

Wyandotte, Michigan June 23, 2014

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

ROLL CALL

Present: Councilpersons Fricke, Miciura, Sabuda, Schultz  
Absent: Councilpersons Galeski, Stec

PERSONS IN THE AUDIENCE

None

REPORTS AND MINUTES

Beautification Commission	May 14, 2014
Financial Daily Cash Receipts	June 18, 2014

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Fricke, Miciura, Sabuda, Schultz  
Absent: Councilpersons Galeski, Stec

FIRST AND FINAL READING OF ORDINANCE

AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND SUBPARAGRAPH (a) OF SECTION 38.1-18  
ENTITLED "SEWAGE DISPOSAL CHARGES" OF THE  
CODE OF ORDINANCES OF THE CITY OF WYANDOTTE

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Subparagraph (a) of Section 38.1-18 Entitled "Sewage Disposal Charges" is hereby amended as follows: (a) Generally. Effective as of July 1, 2014 the department of municipal service of the city is directed to increase the billing for sewage disposal charges to Two Thousand Nine Hundred Ten Dollars (\$2,910.00) per one million (1,000,000) gallons of water consumed. This will provide the city with funds for the following purposes: To pay charges for the city's share of the operation and maintenance of the sewage disposal system; to pay for meter loss; to pay for maintaining and operating the city sewers, which are a part of the sewage disposal system; to pay for collection costs. The monies collected, except for collection costs of fifty dollars and fifty cents (\$50.50) per million gallons of water consumed, which shall be retained by the municipal service commission, shall be placed in an appropriate fund to be used for the above-stated purposes and any balance that may accrue shall be retained therein to provide for emergencies and contingencies.

Section 2. Severability.  
All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Effective Date.  
This ordinance shall take July 1, 2014. This ordinance is deemed necessary for the immediate preservation of the public peace, property, health, safety and for providing for the usual daily operation of the City Engineers Office and Department of Municipal Services. This Ordinance or a summary shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. Any summary shall designate the location in the City where a true copy of the ordinance can be inspected or obtained.

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

YEAS: Councilpersons Fricke, Miciura, Sabuda, Schultz

NAYS: None

ABSENT: Councilpersons Galeski, Stec

I hereby approve the adoption of the foregoing ordinance this 23rd day of June, 2014.

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 23rd day of June, 2014.

Dated: June 23, 2014

JOSEPH R. PETERSON, Mayor

WILLIAM R. GRIGGS, City Clerk

HEARING

HEARING RELATIVE TO THE COMMERCIAL REDEVELOPMENT  
DISTRICT-3233 BIDDLE AVENUE, WYANDOTTE, MICHIGAN

No objections.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: June 23, 2014 AGENDA ITEM: HEARING

ITEM: Commercial Redevelopment District – 3233 Biddle Avenue

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on June 23, 2014, to consider establishing a Commercial Redevelopment District for the property at 3233 Biddle Avenue. This action was initiated by the request of the property owner (see Attachment).

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

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:

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS

1. Proposed Resolution
2. Request from property owner to establish Commercial Redevelopment District
3. Commercial Redevelopment Act – MEDC Summary
4. List of Commercial Redevelopment Districts and CFECs approved by the City

June 9, 2014

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

Re: Request to Create a Commercial Redevelopment District for Property at 3233 Biddle Avenue (former location of Lichee Gardens)

Dear Mayor and Members of Council:

To facilitate the redevelopment of the property at 3233 Biddle Avenue, I'm requesting the creation of a Commercial Redevelopment District.

Establishing the District will allow an application for a Commercial Facilities Exemption Certificate to redevelop the property. The plans are to:

Completely renovate the existing building for a restaurant use  
Construct a new addition to the rear of the building

The new investment is estimated at \$250,000

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

Thank you for your consideration of this request. If you have any questions, please contact me.

Very truly yours, Alvin R. Fritz, Alvin's Properties LLC 19095 Parke Lane Grosse Ile MI 48138  
Phone: 734-552-0700

RESOLUTIONS

Wyandotte, Michigan June 23, 2014

RESOLUTION by Councilperson Leonard Sabuda

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

I move the adoption of the foregoing resolution.  
 MOTION by Councilperson Leonard Sabuda  
 Supported by Councilperson Donald Schultz  
 ROLL ATTACHED

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

Wyandotte, Michigan June 23, 2014

RESOLUTION by Councilperson Leonard Sabuda

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, Alvin's Properties LLC has filed a written request with the clerk of the City of Wyandotte requesting the establishment of the Commercial Redevelopment District for property at 3233 Biddle Avenue located in the City of Wyandotte hereinafter described; and

WHEREAS, the Mayor and City Council finds that property within the District is obsolete commercial property or cleared or vacant land 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 June 23, 2014, 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. 14 is hereby established for the property at 3233 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:

S 5 FT OF LOT 35 ALSO LOT 36 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR

Parcel Number: 82-57-011-15-0035-002

I move the adoption of the foregoing resolution.  
 MOTION by Councilperson Leonard Sabuda  
 SUPPORTED by Councilperson Donald Schultz  
 YEAS: Councilpersons Fricke, Miciura, Sabuda, Schultz  
 NAYS: None  
 ABSENT: Councilpersons Galeski, Stec

Wyandotte, Michigan June 23, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the total bills and accounts in the amount of \$336,967.24 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.  
MOTION by Councilperson Leonard Sabuda  
Supported by Councilperson Donald Schultz  
YEAS: Councilpersons Fricke, Miciura, Sabuda, Schultz  
NAYS: None

ADJOURNMENT

MOTION by Councilperson Leonard Sabuda  
Supported by Councilperson Donald Schultz  
That we adjourn.  
Carried unanimously  
Adjourned at 7:20 PM  
June 23, 2014

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William R. Griggs, City Clerk