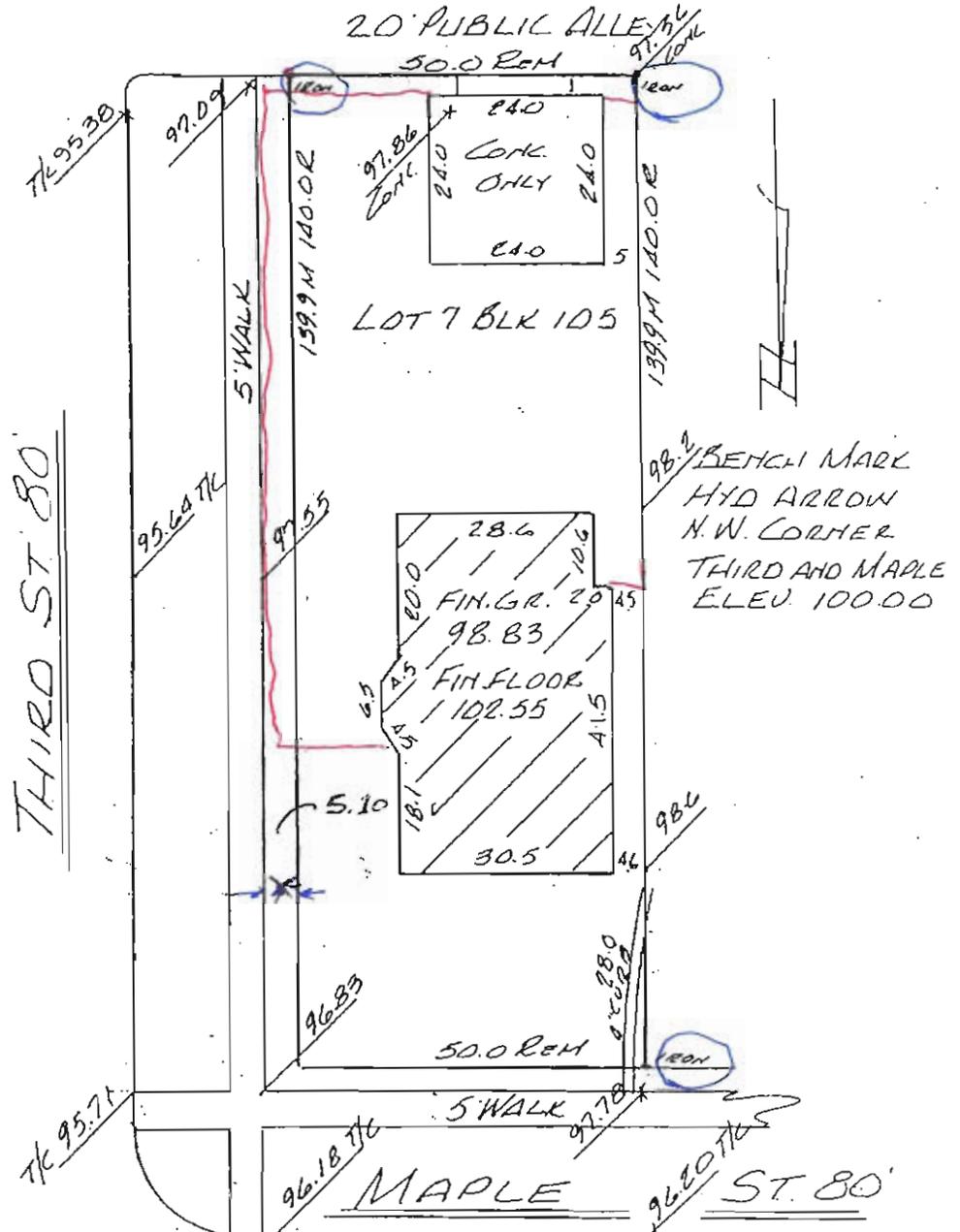
NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec

303 Maple

AS BUILT  
FOR  
FINE FINISHING

DESCRIPTION LOT 7 BLOCK 105 PLAT OF WYANDOTTE, CITY OF WYANDOTTE, WAYNE COUNTY MICH.  
RECORDED IN LIBER 1 OF PLATS, PAGE 56 WAYNE COUNTY RECORDS.



**LAWRENCE F. CALLAHAN**

21922 Van Born • Dearborn Hgts., Michigan 48125  
Phone (313) 562-1180  
Fax (313) 562-7831



*Lawrence F. Callahan*  
Registered Land Surveyor

Scale 1" = 60'  
Date 10-19-10  
Job No. 6829-E

May 14th, 2013  
Mark Kowalewski P.E.  
City Engineer  
City of Wyandotte

RE: 303 Maple,

Mark,

My wife and I would like to install a privacy fence in the backyard of our house to keep our kids safe. We recently found out that our property lines is 5' to the west of the sidewalk along 3<sup>rd</sup> street. Is there any way we could purchase the 5' of property to the sidewalk? The fence would be installed 1' to the west of the sidewalk. We would also angle the fence at the alley to allow cars a better view of pedestrians. Miss dig has been called and there are no underground utilities on the 5' of city property. Please see the attached plot survey.

Thanks for your help,

Dan and Tana Gee.

RESOLUTION

Wyandotte, Michigan

RESOLUTION BY COUNCILPERSON \_\_\_\_\_

At a regular session of the City Council of the City of Wyandotte.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE.

That it is a necessary public improvement for the health, welfare, comfort and safety of the People of the City of Wyandotte, and is deemed advisable to vacate the following land as a public street in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

The west 4.1 feet of the 80 foot right-of-way of 3<sup>rd</sup> Street abutting Lot #7 Block 105 Plat of Wyandotte, City of Wyandotte Wayne Co., Michigan as recorded in Liber 1 of Plats, Page 56, Wayne County Records.

RESOLVED FURTHER, that this Council will meet on Monday, June 10<sup>th</sup>, 2013, at 7:00 p.m., in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, in said City, to hear objections to the proposed vacating of said described land as a public street.

RESOLVED FURTHER, that the City Clerk shall give notice of such meeting, with a copy of this Resolution, in a newspaper published and circulating in said City, in accordance with the provisions of the City Charter.

I move the adoption of the foregoing Resolution.

Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCILPERSON</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____
_____	Absent _____	_____

NOTICE OF HEARING OF OBJECTIONS TO THE  
PROPOSED VACATION OF A STREET  
IN THE CITY OF WYANDOTTE

---

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte has heretofore determined that it is advisable and necessary to vacate the public street known as the 4.1 feet by 139.9 feet of 3<sup>rd</sup> Street adjacent to 303 Maple in the City of Wyandotte, Wayne County, Michigan.

That said Council will meet on Monday, June 10<sup>th</sup>, 2013, at 7:00 P.M., Local Time, in the Council Chambers in the City Hall of said City, 3200 Biddle Avenue, Wyandotte, Michigan, to hear objections to the proposed vacating of said described land as a public street, in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

The west 4.1 feet of the 80 foot right-of-way of 3<sup>rd</sup> Street abutting Lot #7 Block 105 Plat of Wyandotte, City of Wyandotte Wayne Co., Michigan as recorded in Liber 1 of Plats, Page 56, Wayne County Records.

Dated at Wyandotte, Michigan, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

WILLIAM R. GRIGGS  
City Clerk  
City of Wyandotte

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

28

MEETING DATE: May 20, 2013

AGENDA ITEM # \_\_\_\_\_

**ITEM:** Release of Purchase Agreement for 616 Superior

**PRESENTER:** Mark A. Kowalewski, City Engineer

*Mark Kowalewski, 5-14-13*

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

**BACKGROUND:** On November 18, 2012, the City entered into a Purchase Agreement with Diane Welsh to sell her 616 Superior, one of the Vinewood Village Condominiums. Unfortunately, Ms. Welsh is unable to secure financing to close on this property and therefore is requesting release of the Purchase Agreement.

**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:** Concur with recommendation to release Purchase Agreement with Ms. Welch.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Execute Mutual Release of Buy and Sell Agreement and list property for sale with Downriver Real Estate Group.

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** *OK Salyard*

**LEGAL COUNSEL'S RECOMMENDATION:** *OK William R. Koch*

**MAYOR'S RECOMMENDATION:** *OK*

**LIST OF ATTACHMENTS:** Mutual Release of Buy and Sell Agreement

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 21, 2013

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED by the City Council that Council concurs with the recommendation of the City Engineer regarding the release of Purchase Agreement between the City of Wyandotte and Diane Welsh for the property at 616 Superior, Wyandotte; AND

BE IT FURTHER RESOVLED that Council authorizes the Mayor and City Clerk to execute the Mutual Release of Buy and Sell Agreement; AND

BE IT FURTHER RESOLVED that Council authorizes the return of the deposit in the amount of \$975.00; AND

BE IT RESOVLED that said property be listed for sale by Downriver Real Estate Group in accordance with the NPS2 Guidelines.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____



# Mutual Release of Buy-and-Sell Agreement

E



THE UNDERSIGNED, Purchasers and Sellers, parties to a certain Purchase Agreement dated November 7, 2012, for the sale of property described as:

\_\_\_\_\_

and more commonly known as 616 SUPERIOR

in consideration of the mutual undertakings set forth in this Agreement, do hereby mutually release and discharge each of the other parties from all obligations, claims, actions, causes of action, suits, debts, sums of money, accounts and demands, arising from or by virtue of the Purchase Agreement, and mutually waive all rights they may have against any party by virtue of the Purchase Agreement. This Agreement shall be binding upon each party's heirs, executors, administrators, successors and assigns.

The undersigned further acknowledge and agree to the disbursement by one or both of the undersigned brokers of Nine Hundred Seventy-Five Dollars (\$975.00) deposited in escrow in accordance with the laws of the State of Michigan as follows:

Name	Amount
DIANE WELSH	\$975.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of May, 2013.

IN THE PRESENCE OF:

Paul H. Zepfeger  
Witness

Diane M. Welsh  
DIANE WELSH Purchaser

Witness

Purchaser

Witness

JOSEPH R. PETERSON, MAYOR Seller

Witness

WILLIAM R. GRIGGS, CITY CLERK Seller

Witness

DOWNRIVER REAL ESTATE GROUP  
By: [Signature] Listing Broker

Witness

DOWNRIVER REAL ESTATE GROUP  
By: [Signature] Selling Broker

Form E, © 1994 Michigan Association of REALTORS®, revised 1/94

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

29

MEETING DATE: May 20, 2013

AGENDA ITEM # \_\_\_\_\_

**ITEM:** Sale of the part of the former 859 5<sup>th</sup> Street (45.57' x 109.9')

**PRESENTER:** Mark A. Kowalewski, City Engineer

*Mark Kowalewski - 5-14-13*

**BACKGROUND:** This property was purchased with TIFA Funds. Recommendation is to sell 22.79 feet to the adjacent property owners James and Heidi Humenik, who live at 867 5<sup>th</sup> Street. The sales price of this property is \$1,139.50 which is \$50 per front footage. The additional property will make Humenik's lot size 68.31' x 109.9'.

**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 sendals*

**LEGAL COUNSEL'S RECOMMENDATION:** *ok with a foot*

**MAYOR'S RECOMMENDATION:** *OK*

**LIST OF ATTACHMENTS:** Sales Agreements

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 20, 2013

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the communication from the City Engineer regarding the sale of the Former 859 5<sup>th</sup> Street, Wyandotte; AND

BE IT FURTHER RESOLVED that Council accepts the offer from Eric and Heidi Humenik, to acquire 22.79 feet of the former 859 5<sup>th</sup> Street in the amount of \$1,139.50; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

LOOK, MAKOWSKI and LOOK  
ATTORNEYS AND COUNSELORS AT LAW  
PROFESSIONAL CORPORATION

William R. Look  
Steven R. Makowski

2241 OAK STREET  
WYANDOTTE, MICHIGAN 48192-5390  
(734) 285-6500  
FAX (734) 285-4160

Richard W. Look  
(1912-1993)

PURCHASE AGREEMENT

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of

Wyandotte, Wayne County, Michigan, described as follows:  
South 22.79 feet of Lot 44 Ann Subdivision as recorded in Liber 47 Page 76 WCR being known as part of the former 859 5<sup>th</sup>  
Street, and to pay therefore the sum of One Thousand One Hundred Thirty-Nine & 50/100 (1,139.50) Dollars, subject to the  
existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

THE SALE TO BE CONSUMMATED BY  
PROMISSORY NOTE/MORTGAGE SALE

<i>PROMISSORY/ MORTGAGE SALE</i>	1. The Purchase Price of <u>\$1,139.50 plus closing costs to be determined at closing</u> shall be paid to the Seller when the above described property is sold, refinanced, transferred in any manner, conveyed or otherwise disposed of by the Purchaser as evidence by a Promissory Note. A mortgage will be executed and recorded at the time of closing to secure repayment. The mortgage will include the above described property and the adjacent property currently owned by Purchaser. Purchaser is responsible to pay for the recording costs of the mortgage and discharge of mortgage and said amounts will be added to the purchase price at the time of closing. In the event the Purchaser fails to pay the purchase price when due, the Seller may foreclose by advertisement on the mortgaged premises and Purchaser agrees to pay Seller's reasonable attorney fees and all costs associated with said foreclosure. Should this property or the property at <u>867 5<sup>th</sup> Street, Wyandotte, MI</u> be foreclosed on by any Financial or County Entity this property shall be returned to the Seller.
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser is responsible to pay for the Title Insurance premium.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close. 4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<i>Purchaser's Default</i>	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<i>Seller's Default</i>	
<i>Title Objections</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants:
<i>Possession</i>	_____ If the Seller occupies the property, it shall be vacated on or before _____ From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ _____ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.
<i>Taxes and Prorated Items</i>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
<i>Broker's Authorization</i>	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.

9. The Broker is hereby authorized to make this offer and the deposit of N/A Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

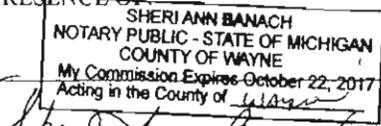
By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of \_\_\_\_\_ . However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained.

Additional conditions, if any: Contingent upon the following: 1. City Council approval. 2. Seller agrees, at closing, to combine this property with property currently owned by Purchaser known as 867 5<sup>th</sup> Street. Purchaser will be responsible for closing fees including, but not limited, to engineering & tax mapping services of Wayne County in the amount of \$150.00, title premium and recording fees. Closing fees will be included into the Promissory Note/Mortgage amount. Further, a deed restriction will be placed on the deed which will indicate that if the property at 867 5<sup>th</sup> Street is foreclosed on by any entity the property being purchased under this Agreement will revert back to the City of Wyandotte.

CHECK BOX IF CLOSING FEE OF \$200.00 IS TO BE PAID BY PURCHASER IS REQUIRED.

IN PRESENCE OF:

  
Sheri Ann Banach  
Dated 5/7/13

James Humenik Jr. L.S.  
James Humenik Jr. Purchaser  
Heidi Humenik L.S.  
Heidi Humenik Purchaser  
Address 867 5<sup>th</sup> Street, Wyandotte, Michigan 48192  
Phone: 734-246-4735

**BROKER'S ACKNOWLEDGMENT OF DEPOSIT**

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address \_\_\_\_\_  
Phone \_\_\_\_\_ By: \_\_\_\_\_ Broker  
This is a co-operative sale on a \_\_\_\_\_ basis with \_\_\_\_\_

**ACCEPTANCE OF OFFER**

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of ( \_\_\_\_\_ Dollars) ( \_\_\_\_\_ per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

CITY OF WYANDOTTE:

IN PRESENCE OF:

Joseph R. Peterson, Mayor L.S.  
Seller  
William R. Griggs, City Clerk L.S.  
Seller  
Address 3131 Biddle Ave., Wyandotte  
Dated: \_\_\_\_\_ Phone 734-324-4555

**PURCHASER'S RECEIPT OF ACCEPTED OFFER**

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

Dated 5/16/2013  
James Humenik Jr. & Heidi Humenik L.S.  
Purchaser

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

30

MEETING DATE: May 20, 2013

AGENDA ITEM # \_\_\_\_\_

**ITEM:** Leave of Absence Request of Giacomo Sclafani

**PRESENTER:** Mark A. Kowalewski, City Engineer *MARK*

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

**BACKGROUND:** Article 11.1 of the Agreement between the City of Wyandotte and American Federation of State, County and Municipal Employees (AFSCME) Local #894 states,

“A regular employee may be granted, at the discretion of the City Council, a leave without pay for any of the following reasons, except that in the case of physical or mental disability of the employee, the Council shall grant approval for a leave of absence without pay upon written recommendation of the City Engineer to the City Council and in accordance with the terms of the federal Family and Medical Leave Act, where application:

- A. Physical or mental disability of the employee.
- B. Election or appointment to any public office, except to the office of Mayor and Councilman in the City of Wyandotte
- C. Reasons sufficient in the opinion of the Council to warrant such leave of absence.”

**STRATEGIC PLAN/GOALS:** n/a

**ACTION REQUESTED:** Concur with the City Engineer to approve the request for leave of absence by Giacomo Sclafani.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Authorize leave of absence to Giacomo Sclafani

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Wynodal*

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:** *IRP by JD*

**LIST OF ATTACHMENTS:** Letter from Giacomo Sclafani

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: May 20, 2013

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED BY MAYOR AND CITY COUNCIL that the request for a leave of absence from Giacomo Sclafani is hereby approved from a six (6) month period.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

YEAS

COUNCIL

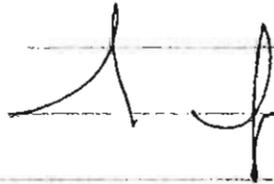
NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec

GIACAMO SCLAFANI

5/16/13

I AM REQUESTING A  
LEAVE OF ABSENCE

 THANK YOU.

**OFFICIALS**

**Thomas R. Woodruff**  
CITY ASSESSOR

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**HEARING**

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Sheri M. Sutherby-Fricke  
Daniel E. Galeski  
Ted Miciura, Jr.  
Leonard T. Sabuda  
Donald C. Schultz  
Lawrence S. Stec

May 16, 2013

Honorable Mayor Joseph Peterson  
and City Council Members  
3200 Biddle Avenue  
Wyandotte, MI 48192

RE: SAD # 935  
2012 Sidewalk Program

Dear Mayor Peterson and City Council Members:

I hereby certify and report that the attached is the Special Assessment roll, and the assessment made by me pursuant to a resolution of the City Council adopted on January 29, 2013, for the purpose of paying that part of the cost which the Council decided should be paid and borne by special assessment for the 2012 Sidewalk Program in the City of Wyandotte, to wit:

**SPECIAL ASSESSMENT #935**  
**\$202,043.45**

In making such assessment, I have, as near as may be and according to my best judgment, conformed to the directions contained in the resolution of the City Council herein before referred to and the Charter of the City relating to such assessments. Each assessment levied should be paid in full if the property transfers in any matter.

Sincerely,

Thomas R. Woodruff  
City Assessor

TRW:db

cc: Mark A. Kowalewski, City Engineer  
Department of Legal Affairs

# HEARING

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

MEETING DATE: May 20, 2013

AGENDA ITEM # \_\_\_\_\_

**ITEM:** Commercial Redevelopment District – 3061-63 Biddle Avenue

**PRESENTER:** Todd A. Drysdale, City Administrator *Drysdale*

**INDIVIDUALS IN ATTENDANCE:** Natalie Rankine, DDA Director

**BACKGROUND:** In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on May 20, 2013, to consider establishing a Commercial Redevelopment District for the property at 3061-63 Biddle Avenue. The Act requires that the property owner initiate said action, so the Mayor and Council, on behalf of the City as the current property owner, is initiating the action requested by the prospective property owners, Ken and Rebecca Wickenheiser, 109 West Front Street, Monroe, MI (see attachment).

For a “restoration project” in a qualified downtown revitalization district, the Act allows for freezing the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax are also frozen. Land and personal property cannot be abated under the Act.

Establishing the District is the first step in the process. The next step involves the prospective property owner filing an application for a commercial facilities exemption certificate (CFEC), which is subject to approval by the City Council. The application will include detailed information on the proposed use, construction activities, estimated costs, a construction time schedule, and economic advantages expected from the project.

The Michigan Economic Development Corporation (MEDC) has set a deadline of July 11, 2013, for obtaining a CFEC for the project and as such, this request is time-sensitive.

**STRATEGIC PLAN/GOALS:** This action is consistent with the Goals and Objectives identified in the City of Wyandotte’s Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) 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:** *OK william forly*

**MAYOR'S RECOMMENDATION:** *OK [Signature]*

**LIST OF ATTACHMENTS:**

1. Proposed Resolution
2. Request to Establish Commercial Redevelopment District
3. Commercial Redevelopment Act – MEDC Summary
4. Notice of Hearing
5. List of Commercial Redevelopment Districts and CFECs approved by the City

**RESOLUTION:**

RESOLUTION ESTABLISHING A COMMERCIAL REDEVELOPMENT DISTRICT FOR 3061-63 BIDDLE AVENUE PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE COMMERCIAL REDEVELOPMENT ACT, ACT 255 OF 1978, AS AMENDED

Wyandotte, Michigan

\_\_\_\_\_, 2013

RESOLUTION by Councilmember \_\_\_\_\_

RESOLVED BY THE MAYOR AND 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 on its own initiative or upon a request filed by the owners of 75% of the state equalized value of the commercial property located within a proposed district; and

WHEREAS, the Mayor and City Council, on its own initiative, is requesting the establishment of a Commercial Redevelopment District for property at 3061-63 Biddle Avenue located in the City of Wyandotte hereinafter described; and

WHEREAS, the Mayor and City Council is requesting the establishment of a Commercial Redevelopment District to encourage the redevelopment of property within the District to increase commercial activity, create employment, and assist with revitalizing an urban area; and

WHEREAS, the Mayor and 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 Mayor and 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 May 20<sup>th</sup>, 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 Mayor and 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 Mayor and City Council of the City of Wyandotte that pursuant to the provisions of Act 255, Commercial Redevelopment District No. 11 is hereby established for the property at 3061-63 Biddle Avenue, 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:

SOUTH 10 FEET OF LOT 9 AND ALL OF LOTS 10, 11, 12, 13 AND 14, EUREKA IRON AND STEEL WORKS RESUBDIVISION, AS RECORDED IN LIBER 22, PAGE 49 OF PLATS, WAYNE COUNTY RECORDS

Parcel Number: 82-57-011-15-0009-002

I move the adoption of the foregoing resolution.

MOTION by Councilmember \_\_\_\_\_

SUPPORTED by Councilmember \_\_\_\_\_

YEAS

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

COUNCIL

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec

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NAYS

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ABSENT \_\_\_\_\_

## Todd Drysdale

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**From:** Joseph Voszatka [jmvoszatka@wyan.org]  
**Sent:** Saturday, May 11, 2013 3:08 PM  
**To:** Todd Drysdale; Natalie Rankine  
**Cc:** Ken Wickenheiser; Rebecca Wickenheiser  
**Subject:** 3061-63 Biddle: Proposed City Council Agenda Material to Establish a Commercial Redevelopment District  
**Attachments:** 3061-63 Biddle\_CRD\_City Admin Rec and Res\_11MAY2013.doc; 3061-63 Biddle\_CRD\_City Admin Rec Res and Att\_11MAY2013.pdf

Dear Todd and Natalie:

Attached are the following items:

1. Proposed recommendation and resolution from the City Administrator as a Word file in case any changes need to be made.
2. The proposed recommendation, resolution, and attachments to the recommendation as a PDF.

### Notes:

(1) In the proposed resolution, I added the word "Mayor" to "City Council" throughout the resolution, including in the first line, "RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:" because the CRD Act references the "legislative body" of the "governing body," and I believe (but I am not sure) that the Mayor should be included (Todd and I briefly discussed this matter on the phone). Please advise me if it needs to be changed, e.g., delete the word "Mayor" throughout, and I will revise and resubmit within 24 hours.

(2) I don't have any of the MEDC info regarding the CRP grant so the only language I have in the proposed recommendation is the language from the recommendation previously submitted to the Mayor and Council by you and Natalie; the Wickenheiser's letter (which is attached to the recommendation), does however, reference the MEDC/CRP grant.

(3) I used the legal description from the deed, which I obtained from Susan Walker in Assessing.

(4) I spoke with Heather Cole at the Michigan Department of Treasury regarding establishing the District, and per our discussion, the Mayor and Council must initiate the action because the City is the property owner at this time. Also, when the City initiates the action, a new paragraph must be added to the resolution to indicate: "...the purpose of establishing the district and the economic advantages to the community." I have inserted the appropriate language into the proposed resolution.

Finally, I will now start working on the CFEC application material with the Wickenheiser's and the draft material to the Mayor and Council to approve the application, so that it may be considered by the Mayor and Council at an upcoming meeting to meet the MEDC/CRP deadline.

Please contact me if you have any questions or would like any changes. Thank you for the opportunity to work on this project.

Sincerely,

Joe

Joseph M. Voszatka  
SMOOTH Development, LLC  
3166 Van Alstyne St.

Wyandotte, MI 48192

Mobile: 734-301-1282

E-mail: [jmvoszatka@smoothdevelopment.com](mailto:jmvoszatka@smoothdevelopment.com) or [jmvoszatka@wyan.org](mailto:jmvoszatka@wyan.org)

Web: [www.smoothdevelopment.com](http://www.smoothdevelopment.com)

*"So Many Opportunities On The Horizon"*

4/16/2013

Mayor Joseph R. Peterson & City Council  
3200 Biddle Avenue, Suite 300  
Wyandotte, Michigan 48192

Dear Mayor & Members of Council:

To assist in facilitating the successful redevelopment of the property located at 3061/3063 Biddle Avenue, we are requesting the creation of a Commercial Redevelopment District. Establishing this District will allow us to redevelop the property in accordance with the Michigan Economic Development Corporation's guidelines to obtain financial support for this project. The initial phase of the project will consist of a complete exterior renovation and conversion of the basement, first and second floors into 21 hotel suites, lobby, business center, conference/banquet facility and hotel support space. Phase II will be undertaken when demand requires and will consist of constructing an additional 12 hotel suites. Construction costs for this project are projected at \$2,516,000.00.

Once this District is established, an application for a Commercial Facilities Exemption Certificate will be filed. Additional information about this project will be submitted in conjunction with the application.

Thank you for consideration of this request. If you have questions, please contact us.

Sincerely,



Ken & Rebecca Wickenheiser

## COMMERCIAL REDEVELOPMENT ACT

Public Act 255 of 1978 encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years. As defined, commercial property means land improvements whether completed or in the process of construction, the primary purpose and use of which is the operation of a commercial business enterprise, including office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Land and personal property are not eligible for abatement under this act.

### WHO IS ELIGIBLE?

"Local governmental unit" means a city or village.

### WHAT IS A REPLACEMENT, NEW AND RESTORED FACILITY?

"Replacement facility" means commercial property to be acquired, constructed, altered, or installed for the purpose of being substituted for obsolete commercial property. Property impaired due to changes in design, construction, technology, or improved production processes, or damage due to fire, natural disaster, or general neglect shall be considered obsolete. All other new commercial property is considered a "new facility." For purposes of granting the tax abatement, the replacement or new facility must meet all of the following conditions:

1. Is located on property that is zoned to allow for mixed use, including high-density residential.
2. Is located in a qualified downtown revitalization district as defined in section two of the [Neighborhood Enterprise Zone Act \(PA 147 of 1992\)](#). This requires either being located in a [Downtown Development Authority \(PA 197 of 1975\)](#), a [Principal Shopping District or Business Improvement District \(PA 120 of 1961\)](#) or an area that is zoned and primarily used for business as determined by the local government unit.
3. The city or village establishes and implements an expedited local permitting and inspection process in the Commercial Redevelopment District. In addition, by resolution provides for the walkable

non-motorized interconnections, including sidewalks and streetscapes throughout the Commercial Redevelopment District.

A "restored facility" means changes to obsolete commercial property as may be required to restore the property to an economically efficient condition. Restoration must result in improvements aggregating to more than 10 percent of the true cash value of the property at commencement of the restoration. Restoration includes major renovation including, but not limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to one or two stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes.

### WHAT IS THE PROCESS?

Before the Commercial Redevelopment Exemption Certificate (i.e. property tax abatement) can be granted for the Facility, the city or village, by resolution of its legislative body, must establish a Commercial Redevelopment District. The establishment of the district may be initiated by the local government unit or by owners of property comprising 75 percent of state equalized value of the property in the proposed district. At the time of the resolution's adoption, property within the district must meet one of the following:

1. Obsolete commercial property or cleared or vacant land and part of an existing developed commercial or industrial zone. The property must have been zoned commercial or industrial before June 21, 1975, and characterized by obsolete commercial property and a decline in commercial activity.
2. Land cleared as a result of fire damage, or cleared as blighted area under [Blighted Area Rehabilitation Act \(PA 344 of 1945\)](#)
3. Cleared or vacant land included in a redevelopment plan adopted by the Downtown Development Authority (PA 197 of 1975) or Principal Shopping District or a Business Improvement District (PA 120 of 1961).

## COMMERCIAL REDEVELOPMENT ACT *continued*

To establish the Commercial Redevelopment District, the city or village must first hold a hearing to establish a Commercial Rehabilitation District and determine in the resolution the district meets the requirements of the Act.

Once the district is established, the property owners may file an application with the local clerk for a Commercial Facilities Exemption Certificate. Applications are available from the Michigan Department of Treasury. Before acting on the application, the city or village shall hold a public hearing on the application and not more than 60 days after receipt of the application either approved or disapproved by resolution. The local clerk shall provide written notification of the application hearing to the assessor of the local unit of government and each taxing jurisdiction that levies ad valorem property taxes. If approved, the application and resolution must be sent to the State Tax Commission for filing purposes.

### COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

The property owner must pay a Commercial Facilities Tax rather than the normal property tax. The certificate must be issued for a period of at least one year, but cannot exceed 12 years. Certificates initially issued for less than 12 years may be extended based upon factors placed in writing at the time the certificate is approved, but shall not exceed 12 years.

### DETERMINING COMMERCIAL FACILITIES TAX RATE

**For a restored facility:** The Commercial Facilities Tax freezes the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax (SET) are also frozen. Land and personal property cannot be abated under this act.

**For a new or replacement facility:** The Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). Land and personal property cannot be abated under this act.

Within 60 days after the granting of a new Commercial Facilities Exemption Certificate, the State Treasurer may exempt 50 percent of the SET mills for a period not to exceed six years. The State Treasurer will not grant more than 25 of these SET exclusions each year.

### SUPPORTING STATUTES

PA 255 of 1978—Commercial Redevelopment Act

### CONTACT INFORMATION

For more information contact the MEDC Customer Assistance Center at 517.373.9808, or visit our website at [www.michiganadvantage.org](http://www.michiganadvantage.org).

**NOTICE OF HEARING  
TO ESTABLISH A COMMERCIAL  
REDEVELOPMENT DISTRICT  
IN THE CITY OF WYANDOTTE**

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte will meet on Monday, May 20th, at 7:00 P.M., Local Time, in the Council Chambers in the City Hall of said City, 3209 Biddle Avenue, Wyandotte, Michigan, to conduct a public hearing for the purpose of reviewing and hearing comments on the following:

Establishment of a Commercial Redevelopment District, in accordance with the Commercial Redevelopment Act, Public Act 253 of 1978, as amended. The City of Wyandotte has received a written request from the prospective property owners to establish said district, with the boundaries encompassing the property at 3061 & 3063 Biddle Avenue said property more particularly described as:

SOUTH 10 FEET OF LOT 9 AND ALL OF LOTS 10, 11, 12, 13 AND 14, EUREKA IRON AND STEEL WORKS RE-SUBDIVISION, AS RECORDED IN LIBER 22, PAGE 49 OF PLATS, WAYNE COUNTY RECORDS

Parcel Number: 82-57-011-15-0009-002

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte, for public examination. The City Clerk's office may be reached at 734-324-4562. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

**WILLIAM R. GRIGGS  
City Clerk**

Published May 3, 2013

**City of Wyandotte, Michigan**

**Commercial Redevelopment Act (CRA): Districts Established and Commercial Facility Exemption Certificates (CFECs) Issued  
Commercial Redevelopment Act, Act 255 of 1978, as amended**

Web link to State of Michigan Information:

[http://www.michigan.gov/taxes/0,1607,7-238-43535\\_53197-222387--00.html](http://www.michigan.gov/taxes/0,1607,7-238-43535_53197-222387--00.html)

District No.	Address	Project Name	Date District Established	Date Certificate Approved (by City)	Number of Years for Certificate	Type of Project	Notes
1	3106 Biddle	Neisner Building	1979	1979	12	Restoration	-
2	2915 Biddle & 2910 Van Alstyne	Domestic Furniture	1979	1980	12 + 2	Restoration	Project Canceled & Cert. Revoked
3	3351 Biddle	D-M Company	1979	1979	12 + 2	New	-
4	3455 Biddle	Harbour Dev. Comp. (Portofino Restaurant)	1979	1979	12 + 2	New	-
5	1503 Eureka	Royal Brand Meats	1981	1981	12 + 2	Restoration	-
6	4624 - 13th Street	Wyandotte Tobacco & Candy (Schiller)	1981	1981	12 + 2	Restoration	-
7	132 Elm/2958-2960 1st Street	Urban Lanes - Theater & Retail Stores	1981	1981	12 + 2	Restoration	-
8	1722 Biddle	Bar - John C. Kaufman	1983	1983	12 + 2	Replacement	Project Canceled & Cert. Revoked
9	3450 Biddle	Social Security Building	2010	2010	12	New	-
10	122, 126 and 128 Oak Street	Rickles Properties LLC	2013	2013	12	Restoration	-

Last revised: May 11, 2013

First Reading

AN ORDINANCE ENTITLED

AN ORDINANCE DETERMINING THE SALARY  
FOR THE CITY OF WYANDOTTE ENGINEER

THE CITY OF WYANDOTTE ORDAINS:

Section 1. City Engineer.

Commencing with the pay period beginning on the effective date of this ordinance and expiring on April 18, 2015, the City Engineer shall receive an annual salary in the sum of \$105,622.40 (subject to adjustment as set forth below) and an annual auto allowance of \$1,000 (to cover in town city business travel expenses) and will receive a travel allowance for the city business conducted outside the City of Wyandotte at the rates as allowed by the Internal Revenue Service.

In addition, the City Engineer shall receive benefits identical to the benefits provided other non-union general City employees, including the same health benefits coverage offered to other non-union administrative employees of the city, provided the city engineer makes the same employee co-payment of the premium. The City Engineer's salary will be increased or decreased in the same manner as other non-union general city employees.

Section 2. Repeal.

All ordinances or parts of ordinances in conflict herein are hereby repealed, only to the extent necessary to give this ordinance full force and effect.

Section 3. Effective Date.

This Ordinance takes effect fifteen (15) days from the date of its passage and a summary shall be published in a newspaper circulated in the City of Wyandotte within ten (10) days after the adoption.

On the question "SHALL THIS ORDINANCE NOW PASS?", the following vote was recorded:

YEAS	COUNCILMEN	NAYS
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

Absent: \_\_\_\_\_

I hereby approve the adoption of the foregoing ordinance this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CERTIFICATE

We, the undersigned, JOSEPH R. PETERSON and WILLIAM R. GRIGGS, respectively the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the Council of the City of Wyandotte, at a regular session thereof on Monday, the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Dated \_\_\_\_\_, 2013

\_\_\_\_\_  
**JOSEPH R. PETERSON**, Mayor

\_\_\_\_\_  
**WILLIAM R. GRIGGS**, City Clerk

# Automatic Referral



## Polish Army Veterans Post 95

Stowarzyszenie Weteranów Armii Polskiej w Ameryce Placówka 95

2935 Eleventh Street Wyandotte, Michigan 48192 (734) 283-5330

May 03, 2013

Mayor Joseph Peterson  
City Council of Wyandotte  
3131 Biddle Avenue  
Wyandotte MI. 48912

Dear Mayor and City Council

We would like to request your permission for the Polish Army Veterans Association of America, Post 95, to be able to sell blue poppies in Wyandotte on Wednesday, Thursday, Friday, Saturday and Sunday June 07, 08, 12, 13, 14, 2013.

The collected funds will be used to help the handicapped and the needy veterans.

Gratefully,

Kazimierz Szymczuk  
Commander, Post 95

2013 MAY -4 A 9:20



**Shriners Hospitals**  
for Children™

# Automatic Referral Moslem Shriners

City of Wyandotte  
City Manager  
3200 Biddle Ave.  
Wyandotte, MI 48192

Moslem Shriners' Annual Hospital Fund Drive to benefit Shriners Hospitals for Children is being held on Thursday, Friday and Saturday, June 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> 2013 in all of the communities in the eleven southeastern Michigan counties within our jurisdiction.

This letter is a request for permission for our members to solicit in your community on these dates. Shriners **do not conduct a door-to-door solicitation**, but stand at intersections and in front of businesses after gaining the business owners prior approval.

The enclosed brochure, "20 Questions" gives you a brief outline of what contributions collected are used for. It explains the medical services provided by Shriners Hospitals for children from birth through age 18 with orthopedic and burn needs. All medical treatment is provided to these children regardless of their race, religion, national origin or relationship to a Shriner.

Thank you for your past support and your consideration to permit us to conduct our Annual Hospital Fund Drive in your community. Please direct all correspondence to the attention of our coordinator, **Pam York**, at the address below.

Sincerely,

*Charles Baer*

Charles Baer  
Illustrious Potentate

*Jeff Geske*

Jeff Geske  
Hospital Fund Drive Chairman