

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, MARCH 24, 2014 7: 00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD SABUDA

ROLL CALL: FRICKE, GALESKI, MICIURA, SABUDA, SCHULTZ, STEC

PERSONS IN THE AUDIENCE:

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

1. Communication from the Mayor regarding opposition to Senate Bill # 849 dealing with early voting in the State of Michigan.
2. Communication from the Mayor relative to opposition to the storage of pet coke within the City of Wyandotte and surrounding areas and neighborhoods.
3. Communication from the Special Event Coordinator regarding the Wyandotte Street Art Fair Entertainment Contracts.
4. Communication from the DDA Director relative to the DDA Strategic Plan: Community Engagement Session.

5. Communication from the DDA Director, City Engineer and City Attorney regarding the Zagster Bike Rental Proposal.

6. Communication from the City Engineer submitting a rezoning application on behalf of the Oak Club Inc.

7. Communication from the City Engineer regarding the sale of property within the City of Wyandotte.

8. Communication from the City Engineer relative to the purchase of additional 96 Gallon Toters.

9. Communication from the City Engineer regarding the purchase of property in the City of Wyandotte.

10. Communication from the City Engineer relative to the sale of city-owned property within the City of Wyandotte.

11. Communication from the City Engineer regarding an NEZ for property within the City of Wyandotte.

CITIZENS PARTICIPATION:

HEARINGS:

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONSTRUCTION OF A PUBLIC PARKING LOT
(formerly known as 2441 Fort Street)
IN THE CITY OF WYANDOTTE AND THE
PROPOSED CREATION OF A
SPECIAL ASSESSMENT DISTRICT # 938

NOTICE OF A SHOW CAUSE HEARING
AT WHICH TIME ALL INTERESTD PARTIES SHALL SHOW CAUSE
IF ANY THEY HAVE WHY THE CITY SHOULD NOT HAVE
THE ASBESTOS CONTAINING MATERIAL (ACM)
REMOVED at 96 PERRY PLACE AND THEN DEMOLISH
96 PERRY PLACE
WYANDOTTE, MICHIGAN

REPORTS AND MINUTES:

Police Commission Meeting

March 11, 2014



FYI

Robert A. Ficano
County Executive WANDOTTE CITY CLERK

2014 MAR 14 P 1:18

March 13, 2014

RE: Wayne County Sponsored Household Hazardous Waste Collections

Dear Community Leader,

Wayne County Department of Public Service's Land Resource Management Division (LRMD) is pleased to announce the scheduled countywide Household Hazardous Waste (HHW) collections for 2014.

The HHW collections run from 8:00 a.m. to 2:00 p.m. and are scheduled for:

- **Saturday, May 3, 2014** at Wayne County Community College District Western Campus located at 9555 Haggerty Road in Belleville;
- **Saturday, June 28, 2104** at Henry Ford Community College located at 5101 Evergreen Road, Dearborn;
- **Saturday, August 16, 2014** at Westland Shopping Center located on Warren Road and Nankin Blvd. in Westland; &
- **Fall Collection** - to be announced.

These collections are open to Wayne County residents only. Please help us, as always, to make them successful by spreading the word within your community. Feel free to make copies of the enclosed flyers for distribution. An announcement that you may consider using for your community newsletter and/or cable access program is also enclosed. Please contact LRMD at 734-326-3936 if you have any questions. Thank you!

Sincerely,

Mary Vangieson
Department Administrator
Land Resource Management Division

Enc: HHW flyers, Press announcement

Cc: Mr. Patrick Cullen, LRMD Director





Media Contact: Patrick Dostine
(313) 224-7626

News Release

For Immediate Release
March 13, 2014

Wayne County Announces Household Hazardous Waste Collections

WAYNE COUNTY, MI – Wayne County's Department of Public Services will offer four countywide Household Hazardous Waste (HHW) collections for this year.

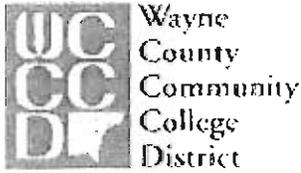
The HHW collections are scheduled for:

- **Saturday, May 3, 2014** at Wayne County Community College District Western Campus located at 9555 Haggerty Road in Belleville;
- **Saturday, June 28, 2014** at Henry Ford Community College located at 5101 Evergreen Road, Dearborn;
- **Saturday, August 16, 2014** at Westland Shopping Center located on Warren Road and Nankin Blvd. in Westland; &
- **Fall Collection** - to be announced.

The HHW collections run from 8:00 a.m. to 2:00 p.m. and are open to Wayne County residents only. The collections are designed to accept unwanted household chemicals for proper disposal. Items that will be accepted include household paints, stains, floor-care items, furniture polish, bathroom cleaners, lawn and garden chemicals, antifreeze, fluorescent and compact fluorescent light bulbs, old computers and TVs. Pharmaceutical waste (non-controlled substances only) and medical sharps in puncture-proof containers will also be accepted. All waste must be from residential sources.

For more information, please contact Wayne County's Resource Recovery Coordinator at 734-326-3936.





Robert A. Ficano
County Executive



Household Hazardous Waste Collection

Sponsored by:

Wayne County Department of Public Services

(734) 326-3936



Saturday, May 3, 2014—8 a.m. to 2 p.m.

Wayne County Community College District

Western Campus

9555 Haggerty Road, Belleville

Examples of Acceptable Items

- Household paints, stains, dyes
- Floor wax, floor care products, carpet cleaner
- Furniture polish, bathroom cleaners, stain removers, solvents
- Pharmaceutical Waste (**NON-CONTROLLED SUBSTANCES ONLY**)
- Nail polish, glue
- Fertilizer, lawn and garden chemicals, pesticides
- Antifreeze, motor oil, gasoline, propane tanks
- Automotive batteries and dry cell batteries, fluorescent bulbs (all types)
- Fire extinguishers, smoke detectors
- Mercury thermometers, thermostats and elemental mercury



Electronics Recycling

- Computer CPU's, monitors, printers, scanners, keyboards, mice
- Cell phones, fax machines, copiers, and televisions



 ★ **Only household generated products from Wayne County** ★
 ★ **residents will be accepted.** ★
 ★
 ★ **Items that will not be accepted include:** Commercial waste, Industrial waste, radioactive
 ★ material, explosives, ammunition, 55 gallon drums, shock sensitive materials, household
 ★ trash, refrigerators, microwaves or other appliances, tires, yard waste, roofing shingles, &
 ★ concrete. For information on how to dispose of these items, please contact the Wayne
 ★ County Resource Recovery Coordinator at 734-326-3936.
 ★
 ★*****



Robert A. Ficano
County Executive



Household Hazardous Waste Collection

Sponsored by:

Wayne County Department of Public Services

(734) 326-3936

Saturday, June 28, 2014—8 a.m. to 2 p.m.

Henry Ford Community College

5101 Evergreen Rd., Dearborn

(Just south of Ford Road)



Examples of Acceptable Items

- Household paints, stains, dyes
- Floor wax, floor care products, carpet cleaner
- Furniture polish, bathroom cleaners, stain removers, solvents
- Pharmaceutical Waste (**NON-CONTROLLED SUBSTANCES ONLY**)
- Nail polish, glue
- Fertilizer, lawn and garden chemicals, pesticides
- Antifreeze, motor oil, gasoline
- Automotive batteries and dry cell batteries, fluorescent bulbs (all types)
- Fire extinguishers, smoke detectors
- Mercury thermometers, thermostats and elemental mercury

Electronics Recycling

- Computer CPU's, monitors, printers, scanners, keyboards, mice
- Cell phones, fax machines, copiers, and televisions



 ★ **Only household generated products from Wayne County**
 ★ **residents will be accepted.**
 ★

★ **Items that will NOT be accepted include:** Commercial waste, Industrial waste,
 ★ radioactive material, explosives, ammunition, 55 gallon drums, shock sensitive materials,
 ★ household trash, refrigerators, microwaves or other appliances, tires, yard waste, & concrete.
 ★ For information on how to dispose of these items, please contact the Wayne County
 ★ Resource Recovery Coordinator at 734-326-3936.
 ★



Robert A. Ficano
County Executive



Household Hazardous Waste Collection

Sponsored by:

Wayne County Department of Public Services

(734) 326-3936

Saturday, August 16, 2014—8 a.m. to 2 p.m.

Westland Shopping Center

Enter off Nankin Blvd. from Central City Pkwy.

(Lot behind JCP Store)



Examples of Acceptable Items

- Household paints, stains, dyes
- Floor wax, floor care products, carpet cleaner
- Furniture polish, bathroom cleaners, stain removers, solvents
- Pharmaceutical Waste (**NON-CONTROLLED SUBSTANCES ONLY**)
- Nail polish, glue
- Fertilizer, lawn and garden chemicals, pesticides
- Antifreeze, motor oil, gasoline
- Automotive batteries and dry cell batteries, fluorescent bulbs (all types)
- Fire extinguishers, smoke detectors
- Mercury thermometers, thermostats and elemental mercury

Electronics Recycling

- Computer CPU's, monitors, printers, scanners, keyboards, mice
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 ★ For information on how to dispose of these items, please contact the Wayne County
 ★ Resource Recovery Coordinator at 734-326-3936.
 ★

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

①

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: Senate Bill #849

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND:

On March 5, 2014, Senate Bill No. 849 was introduced which would amend the Michigan election law to allow for early voting. Adoption of this legislation would require polls to be open later, and increase the workload to city departments and election workers. Additionally, this bill would increase costs to municipalities.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt proposed resolution requesting Senators oppose adoption of Senate Bill No. 849

BUDGET IMPLICATIONS & ACCOUNT NUMBER: If this Senate Bill is passed, it would increase election costs by approximately \$10,0000 per election.

IMPLEMENTATION PLAN: Send adopted resolution to legislators for consideration.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Dunsdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

Joseph R. Peterson

LIST OF ATTACHMENTS: Senate Bill No. 849

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: March 24, 2014

RESOLUTION by Councilperson _____

WHEREAS, Senate Bill No. 849 proposes to create a system of early voting in the State of Michigan; and

WHEREAS, the goal of accommodating voters in pursuit of greater participation in the democratic process is a worthy goal; and

WHEREAS, this bill would in reality increase workloads, add more costs to the election process, and ultimately serve to confuse voters more than it would accommodate their needs; and

WHEREAS, this bill would require a public facility to be open and available to registered voters starting 13 days before an election for early polling, possibly conflicting with if not pushing out other important uses for these buildings, causing inconvenience to residents; and

WHEREAS, this bill requires retraining of poll workers and dramatically increased hours, as well as chain of custody requirements to protect the voting process, despite the fact that recruiting and training polls workers is already a difficult process; and

WHEREAS, this bill would increase costs to municipalities, including overtime pay for workers; and

WHEREAS, this bill does not outline a specific amount nor dedicated funding.

NOW, THEREFORE, BE IT RESOLVED, that governing body of the City of Wyandotte does hereby oppose Senate Bill No. 849; and

BE IT FURTHER RESOLVED, the governing body of the City of Wyandotte does hereby call upon its representatives in the State Legislature to oppose the adoption of this bill; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be sent to the Office of Governor Snyder, State Representative Clemente, Senator Hopgood, sponsors of SB849, the Downriver Community Conference, and the Michigan Municipal League.

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	_____
_____	Miejura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

SENATE BILL No. 849

March 5, 2014, Introduced by Senators ANANICH, WARREN, HOPGOOD, ANDERSON, GREGORY, YOUNG, JOHNSON, WHITMER, HUNTER, BIEDA and SMITH and referred to the Committee on Local Government and Elections.

A bill to amend 1954 PA 116, entitled "Michigan election law," by amending sections 720 and 735 (MCL 168.720 and 168.735), section 735 as amended by 2004 PA 92, and by adding section 720a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 720. (1) On the day of ~~any~~ **AN** election, the polls shall
2 ~~be opened~~ **OPEN** at 7 o'clock in the forenoon, ~~A.M.~~ and shall be
3 continuously open until 8 o'clock in the afternoon and no longer.
4 ~~Every~~ **P.M. EACH** qualified elector present and in line at the polls
5 at the hour prescribed for the closing thereof ~~TIME~~ shall be
6 allowed to vote.

7 (2) **FOR EARLY VOTING UNDER SECTION 720A, THE POLLS SHALL BE**
8 **OPEN FROM 8 A.M. UNTIL 8 P.M. EACH WEEKDAY AND FROM 10 A.M. UNTIL 4**

1 P.M. EACH SATURDAY AND SUNDAY DURING THE EARLY VOTING PERIOD AS
2 PROVIDED IN SECTION 720A. BEFORE EARLY VOTING BEGINS, THE CLERK
3 SHALL POST THE HOURS THAT THE POLLS WILL BE OPEN AT THE CLERK'S
4 OFFICE. THE CLERK SHALL PROVIDE NOTICE TO THE ELECTORS THAT
5 SUBSTANTIALLY COMPLIES WITH THE FORM IN SECTION 653A OF THE DATES
6 AND HOURS THE EARLY VOTING POLLING PLACES WILL BE OPEN.

7 SEC. 720A. (1) EVERY CITY, TOWNSHIP, AND VILLAGE SHALL PROVIDE
8 EARLY VOTING AT 1 OR MORE POLLING PLACES DESIGNATED BY THE CITY,
9 TOWNSHIP, OR VILLAGE CLERK DURING THE PERIOD OF TIME SET FORTH IN
10 THIS SECTION BEFORE AN ELECTION.

11 (2) EARLY VOTING SHALL BEGIN ON THE THIRTIETH DAY BEFORE AN
12 ELECTION AND END ON THE DAY BEFORE THE ELECTION.

13 (3) THE SECRETARY OF STATE SHALL COOPERATE WITH EACH
14 MUNICIPALITY CONDUCTING EARLY VOTING AND PROVIDE TECHNICAL
15 ASSISTANCE TO EACH MUNICIPALITY THAT REQUESTS TECHNICAL ASSISTANCE.

16 (4) EXCEPT AS OTHERWISE PROVIDED, ALL OF THE FOLLOWING
17 PROVISIONS OF THIS ACT APPLY TO EARLY VOTING:

18 (A) ELECTION INSPECTORS.

19 (B) CHALLENGES TO VOTERS.

20 (C) POLL BOOK AND POLL LIST.

21 (D) NOTICES, INSTRUCTIONS, AND PLACARDS.

22 (E) SECURITY OF A VOTING MACHINE OR OTHER VOTING SYSTEM.

23 (F) BALLOT SECURITY, BALLOT CONTAINERS, BALLOT COUNTING, AND
24 BALLOT PRESERVATION.

25 (G) SPOILED BALLOTS.

26 (5) THE POLL BOOK AND POLL LIST FOR EACH PRECINCT SHALL BE
27 MAINTAINED IN ACCORDANCE WITH SECTION 735.

1 (6) EARLY VOTING BALLOTS SHALL BE PROCESSED IN THE SAME MANNER
2 AS BALLOTS CAST ON ELECTION DAY.

3 (7) AS USED IN THIS SECTION, "MUNICIPALITY" MEANS A CITY,
4 TOWNSHIP, OR VILLAGE.

5 Sec. 735. (1) At each primary and election, election
6 inspectors shall keep 1 poll book and 1 poll list. An election
7 inspector shall enter in the poll book, in the order in which
8 electors are given ballots, the name of each elector who is given a
9 ballot and immediately after the name, on the same line, shall
10 enter the number of the ballot given to the elector. For an absent
11 voter ballot, when an election inspector removes the ballot from
12 the sealed absent voter envelope, the election inspector shall
13 enter in the poll book the name of the absent voter and the number
14 of the ballot.

15 (2) FOR EARLY VOTING UNDER SECTION 720A, THE POLL BOOK SHALL
16 BE DIVIDED BY DATE AND SEPARATE RECORDS SHALL BE MAINTAINED FOR
17 EACH DAY OF EARLY VOTING.

18 (3) ~~(2)~~—If an elector is issued a provisional ballot, an
19 election inspector shall enter a proper designation in the poll
20 book, including whether the provisional ballot was tabulated in the
21 precinct or was secured for verification after the election.

22 (4) ~~(3)~~—At the completion of the precinct canvass, an election
23 inspector shall record on the certificate provided in the poll book
24 the number of each metal seal used to seal voting equipment and
25 ballot containers. Each member of the board of election inspectors
26 shall sign the certificate.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

2

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: Oppose Pet Coke Storage

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: On March 5, 2014, a public hearing was held in Wyandotte to discuss the storing of pet coke in the River Rouge-Ecorse area.

STRATEGIC PLAN/GOALS: We are committed to protect and manage our natural resources vigorously by managing our natural resources, river and creeks, wildlife, and parks wisely. They are precious to us and by careful stewardship they may be enjoyed by future generations.

We are committed to enhancing the community's quality of life by ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Adopt proposed resolution opposing the storage of pet coke within the City of Wyandotte and the surrounding areas.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Send adopted resolution to MDEQ and state legislators.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *S. Dupdal*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *Joseph R. Peterson*

LIST OF ATTACHMENTS:

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

WHEREAS, petroleum coke ("pet coke") is a solid by-product of petroleum refining which generally contains high concentrations of carbon, sulfur and also may include trace elements of metals such as vanadium, nickel, chromium and lead; and

WHEREAS, black dust from pet coke is known to cover homes, yards and cars of neighborhoods near pet coke storage facilities; and

WHEREAS, inhaling pet coke can contribute to respiratory health problems, particularly for individuals who suffer from heart and lung disease; and

WHEREAS, the mayor of Detroit, MI recently ordered the removal of pet coke piles stored along the Detroit River; and

WHEREAS, a public hearing by the Michigan Department of Environmental Quality was held on March 5, 2014 to discuss storing pet coke in the River Rouge-Ecorse area;

WHEREAS, the City of Wyandotte intends to prevent the public nuisance being caused by the emissions of airborne particulates from the storage, handling, and transport of pet coke; and

WHEREAS, the City Council of the City of Wyandotte finds that it is in the best interest of the public health, safety and welfare to prohibit the storage, handling, and transport of pet coke within the City of Wyandotte;

NOW, THEREFORE, BE IT RESOLVED, that governing body of the City of Wyandotte does hereby oppose the storage of petroleum coke in Wyandotte, as well as the surrounding communities of Wyandotte.

BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Michigan Department of Environmental Quality, Congressman Dingell, Senator Hopgood, and State Representative Clemente.

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	—

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

3

MEETING DATE: March 24th 2014

AGENDA ITEM # _____

ITEM: Special Event Application – WSAF Entertainment Contracts

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Herewith, please find the entertainment contracts assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. *For details please see the below listing.*

Larry Lee and Back in the Day- \$2,400
The Rushmore's - \$1,200

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by brining our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: Adopt a resolution to concur with the above recommendation and authorize Mayor Peterson or William Griggs, City Clerk to sign the attached contracts.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

285.225.925.730.860 - \$3,600

IMPLEMENTATION PLAN: Contract to be signed by Mayor Joseph R. Peterson or William Griggs, City Clerk to be returned to Heather A. Thiede for implementation.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *J. Dupdale*

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file.

MAYOR'S RECOMMENDATION: *Joseph R. Peterson*

LIST OF ATTACHMENTS

Larry Lee and The Rushmore's Contracts

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24th 2014

RESOLUTION by Councilman_____

BE IT RESOLVED by the City Council that Council Concurs with the Special Event Coordinator in the following resolution:

A resolution to APPROVE the entertainment contracts for the below bands for the 2014 Wyandotte Street Art Fair as outlined in the provided communication dated March 24th 2014, to be paid from the Wyandotte Street Art Fair account 285.225.925.730.860. BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contracts on behalf of the City of Wyandotte.

Larry Lee and Back in the Day
The Rushmore's

I move the adoption of the foregoing resolution.

I move the adoption of the foregoing resolution.

MOTION by Councilmen_____

Supported by Councilman_____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

Wyandotte Street Art Fair Entertainment Agreement

An agreement made this 7th day of March, 2014 between the City of Wyandotte and Larry Lee and Back in the Day

Name of Musical Group: Larry Lee and Back in the Day

Name of Contact Person: Larry D. Lee

Contact Address: 5131 St. Antoine

Phone Number: 485 505640

Business ID Number: 20-8272761

List type of entity (LLC, Corporation, DBA, Partnership, etc.) and provide documentation creating entity: LLC

Music Style: Rock Funk Motown

Number of Entertainers: 10

It is mutually agreed between the parties that Larry D. Lee (name of contact on the w-9 receiving the check) will furnish 2 Hours of Entertainment for the Wyandotte Street Art Fair on: **Friday, July 11th 2014 from 9 pm to 11 pm** set up at 8:30. The price for this engagement is \$2,400

Deposit: City agrees to reserve date with a \$1000.00. If no deposit is required, please specify here if not required _____.

If performers fail to appear and perform as agreed upon, performance fee will not be paid and deposit fee (if any) shall be returned to the City of Wyandotte. If the City of Wyandotte must file legal proceedings to enforce any provision of this agreement, the undersigned shall be responsible to reimburse the City of Wyandotte's costs and reasonable attorney fees.

This engagement will be held outside. The City of Wyandotte agrees to allow the vendor to market CD's during the performance within the entertainment area with 20 feet of the stage.

The undersigned agrees to abide by the City of Wyandotte Ordinance and holds the City of Wyandotte harmless for any and all claims of liability or injury or property damage that may result from activities or actions by performers or staff for _____ and agrees to indemnify the City of Wyandotte from all liabilities and claims whatever for injury (including death) to persons and damage to property resulting from performers routine while at the event or resulting from setup and take-down of musical equipment while at the location of the event. The undersigned represents that he/she has the legal authority to sign this agreement on behalf of the above group.

[Signature]
Signature of Entertainment Representative
Date 3-9-14

Signature of City Representative
Date _____

Wyandotte Street Art Fair Entertainment Agreement

An agreement made this 26 day of Feb., 2014 between the City of Wyandotte and The Rushmores

Name of Musical Group: The Rushmores

Name of Contact Person: Mark Stanko

Contact Address: 4425 13th St.

Phone Number: _____

Business ID Number: _____

List type of entity (LLC, Corporation, DBA, Partnership, etc.) and provide documentation creating entity: _____

Music Style: _____

Number of Entertainers: 3

It is mutually agreed between the parties that Mark Stanko (name of contact on the w-9 receiving the check) will furnish 1.5 hours / Musi for the Wyandotte Street Art Fair on: July 12th 2014

The price for this engagement is \$ 1,200 -

Deposit: City agrees to reserve date with a 0. If no deposit is required, please specify here if not required _____

If performers fail to appear and perform as agreed upon, performance fee will not be paid and deposit fee (if any) shall be returned to the City of Wyandotte. If the City of Wyandotte must file legal proceedings to enforce any provision of this agreement, the undersigned shall be responsible to reimburse the City of Wyandotte's costs and reasonable attorney fees.

This engagement will be held outside. The City of Wyandotte agrees to allow the vendor to market CD's during the performance within the entertainment area with 20 feet of the stage.

The undersigned agrees to abide by the City of Wyandotte Ordinance and holds the City of Wyandotte harmless for any and all claims of liability or injury or property damage that may result from activities or actions by performers or staff for Mark Stanko and agrees to indemnify the City of Wyandotte from all liabilities and claims whatever for injury (including death) to persons and damage to property resulting from performers routine while at the event or resulting from setup and take-down of musical equipment while at the location of the event. The undersigned represents that he/she has the legal authority to sign this agreement on behalf of the above group.

[Signature]
Signature of Entertainment Representative
Date 2/26/14

Signature of City Representative
Date _____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

4

MEETING DATE: March 24th, 2014

AGENDA ITEM # _____

ITEM: DDA Strategic Plan: Community Engagement Session

PRESENTER: Natalie Rankine, DDA Director

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: As a part of the Strategic Planning process, the Downtown Development Authority will be hosting an open Community Engagement Session at the James R. DeSana Center for Arts and Culture on Wednesday, April 2nd from 6:00 pm to 9:00 pm. The purpose of this session is to gather information from business owners and the public regarding downtown redevelopment, marketing and living. The session is open to the public and Council and current commissioners are all encouraged to attend. The session is informal in nature and attendees it is not required that attendees stay for the entire 3 hour duration.

STRATEGIC PLAN/GOALS: *The Proposed DDA Strategic Plan will further reinforce the City's Strategic Plan and Wyandotte's commitment to revitalize the downtown by outlying plans for new developments and marketing and to make our downtown a destination of choice for residents throughout Southeast Michigan.*

ACTION REQUESTED: Receive the information and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Downtown Development Authority Director will work with representatives of Beckett and Raeder to host and gather information at DDA Community Engagement Session.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *SDrupdal*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *Joseph R. Peterson*

LIST OF ATTACHMENTS: N/A

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24th, 2014

RESOLUTION by Councilman _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the Downtown Development Authority Director regarding the DDA's Community Engagement Session at the James R. DeSana Center for Arts and Culture on Wednesday, April 2nd from 6:00 pm to 9:00 pm is hereby received and placed on file and encourages all citizens to take part in same.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

5

MEETING DATE: March 24, 2014

AGENDA ITEM #

ITEM: Zagster Bike Rental Proposal

PRESENTER: Natalie Rankine - DDA Director, Mark Kowalewski - City Engineer, William R. Look, City Attorney

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski - City Engineer

BACKGROUND: Response relative to Council request dated November 25th to determine a location for the Zagster Bike Rental rack in Downtown Wyandotte. The aforementioned departments have consulted with Legal Counsel and have made the determination that the proposal would be a positive addition to Wyandotte. The departments recommend the rack be placed on Sycamore Street just east of Third Street as noted on the attached description.

Additionally, the Legal Department has drafted a Grant of License agreement between The City and NuPath Credit Union for the installation of the Zagster Bike Rack.

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 *enhancing the community's quality of life*.

ACTION REQUESTED: Approve the proposed Zagster location and the Grant of License agreement.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Engineering to coordinate installation of bike rack with NuPath Credit Union and Zagster representatives.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

Joseph R Peterson

LIST OF ATTACHMENTS:

1. Legal Description for proposed Zagster location
2. Site map for proposed Zagster location
3. Grant of license agreement
4. Corporate resolution from NuPath authorizing Kathy White to sign agreement.

RESOLUTION:

RESOLVED BY MAYOR AND COUNCIL that the response from the DDA Director, City Engineer and Legal Counsel regarding the placement of Zagster Bike Rental racks from Michael Paschke is hereby received and placed on file; AND BE IT FURTHER RESOLVED THAT MAYOR AND COUNCIL approve the proposed location for the bike rack and AND FURTHER that the Mayor and Clerk be authorized to execute said Grant of License agreement on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilmember _____

SUPPORTED by Councilmember _____

YEAS

COUNCIL

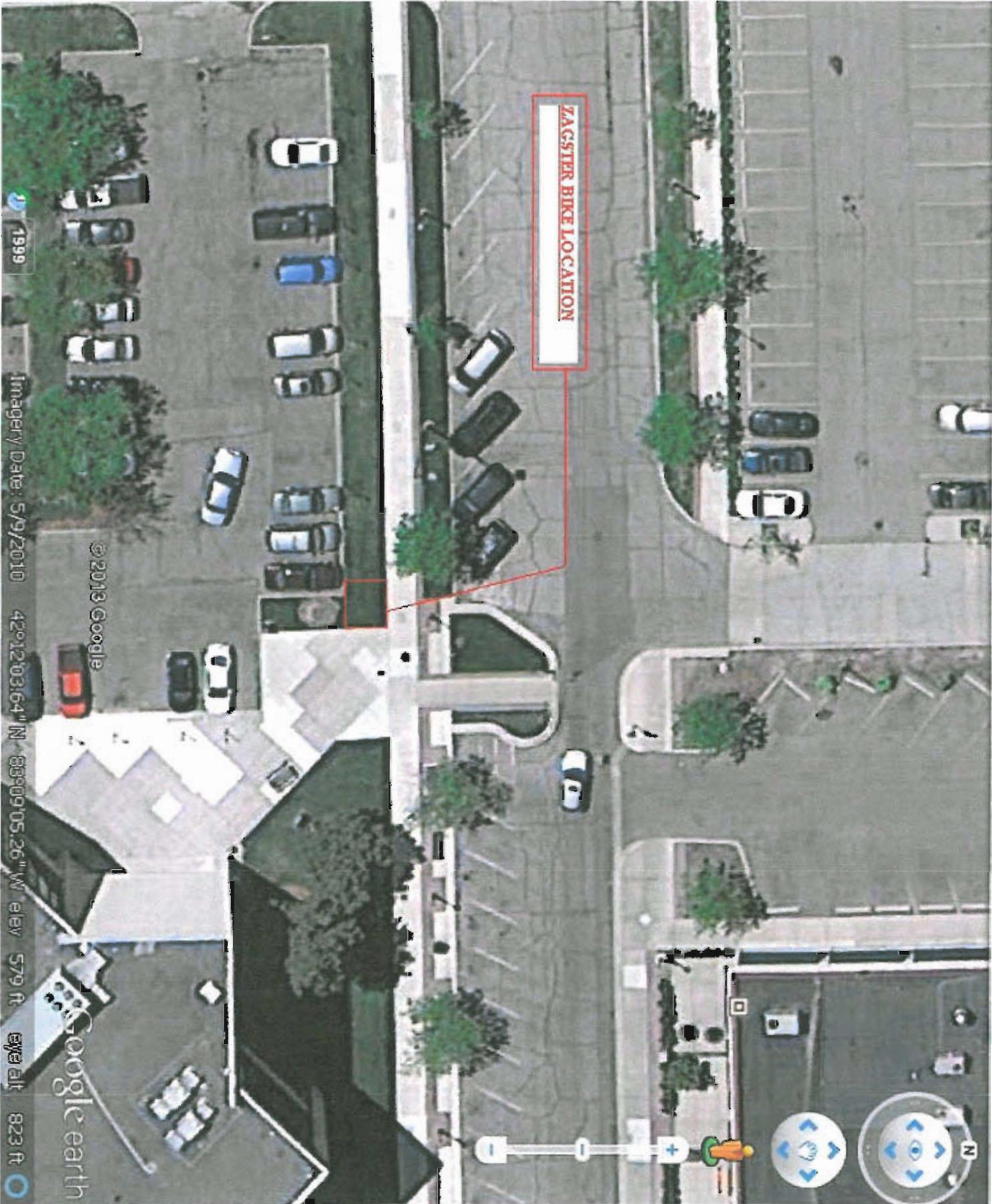
NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

ABSENT _____

LEGAL DESCRIPTION FOR ZAGSTER BIKE RENTAL LOCATION
AT WYANDOTTE CITY HALL

A ten (10.0) foot by eight (8.0) foot portion of the vacated 2nd Street Right-of-Way, eighty (80.0) feet wide, laying south of the Sycamore Street Right-of-Way, eighty (80.0) feet wide, east of Lot 7, Block 88, all located in Plat of Part of Wyandotte in the Township of Ecorse (now City of Wyandotte) Wayne County Mich., Being Part of Fractional Sections 28, 32, 33, and Part of Section 29 in T. 3 S., R. 11 E., as recorded in Liber 57 of Plats, Page 5, Wayne County Records, more particularly described as beginning at a point fifty two and one half (52.5) feet east of the northeast corner of Lot 7, said point being on the extended north property line of Lot 7 in the vacated 2nd Street Right-of-Way, thence east eight (8.0) feet along said extended north property line, thence south ten (10) feet, thence west eight (8.0) feet, thence north ten (10.0) to the point of beginning.



ZAGSTER BIKE LOCATION

©2013 Google

Google earth

1999

Imagery Date: 5/9/2010

42°12'03.64" N 88°09'05.26" W elev 579 ft

eye alt

823 ft



Corporate Resolution

I, James Taft, Board Secretary of Wyandotte Federal Credit Union, do hereby certify that a combined meeting of directors of the Corporation duly called and held at the Main Office of the Corporation on April 17, 2012, wherein a quorum of directors were present and voting throughout, it was upon motion duly made and seconded, that the following resolution be voted:

a) Authorize & Designate employees to sign as Corporate Official

It was upon further motion made and seconded that it be voted that Kathryn White, in her capacity as President/CEO and in her absence, Janice VanWassehnova, Executive VP of the Corporation be empowered, authorized and directed to execute, deliver and accept any and all documents and undertake all acts reasonably required or incidental to accomplish the foregoing vote, all on such terms and conditions as she in her discretion deems to be in the best interest of the Corporation.

I further certify that said Resolution is in full force and effect without rescission, modification or amendment.

Signed this 17 day of April, 2012



James Taft - Secretary

MAIN OFFICE
1280 Biddle Avenue
Wyandotte, MI 48192-3433
734.282.9200

HOLLAND BRANCH
114 South Waverly Road
Holland, MI 49423-3015
616.396.7047

1.800.346.9086
www.wyfcu.com

Diversified in Membership - United in Service

GRANT OF LICENSE

CITY OF WYANDOTTE, a Michigan Municipal corporation of 3200 Biddle Avenue, Wyandotte, Michigan, and its successors, hereinafter call the GRANTOR, and Nu Path Community Credit Union of 1280 Biddle Avenue, Wyandotte, Michigan, hereinafter called the LICENSEE, enter into this Agreement on the 17th day of March, 2014, subject to the following conditions:

1. The GRANTOR owns the real estate at Sycamore Street, located in the City of Wyandotte, County of Wayne, State of Michigan more particularly described as:

Legal description attached hereto.
2. The LICENSEE has entered into a Service Agreement with Zagster, Inc. for the purpose of allowing the use of Zagster Bicycles to eligible members
3. The GRANTOR grants the LICENSEE, the right to construct and maintain a bicycle rack with bicycles on the site described in paragraph 1 and subject to the terms of this license and all city ordinances, rules and regulations. LICENSEE is required to maintain and keep in good repair said bicycle racks and bicycles. The LICENSEE shall use methods to maintain the bicycle rack so that its placement and use will not interfere with any pedestrian or the use of any abutting businesses or buildings.
4. In consideration of the GRANTOR providing their Grant of License, the LICENSEE agrees to assume all risk and liability relating to the installation, use and removal of the bicycle rack and bicycles and agrees to hold harmless and indemnify the City of Wyandotte and all city officials, employees, volunteers and agents from all liability or responsibility whatsoever for injury (including death) to persons and for any damage to any City property or to the property of others arising out of, or resulting either directly or indirectly, from the installation, use and removal of the bicycle rack and bicycles and all other activity resulting from said use as described in this Grant of License.
5. If the GRANTOR directs LICENSEE to make any modifications to the placement or use of the above-described premises to insure the premises will be reasonably safe and convenient for public safety, LICENSEE agrees to do at its own cost immediately. If LICENSEE fails to do so, the License shall terminate immediately and LICENSEE shall remove the bicycle rack and bicycles at no cost to the GRANTOR and restore the condition of the premises to their original condition at no cost to the GRANTOR within ten (10) days of said termination.
6. This Grant of License may not be assigned by the LICENSEE without prior written approval of the GRANTOR.
7. This License will expire one year from the date of this agreement with no automatic right to renew. If the LICENSEE requests an extension for this License, it shall notify the GRANTOR in writing at least thirty (30) days before expiration of this License. GRANTOR may in its sole discretion decide whether it agrees to an extension. If GRANTOR agrees to an extension, it will be subject to execution of a new License Agreement in a form prepared and approved by GRANTOR.
8. LICENSEE shall notify GRANTOR in advance of installation of the bicycle rack and coordinate a date and time with GRANTOR so as to avoid interference with pedestrians or any neighboring business or buildings.
9. LICENSEE is required to inspect the licensed area on a regular basis to make sure the premises are maintained in a safe, clean and orderly manner and to insure no interference with pedestrian or adjoining businesses or buildings.
10. LICENSEE shall maintain business and liability insurance protection covering the activities permitted in this Agreement which insurance shall name the GRANTOR as an additional insured party. The insurance coverage to be in an amount approved by GRANTOR and the insurance policy must be delivered to and approved by GRANTOR prior to the installation of the bicycle rack.

11. In the event LICENSEE breaches this Agreement and fails to cure said breach within ten (10) days after written notice of the breach from GRANTOR, then GRANTOR may terminate this Agreement immediately.
12. Upon termination or expiration of this Agreement, LICENSEE shall remove the bicycle rack and bicycles at no cost to the GRANTOR and to restore the condition of the premises to their original condition within ten (10) days of the termination or expiration. If legal proceedings are required to be commenced by GRANTOR to enforce any provision of this Agreement, LICENSEE shall be responsible and agrees to pay GRANTOR'S reasonable attorney fees and court costs.
13. Upon execution of this Agreement, LICENSEE shall pay a deposit of \$500 to GRANTOR which will be held by GRANTOR and returned to LICENSEE upon the satisfactory removal of the bicycle rack and bicycles and provided LICENSEE returns the premises to its original condition.
14. Nothing in this Agreement confers any rights to any third party.
15. The undersigned representative of the Licensee represents he/she is legally authorized to sign this agreement.

Witnesses:

GRANTOR: CITY OF WYANDOTTE

Joseph R. Peterson, Mayor

William R. Griggs, City Clerk

Subscribed and sworn to me this ____ day of _____, 20__, by Joseph R. Peterson and William R. Griggs who are the Mayor and City Clerk of the City of Wyandotte who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

Witnesses:

LICENSEE:

Nu Path Community Credit Union

Meredith Day

Christina...

Kathryn White

 By: Kathryn White, President/CEO

Subscribed and sworn to me this 17th day of March, 2014 by Kathryn White who duly executed said LICENSE with full authority.

Kew...

 NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN
 My Commission Expires: March 25, 2018

Drafted by: William R. Look

When recorded, return to: William Look
 2241 Oak St., Wyandotte, MI 48192

Residential: \$300.00
Commercial: \$600.00
Plan Development \$1,000.00

CITY OF WYANDOTTE
3131 Biddle Avenue
Wyandotte, Michigan 48192
734.324.4551



APPLICATION FOR REZONING

INSTRUCTIONS TO APPLICANT: Application must be submitted to the Department of Engineering and Building on Monday before 5:00 p.m. to be placed on the next Council Agenda. The application must be reviewed by the Department of Engineering and Building to insure proper legal description, requested zoning and a review of the site plan if required.

The Honorable Mayor and City Council:

I (We), the undersigned, hereby petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested, and in support of this application, the following facts are shown:

The property sought to be rezoned is located at 2957 11TH ST between _____
STREET ADDRESS STREET
and _____ on the _____ side of the street, and is known as lot(s) number
STREET N-S-E-W
13 & 14 of HURST AND POST'S Subdivision,

Lot Size _____

The property is owned by:

Name Phyllis Harmon Street Address 2957 11TH ST
City Wyandotte State MI Zip 48192

Phone # _____
PRESENT ZONING: CHURCH (RT) REQUESTED ZONING: (B-1) PRIVATE CLUB OR LODGE HALL

It is proposed that the property will be put to the following use: SOCIAL CLUB DESIGNATED FOR PRIVATE USE OF MEMBERS TO RAISE FUNDS FOR CITY OF WYANDOTTE COMMUNITY & YOUTH SPORTS.

****REQUIRED FOR P-1 or RM-1A****

Attached hereto are three (3) prints of a site plan showing the lot(s) or parcel(s) under petition, and the intended layout. These prints are made a part of this petition and are drawn to scale.

****OPTIONAL****

I (We) attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, or to the property of other persons located in the vicinity thereof.

Signature of Applicant: James Harmon Address: 867 5TH ST
TREASURER, OAK CLUB INC. WYANDOTTE MI 48192

OFFICE USE ONLY
Receipt # 47036 Date: 3/19/14

Engineer's Signature Mark Donahue

cherished dream and brought into existence the Our Lady of Mount Carmel High School, housed in a newly built two-story annex on what was then Electric Avenue.

The rapid growth of the school in number and advancement in educational standards was due to the unselfish and hard work of the succeeding pastors, especially Rev. Father Ladislaus Krych. Also, to the principals who had carried most of the burden of educating and directing: Sister Mary Simplicia, the pioneer in 1928; Sister Mary Bernadette, excellent teacher and acting principal for the initial years 1928 – 1931; Sister Mary Emmanuel, ardent character builder, crusader for athletics and higher education 1931 – 1935, 1939; Sister Mary Bonifilia, activity-conscious 1935 – 1937, Sister Mary Cantia 1937 – 1940 who promoted the growth of the school; Sister Mary Emmanuel, 1940 – 1946, under whose efficient principalship the school reached its highest standards: improvements in the curriculum to meet the needs of the students and in the school's facilities, installments and additions to aid the teachers in their schoolwork, which was possible through the cooperation and understanding of the pastor-professor, Fr. Krych.

A school's reputation is measured by definite standards, mainly by the of recognized educational agencies. Our Lady of Mt. Carmel High School passed its tests successfully and since 1933 it had been accredited by various associations, namely, the University of Michigan, the Catholic University of America, and then later, MNSSA (Michigan Non-Public School Accrediting Association). Our Lady of Mt. Carmel High School had all of the licenses, approbations, and accreditations by the State of Michigan authorities which placed it among some of the best schools in the nation.



Fr. Peter Kruszka
Pastor



Sister Mary Simplicia
Co-Foundress



Sister Mary Bernadette
Co-Foundress

Father Krych Era (1939 - 1956)

In the 1940s, Father Krych himself sponsored ten annual scholarships to the high school. Students from Our Lady of Mt. Carmel, St. John Cantius (Delray), St. Stanislaus Kostka (Wyandotte), and St. Helena (Wyandotte) benefited from these by competitive examinations held in their own schools. Father Krych had also sponsored a \$600 scholarship to Madonna College in Livonia. Also, an anonymous benefactor from New Boston, Michigan also sponsored many scholarships to the high school and elementary school specifically for students from New Boston.

Our Lady of Mount Carmel High School

(Wyandotte, Michigan)

Coordinates: 42°12′25″N 83°9′52″W﻿ / ﻿42.20694°N 83.16444°W﻿ / 42.20694; -83.16444

From Wikipedia, the free encyclopedia

Our Lady of Mount Carmel High School was the last remaining private, Roman Catholic high school in Wyandotte, Michigan. As the high school to the parish of Our Lady of Mount Carmel in Wyandotte, it was closed as the 2nd to last Polish-American Catholic School behind Orchard Lake St. Mary's Preparatory in the Archdiocese of Detroit.

Contents

- 1 History
- 2 Father Krych Era (1939 - 1956)
 - 2.1 "Class A School"
- 3 Sports and other Activities
 - 3.1 Early Beginnings
 - 3.2 Founding of The Oak Club
 - 3.3 Boy's Basketball
 - 3.4 School Band
 - 3.5 Baseball
 - 3.6 Football
 - 3.7 Rowing

History

The history of Our Lady of Mount Carmel High School is a brilliant tribute to its leaders, who had nurtured its growth and had cared for its development in all fields. Year after year its youth had gone through its portals better prepared to live in and serve its community. "Since the tree is known by its fruit," Our Lady of Mt. Carmel High School has a fine record to present. With its thousands of alumni, many have gone into various professional fields.

In September, 1928, the pastor, Rev. Father Peter Kruszka, the Felician Sisters from Livonia, Michigan, and zealous parishioners finally realized a long

Our Lady of Mount Carmel High School

Matki Bożej Szkaplerznej Średnia Szkoła



Address

2609 Tenth Street
Wyandotte, Michigan, (Wayne County), 48192
United States

Coordinates 42°12′25″N 83°9′52″W﻿ / ﻿42.20694°N 83.16444°W﻿ / 42.20694; -83.16444

Information

Type	Private, Coeducational
Religious affiliation(s)	Roman Catholic
Established	1928
Founder	Rev. Father Peter Kruszka
Status	Closed
Closed	June 2011
Grades	9–12
Color(s)	Red and White <input type="checkbox"/> <input type="checkbox"/>
Team name	Comets
Rival	St. Patrick's High School, Wyandotte
Newspaper	" <i>The Carmonte</i> "
Yearbook	" <i>Carmion</i> " (1948 - 1970) then " <i>Terminus</i> "
Affiliation	Felician Sisters

The early enrollment at Our Lady of Mt. Carmel High School showed a steady upward rise. In 1928, the opening school year numbered 26 children; first year of the full high school in 1932 was 127 children. The curriculum began in 1928 with required subjects only, and as the enrollment increased it was extended to include general and vocational subjects; ethics, science, mathematics, languages, commercial sciences, social studies, home economics, drafting, music, and gym. During World War II, relevant courses came in aeronautics, occupations, first aid, nutrition, and home nursing. Increase in courses entailed a need of a larger teaching staff. Among the majority of a lay staff, the Felician Sisters of Livonia faithfully served the children of Our Lady of Mt. Carmel until its close in 2011.

"Class A School"

The school facilities, in its day, placed Our Lady of Mt. Carmel High School in Class A category: the library had thousands of volumes of fiction and non-fiction, twelve sets of encyclopedias, many subscriptions to magazines, the laboratory was completely equipped for physics and chemistry, the music studio had an excellent supply of school instruments for band and orchestra, and an excellent drama department. In addition to the school's intellectual pursuits Our Lady of Mt. Carmel offered extracurricular activities in the form of clubs. Teachers, artists and many other vocational fields had the opportunity to express themselves in club activities. Those with acting talents performed in dramas throughout Mount Carmel's history. In 1945, Mount Carmel produced its first operetta "Hats Off." Other operetta's included: "Don Alonso's Treasure" (1947), "An Old Kentucky Garden" (1949), and "Student Prince" was presented in 1948 in honor of Fr. Krych on the occasion of his 25th – year Silver Jubilee of ordination to the priesthood. Also, the Drama department portrayed the drama "Conquered" in honor of the Parish's Golden Jubilee in 1949. In the late-1940s, visual aids included a movie projector, film strip, recording machine, and a phonograph.

In 1943, school publications started with the schoolpaper, "The Carmonte", and in 1948 the first yearbook was published, "The Carmion". Many editors, staff and moderators have strived to incorporate the high ideals of good journalism. In 1971, another hardcover yearbook was published entitled Terminus.

Aside of its intellectual pursuits, the school offered an extracurricular religious program in addition to its regular ethics classes: annual retreats, the Junior Unit Holy Name Society for boys reorganized by Father Krych at the beginning of his pastorate at Our Lady of Mt. Carmel to foster spiritual growth and more frequent reception of the sacraments, the St. Casimir Society (altar boys), St. Theresa's Sodality for girls, and school membership in the CSMC Unit as a part of a Catholic Action program dating back to 1929.

Sports and other Activities

Early Beginnings

Fr. Kruszka and Fr. Krych were the outstanding spiritual advisers and athletic directors in the history of the school. The latter especially had endeared himself to the students by his charity, fatherly care, and by his founding and fostering of an extensive athletic program: Baseball (1942), Basketball (1936); Rowing (1944); Football (1945); and girls Basketball (1944). Trophies from all sports dating back to the early

1940s are kept safe inside the school. The Ushers Club and the Friends of the Comets organizations had furnished funds for athletics and other needs of the school. The Oak Club, a non-parish organization, had been the financial purse for the athletic program at Our Lady of Mt. Carmel for many years.

Founding of The Oak Club

In the spring of 1945, Fr. Krych was toying with the idea of introducing football in the fall of the same year. He approached Thomas Watkowski with the idea of getting some men together to raise funds for football equipment. Six young men, Robert Bednarek, Alex Uszynski, John Jacobs, Henry Stec, Frank Wszelaki, and Thomas Watkowski formed a committee and sponsored a dance on September 22, 1945, netting a profit of \$930 which was presented to the Athletic Fund of Our Lady of Mt. Carmel High School. Encouraged by their first success, the committee increased its membership by nine young men – Anthony Siemion, Peter Jablonski, Betram Lange, Leonard Kowaleski, Albert Hebda, Roman Watkowski, Walter Przytula, Steve Tar, and Len Stroh. They all laid plans to sponsor another success and \$500 was donated toward the purchase of a rowing shell and \$600 towards the purchase of instruments for the Mt. Carmel Band. Enthusiasm, close cooperation, and friendly relationships inspired the first fifteen men to form a club. Thus, the present Oak Club was founded on December 9, 1945, with the sole aim of furthering athletics through funds procured by means of various social activities. In 1949, the Oak Club was as generous as ever. The monthly dances, the dance of the year with Skitch Henderson at Wyandotte Chemicals, the annual picnic with the car raffle afforded funds enough to support the school's advertising program to pay for the transportation of the teams, the organization of the Mt. Carmel Legion team, all totaling to \$1,250.

Boy's Basketball

In 1939, the Our Lady of Mt. Carmel Basketball Squad was renamed "The Comets". Under Coach Szydlowski they finished two seasons. Later, Joe Piatek was named coach. He coached one championship team before enlisting in the Marines in 1942. Leaving before the title game with St. Josephat (Detroit), the former coach ended the season. Bob Bednarek took the leadership of the team during the seasons extending from 1942 – 1946. In these years he led them into two divisional and one district championship.

School Band

In 1940, Sister Mary Emmanuel initiated the first Our Lady of Mount Carmel band. Sister Mary Paulette directed the band along with Mr. E. Jensen as band instructor. Band awards were won by Our Lady of Mount Carmel for the first time in Wyandotte, July 4, 1948. Prizes consisted of : first place for best music, for best drum major, for best drilled band, and tied with Theodore Roosevelt High School (Wyandotte) for best dressed band. Prizes amounted to \$225.00. In 1968, Mount Carmel's marching band ceased to exist, but the orchestra lingered on until 1971. The school also had a glee club for several years.

Baseball

"The Comets" took to baseball in 1942 when they played in the city recreation league. They took top awards by downing all opposition. Although they made a fine showing, baseball was discontinued the following season. After a three-year lapse, in 1945, the Comets took to the diamonds and under Rev.

Father Wyrzykowski won one of their four games. The next season found Joe Piatek at the helm of a team that captured the West Side title. On June 6 they met St. Florian (Hamtramck) at Briggs Stadium and almost turned in the greatest upset of the season when a seventh inning rally fell short of the mark. The final score read: St. Florian 3, Mt. Carmel 1. With this game they closed the season. In 1947, the Comets set out to retain their title, but, as the season got under way, it was evident that they lost the spark that sent them forth the previous year. After the final tally was taken, the Comets were found in second place.

Football

Football was introduced into Our Lady of Mt. Carmel High School in 1945. The initial game was played on Sunday, September 30. That year the Comets were under the supervision of Roman Watkowski and Captain Henry Lojewski. Although they won only one of seven grid battles, they showed great promise. During this season, the Knights of Columbus donated a victory trophy which went to the victor of the annual Mt. Carmel – St. Patrick game. In 1946, Fr. Krych named Joe Piatek as coach and Roman Watkowski as his assistant. The Comets finished their season tied for third place by winning 5 and losing 2. A majority of returning letter winners were on hand when the Comets began practice for their third season of league play under the direction of Coach Piatek. A month later, the first league game was played which ended in a scoreless tie with Sacred Heart (Dearborn). Following this contest, there were two victories before the Comets were dropped by St. Patrick for the third straight year in the battle for the Knights of Columbus trophy. A layoff of one week followed, allowing time for the hurt Comets to lick their wounds. The remaining opposition seemed to be no match for Mt. Carmel as they rolled over all opponents finishing the season with possession of second place.

Rowing

In 1944, with a borrowed four shell and the hope of establishing a new era in Our Lady of Mt. Carmel's Athletic program, a trailblazing crew began practice with no established coach. This four doubled in 1945. That year the crew was coached by Ed Kalisiewicz, who was to become coach for three more years. Although no outstanding meets were won, that eight was the first Catholic High School Crew in the State of Michigan. In 1946, the first victory came on June 8. Later, they became Midwest Champions by winning four out of seven races. On May 24, 1947, Our Lady of Mt. Carmel entered a four in the National Scholastic Rowing Regatta held in Wyandotte and by winning that, they became the National Schoolboy Champs.

Retrieved from "[http://en.wikipedia.org/w/index.php?title=Our_Lady_of_Mount_Carmel_High_School_\(Wyandotte,_Michigan\)&oldid=590876469](http://en.wikipedia.org/w/index.php?title=Our_Lady_of_Mount_Carmel_High_School_(Wyandotte,_Michigan)&oldid=590876469)"

Categories: Roman Catholic secondary schools in Michigan | Schools in Wayne County, Michigan | Educational institutions established in 1928 | Polish-American culture in Michigan

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CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

7

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: Sale of the former 1503 Maple (30' x 112')

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 3-18-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with UDAG Funds. Recommendation is to sell the former 1503 Maple to the adjacent property owner at 1509 Maple, Mr. and Mrs. Garza, for the amount of \$1,500.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 90' x 112'.

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 owner.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

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

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

Joseph R Peterson

LIST OF ATTACHMENTS: Sales Agreement, property map and Resolution for the Policy for the Sale of Non-Buildable Lots.

LOOK, MAKOWSKI and LOOK
 ATTORNEYS AND COUNSELORS AT LAW
 PROFESSIONAL CORPORATION
 2241 OAK STREET
 WYANDOTTE, MICHIGAN 48192-5390

William R. Look
 Steven R. Makowski

(734) 285-6500
 FAX (734) 285-4160

Richard W. Look
 (1912-1993)

OFFER TO PURCHASE REAL ESTATE

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

{ City
 XXXXXXX of
 XXXXXX

Wyandotte _____ Wayne _____ County, Michigan, described as follows:

Lot 145 The Steel Plant Subdivision as recorded in Liber 18, page 53 of Plats WCR being known as part of the Former 1503 Maple Street, together with all improvements and appurtenances, including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna, gas conversion unit and permit _____ if any, now on the premises, and to pay therefore the sum of One Thousand Five Hundred Dollars and 00/100 (\$1,500.00) 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: Paragraph A
 (Fill out one of the four following paragraphs, and strike the remainder)

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<i>Cash Sale with New Mortgage</i>	B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of Purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a _____ mortgage in the amount of \$ _____, and pay \$ _____ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.
<i>Sale to Existing Mortgage</i>	C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by _____ upon which there is unpaid the sum of approximately _____ Dollars, with interest at _____ per cent, which mortgage requires payment of _____ Dollars on the _____ day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.
<i>Sale on Land Contract</i>	D. Payment of the sum of _____ Dollars, in cash or certified check, and the execution of a Land Contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within _____ years from the date of Contract in monthly payments of not less than _____ Dollars each, which include interest payments at the rate of _____ per cent per annum; and which DO, DO NOT include prepaid taxes and insurance.
<i>Sale to Existing Land Contract</i>	If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.
<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 to pay premium for title insurance policy at time of closing.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; however, if the sale is to be consummated in accordance with paragraph B, then the closing will be governed by the time there specified for obtaining a mortgage. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
<i>Purchaser's Default</i>	
<i>Seller's Default</i>	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>Title Objections</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>Possession</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>None</u>
	If the Seller occupies the property, it shall be vacated on or before <u>closing</u> . From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>NA</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ <u>NA</u> 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.

Taxes and Prorated Items	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.
Broker's Authorization	8. It is understood that this offer is irrevocable for five (5) 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 Seller is hereby authorized to accept this offer and the deposit of <u>0.00</u> 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.

10. APPLICABLE TO F. H. A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner

setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ _____ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ _____.

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 the City Engineer, 3200 Biddle Avenue, Wyandotte, MI. 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: This Agreement is contingent upon the following: 1. City Council approval; 2. Purchaser combining this property with property currently owned by Purchaser known as 1509 Maple. 3. Purchaser is responsible for all closing fees including, title premium, Wayne County Fee of \$150.00 and recording fees. Closing fees will be due at time of closing. 4. Property is being purchased in an "as is" condition except City to repair damaged City sidewalks at City costs.

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

IN PRESENCE OF:

Christa Garza L. S.
Christa Garza Purchaser

Jason Garza L. S.
Jason Garza Purchaser

Address 1509 Maple, Wyandotte, Michigan 48192-6614

Phone: 313-461-6893

Dated _____

SELLER'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: _____
Seller

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.

William R. Griggs, City Clerk L.S.
Address 3131 Biddle Avenue, 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 _____

Purchaser

POLICY FOR THE SALE OF NON-BUILDABLE LOTS

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

September 11, 2012.

JOSEPH R. PETERSON
MAYOR
RESOLUTION

Marjorie Griggs
2442-9th Street
Wyandotte, Michigan 48192

By Councilman Leonard Sabuda
Supported by Councilman Todd M. Browning

RESOLVED by the City Council that the communication from Marjorie Griggs, 2442-9th Street, Wyandotte relative to the purchase of adjacent property is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Engineer's office is directed to offer for sale all non-buildable lots at the cost of \$50.00 per front foot and to permit the purchase to be made by deferred payment. This resolution applies to any pending sales that have not yet closed.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stec
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on September 10, 2012.

William R. Griggs
William R. Griggs
City Clerk

CC: City Engineer, City Assessor

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that Council approves the Purchase Agreement to sell the former 1503 Maple, to Christa and Jason Garza, the adjacent property owner at 1509 Maple, in the amount of \$1,500.00; 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	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION



MEETING DATE: March 24, 2014

AGENDA ITEM # 8

ITEM: Purchase Additional 96 Gallon Toters

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 3-18-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City offers residents to rent 96 gallon toters for \$48 for a two (2) year term. On February 1, 2014, the City's new ordinance regarding the use of a metal, durable plastic, or an approved container of equal material to be used for the collection of solid waste will be effective. Therefore, the demand for leasing toters has increased. The Department of Public Service (DPS) desires to purchase an additional 144 toters from Cascade Engineering of Grand Rapids, Michigan to meet this demand. Cascade Engineering has supplied the previous carts to the City. The cost of \$6,730.56 (144 x \$46.74) to purchase these toters will be funded from the Solid Waste Fund. These carts will be black with the City of Wyandotte logo stamped on the container.

STRATEGIC PLAN/GOALS: The City is committed to creating fiscal stability, streamlining government operations; make government more accountable and transparent to its citizens and making openness, ethics and customer service the cornerstones of our City government.

ACTION REQUESTED: Approve the DPS to purchase 144- ninety-six gallon carts at a cost of \$6,730.56 from Cascade Engineering.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 290-448-850-770-540

IMPLEMENTATION PLAN: Place order with Cascade Engineering of Grand Rapids, Michigan

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

Snyder

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:

Joseph R Peterson

LIST OF ATTACHMENTS: None

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the recommendation of the City Engineer to purchase 144 – Ninety-Six Gallon Carts from Cascade Engineering of Grand Rapids, Michigan in the amount of \$6,730.56 from account no. 290-448-850-770-540; each cart to be black with the City of Wyandotte’s logo, imprinted serial numbers and include a standard ten (10) year warranty.

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	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

9

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: City Purchasing 155 Ford Avenue, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 3-19-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: MJC Templin, LLC, has requested to exercise the Option to Purchase additional property at Biddle/Spruce/Ford/2nd Street Site in their Sale and Option Agreement dated March 10, 2010. The Option provides for the development of a 15,000 square feet professional office building on 44,000 square feet of property. The Engineering Department has negotiated the purchase of 155 Ford Avenue for the amount of \$120,000. This proposed purchase is contingent on entering into a corresponding Sales Agreement with MCJ Templin LLC for this property. It is anticipated that MCJ Templin's Sales Agreement would increase their acquisition cost of the property by 50% of the City's cost to acquire 155 Ford Avenue.

STRATEGIC PLAN/GOALS: The City is committed to a three-pronged economic development strategy: 1. Commercial expansion in the Downtown and Fort Street; 2. By being a "Good Neighbor" to BASF and other current and prospective industries; and 3. Expansion and "Good Neighbor" to the city's growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital by; a. Seeking out industrial opportunities which build on the new leadership position of the State of Michigan, as well as the growing strengths of Wyandotte and the Detroit Metro region in clean technology (especially renewable energy manufacturing and servicing). This is an emerging industry that could benefit from Wyandotte's traditional industrial strengths and highly skilled workforce; b. Developing a plan for increasing professional, scientific and technical service jobs, which include occupations such as attorneys, accountants, software developers, architects, engineers and health care workers. These professions represent key opportunities for growth, especially along the Biddle corridor; c. Focusing economic development efforts on increasing commercial and industrial developments. This would result in an increase in the ratio of commercial/industrial assessed valuation to residential valuation, increase local employment and further develop a healthy business climate in the City and d. Creating an Economic Development Commission to serve as advisors to the City Council on opportunities for improving the business climate.

ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire property and authorize the Mayor and City Clerk to execute same.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition.

IMPLEMENTATION PLAN: Mayor and City Clerk execute the Purchase Agreement. Complete contingency in Purchase Agreement by City Engineer negotiating a Sales Agreement with MJC Templin, LLC for the purchase of this property and present Sales Agreement to City Council for approval. Close and sell property simultaneously.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Shaydell*

LEGAL COUNSEL'S RECOMMENDATION: *W Book*

MAYOR'S RECOMMENDATION: *Joseph R Peterson*

LIST OF ATTACHMENTS: Purchase Agreement and Map

LOOK, MAKOWSKI and LOOK
 ATTORNEYS AND COUNSELORS AT LAW
 PROFESSIONAL CORPORATION
 2241 OAK STREET
 WYANDOTTE, MICHIGAN 48192-5390

William R. Look
 Steven R. Makowski

(734) 285-6500
 FAX (734) 285-4160

Richard W. Look
 (1912-1993)

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the Wyandotte Wayne County, Michigan, described as follows:

{ City
 XXXXXXX of
 XXXXXX

West 34 Feet of Lot 2 except the south 32 feet of the west 30 feet therefore Block 61 as recorded in Liber 2 Page 36 WCR being known as 155 Ford Avenue, together with all improvements and appurtenances, including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna, gas conversion unit and permit _____ if any, now on the premises, and to pay therefore the sum of One Hundred Twenty Thousand Dollars and 00/100 (\$120,000.00) 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: Paragraph A
 (Fill out one of the four following paragraphs, and strike the remainder)

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<i>Cash Sale with New Mortgage</i>	B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a _____ mortgage in the amount of \$ _____, and pay \$ _____ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.
<i>Sale to Existing Mortgage</i>	C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by _____ upon which there is unpaid the sum of approximately _____ Dollars, with interest at _____ per cent, which mortgage requires payment of _____ Dollars on the _____ day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.
<i>Sale on Promissory Note</i>	D. Payment of the sum of _____ Dollars, in cash or certified check, and the execution of a **Promissory Note acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within _____ years from the date of Note in _____ payments **See Paragraph 12 on Addendum, which include interest payments at the rate of 5% per cent per annum; and which, _____ include prepaid taxes and insurance.
<i>Sale to Existing Land Contract</i>	If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a complete Abstract of Title and Tax History, certified to a date later than the acceptance hereof. In lieu, thereof, 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.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Purchaser is ready to close; however, if the sale is to be consummated in accordance with paragraph B, then the closing will be governed by the time there specified for obtaining a mortgage. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
<i>Purchaser's Default</i>	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>Seller'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>Title Objections</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>None</u>
<i>Possession</i>	If the Seller occupies the property, it shall be vacated on or before <u>180 days after closing</u> . From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>NA</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ <u>NA</u> 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.

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

<i>Taxes and Prorated Items</i>	<p>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, <i>Fiscal Year</i> 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.</p> <p>8. It is understood that this offer is irrevocable for five (5) 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.</p>
<i>Broker's Authorization</i>	<p>9. The Seller is hereby authorized to accept this offer and the deposit of <u>0.00</u> 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.</p>

10. APPLICABLE TO F. H. A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner

setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ _____ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ _____.

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 the City Engineer, 3200 Biddle Avenue, Wyandotte, MI. ~~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: See Addendum for additional Paragraphs 12 through 15 and Signatures

ADDENDUM TO PURCHASE AGREEMENT
155 FORD AVENUE
WYANDOTTE, MICHIGAN

12. This property is being sold in an "as is" condition. Purchaser will be responsible for all demolition costs. Curtis and Rafaelita Bills, Husband and Wife, will have occupancy for 180 days after closing at no cost to Mr. and Mrs. Bills. Mr. and Mrs. Bills will be responsible for maintaining the property and for the payment of all utilities. Should Mr. and Mrs. Bills fail to vacate the property 180 days after closing and if legal proceedings are commenced to enforce any provisions of this Agreement, Mr. and Mrs. Bills shall be responsible and agrees to pay the City's reasonable attorney fees.

Seller shall maintain insurance on the dwelling, including liability insurance, which also names the Purchaser, City of Wyandotte, as an additional insured party in an amount satisfactory to the Purchaser. Proof of insurance will be required at time of closing. Seller is responsible to maintain it's own insurance to cover personal contents.

Mr. and Mrs. Curtis shall have salvage rights, but agree not to salvage any exterior windows, doors or siding. Property to remain secure at all times. Salvage to be completed before keys are surrendered to the City.

No other persons are allowed to live in premises without written permission of the Purchaser, City of Wyandotte.

13. This Agreement is contingent upon the City entering into a Sales Agreement with MJC Templin, LLC for this property and the City's successful completion of the closing with MJC Templin, LLC to acquire the west 34 Feet of Lot 2 except the south 32 feet of the west 30 feet therefore, Block 61 known as 155 Ford Avenue, Wyandotte. The closing with Mr. and Mrs. Bills and MJC Templin, LLC will take place simultaneously.
14. Seller will be responsible for title premium and transfer tax on Warranty Deed, which will be deducted at time of closing.
15. This Agreement is contingent upon the approval of the Wyandotte City Council.

CITY OF WYANDOTTE, Purchaser

Joseph R. Peterson, Mayor

William R. Griggs, Clerk

SELLER: Curtis and Rafaelita Bills

Curtis M. Bills
Curtis Bills

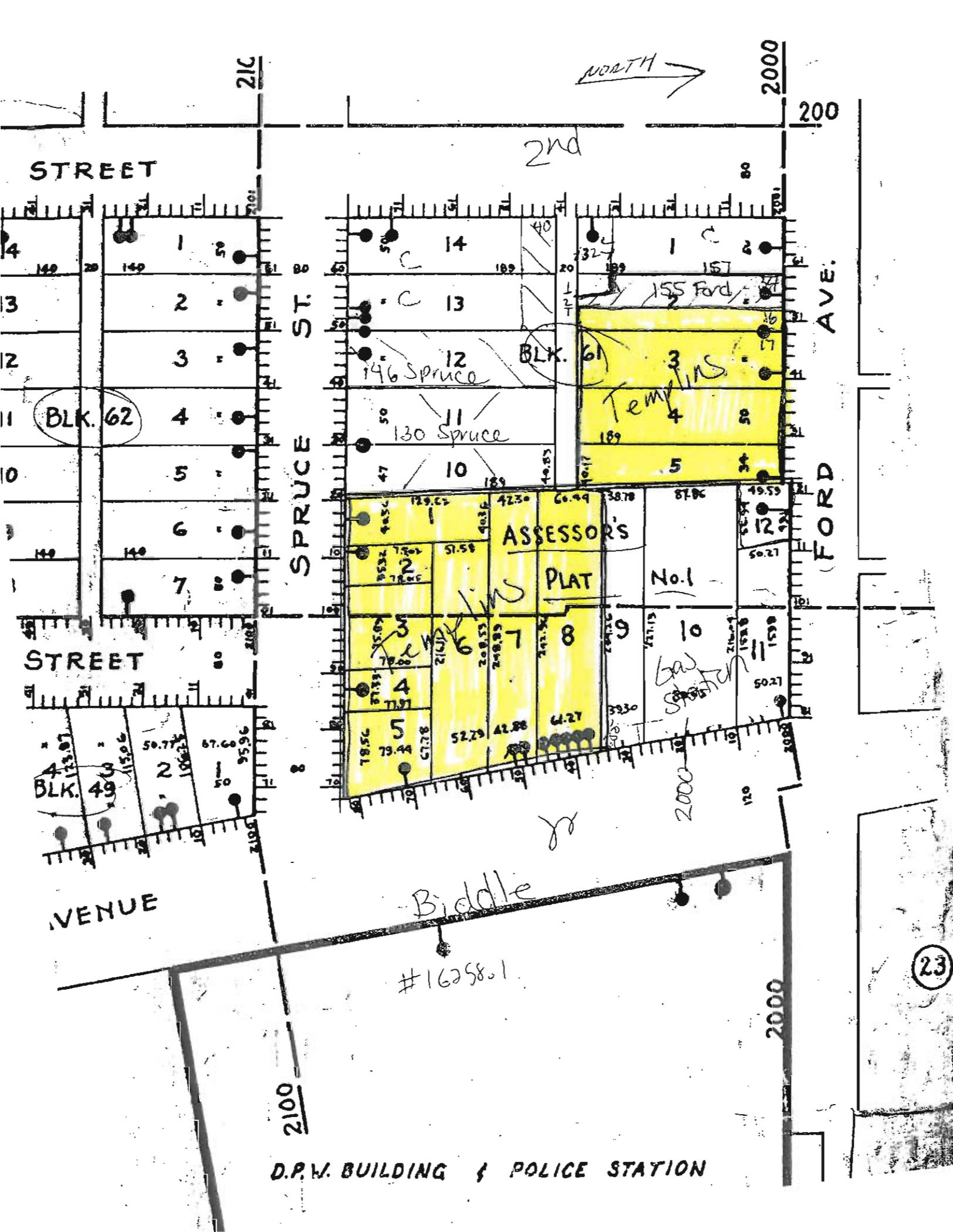
Rafaelita T. Bills
Rafaelita Bills

Dated: 4-14-14

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 _____ L.
S Purchaser



NORTH →

STREET

2000

200

2nd

SPRUCE ST.

FORD AVE.

BLK. 62

BLK. 61

Temp. 155 Ford

ASSESSOR'S PLAT No. 1

Law Station

Biddle

#16258.1

2100

D.P.W. BUILDING & POLICE STATION

23

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 155 Ford Avenue in the amount of \$120,000.00 to be appropriated from TIFA Area Funds; AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement; AND

BE IT RESOLVED that William R. Look, City Attorney is authorized to execute closing documents for the purchase of said property on behalf of the Mayor and City Clerk; AND

BE IT FURTHER RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

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	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

10

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: Purchase Agreement to sell City owned property known as former 664 Orange

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 3-18-14

BACKGROUND: The former 664 Orange was offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home. Darryl and Katherine Blackwell are proposing to construct a one story single family home consisting of approximately 1,422 square feet, 2 bedrooms, 2 baths, full basement and detached garage. The exterior will be brick/stone up to the 1st floor joist with vinyl siding on remaining portions and vinyl aluminum trim.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by:
1. Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. 2. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. 3. Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The Purchasers will be purchasing this property for \$10,000 which will be placed as a mortgage on the property payable if the property is sold or transferred in any manner within ten (10) years of the date of closing date. Should the property sell or is transferred in any manner before the ten (10) years have expired the entire purchase price plus all closing cost will be due immediately upon sale or transfer to the City of Wyandotte. The mortgage will be executed at time of closing.

IMPLEMENTATION PLAN: Execute Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

Dupdel

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal.

MAYOR'S RECOMMENDATION:

Joseph R Peterson

LIST OF ATTACHMENTS: Purchase Agreement and Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home

LOOK, MAKOWSKI and LOOK
ATTORNEYS AND COUNSELORS AT LAW
PROFESSIONAL CORPORATION
2241 OAK STREET
WYANDOTTE, MICHIGAN 48192-5390

William R. Look
Steven R. Makowski

(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:

Lot 14, Block 176, Plat of Part of Wyandotte 1 P142 WCR being known as the Former 664 Orange Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) 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**

PROMISSORY/ MORTGAGE SALE	1. The Purchase Price of <u>\$10,000.00</u> plus closing costs to be determined at closing shall be paid by a Promissory Note to the Seller when the above described property is sold, refinanced, foreclosed, 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. Purchaser is responsible to pay for the recording costs of the 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. See Paragraph 13 for terms of mortgage.
Evidence of Title	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.
Time of Closing	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.
Purchaser's Default	4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms bereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
Seller's Default	5. If objection to the title is made, based upon a written opinion of Purehaser's attorney that the title is not in the eondition 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 insurancee within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
Title Objections	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: _____
Possession	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 she 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.
Taxes and Prorated Items	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 elosing in accordance with _____ dne date _____ (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.
Broker's Authorization	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 <u>N/A</u> 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.

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

10. APPLICABLE TO F. H. A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ _____ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ _____.

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 the City Engineer, 3200 Biddle Avenue, Wyandotte, MI. 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: See Addendum for additional Paragraphs 12 through 20 and Signatures

IN PRESENCE OF:

Purchaser L. S.

Purchaser L. S.

Address _____

Dated _____ Phone: _____

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 _____
Broker

Phone _____ By: _____
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:

Seller L. S.

Seller L. S.

Address 3131 Biddle Avenue, 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 _____
Purchaser L. S.

ADDENDUM TO
OFFER TO PURCHASE REAL ESTATE

This Agreement is contingent upon the following:

12. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of a single family home, consisting the following features:
 - Approximately 1,422 square feet with 2 bedrooms as indicated on Attachment A.
 - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2006 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump. See Attachment B.
 - Exterior to be brick/stone up to 1st floor joist with vinyl siding on remaining portions and vinyl aluminum trim.
- ~~DETACHED~~ ~~MULTI-LEVEL~~ garage in the rear of property.
KB/ab
- Home must meet all current zoning requirements.
13. The Purchasers will be purchasing this property for \$10,000 which will be placed as a mortgage on the property payable if the property is sold or transferred in any manner within ten (10) years of the date of closing date. Should the property sell or is transferred in any manner before the ten (10) years have expired the entire purchase price plus all closing cost will be due immediately upon sale or transfer to the City of Wyandotte. The mortgage will be executed at time of closing.
14. If plans and unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.
15. This Agreement is further contingent upon the Purchaser undertaking development within six (6) months from time of closing and complete construction within one (1) year. "Undertaking development" is defined as: the commencement of the building construction. Failure to undertake development or complete construction will results in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A Deed Restriction will be placed on the property which will include this contingency.
16. All utilities are required to be underground. Purchaser will provide three (3) duets; electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
17. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Wayne County Mapping Fee. These charges will be including into the mortgage.
18. Dirt shall be removed from the site at the Purchaser's expense.
19. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
20. This Agreement is subject to the approval of the Wyandotte City Council.

Katherine Blackwell
Katherine Blackwell Purchaser

Daryl Blackwell
Daryl Blackwell Purchaser

Dated: 3/17/14

CITY OF WYANDOTTE, Seller

Joseph R. Peterson, Mayor

William R. Griggs, City Clerk
3131 Biddle Avenue
Wyandotte, Michigan 48192

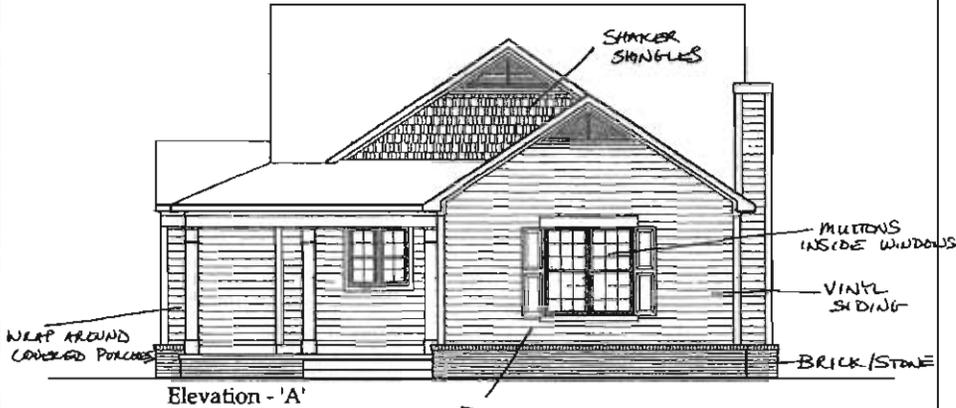
Dated: _____

Legal Department Approval _____

Attachment A

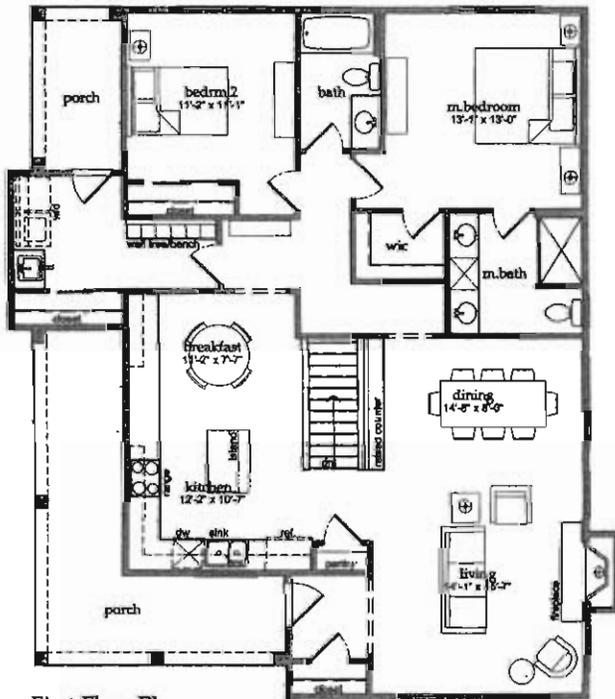
APK - 1400 1 STORY

- 1422 SQUARE FEET
- 2 BEDROOMS
- 2 FULL BATHROOMS
- WRAP AROUND COVERED PORCH
- EXTENDED SOFFITS
- BRICK/STONE UP TO 1ST FLOOR JOICE, VINYL SIDING AND VINYL/ALUMINUM TRIM
- WINDOWS WITH MUTTONS
- FULL BASEMENT
- 3 DIMENSIONAL ROOF



FROST WINDOWS WILL BE
BOXED OUT WITH A
FLOWER BOX

- WE WOULD ALSO LIKE TO BUILD A DETACHED GARAGE (APX. 24X30)
SOMETHING PROPORTIONATE TO THE SIZE OF THE HOME.



First Floor Plan
8'-0" ceiling height, unless noted otherwise

Build a **FUTURE**
in *Wyandotte*

SPECIFICATION FOR ACQUISITION OF
VACANT PARCELS
FOR THE CONSTRUCTION OF A
NEW SINGLE FAMILY HOME
ON PROPERTY OWNED BY
THE CITY OF WYANDOTTE

Department of Engineering and Building
City of Wyandotte, Michigan

Mark A. Kowalewski,
City Engineer

INSTRUCTIONS AND CONDITIONS

Delivery

Proposals with deposits shall be delivered to the City Engineer at Wyandotte City Hall, 3131 Biddle Avenue, Michigan, 48192 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Separate Proposals

A separate proposal must be submitted for each parcel. Proposals will become the property of the City of Wyandotte.

Expeditious Agreement

The maker of the best proposal, as recommend by the Committee, shall expeditiously enter into a purchase agreement, subject to the terms set forth in these Specification for submission to the City Council.

Terms of Sale

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

As Is Condition

This property is being sold, in an "as is" condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions of the properties.

Prospective purchaser understand that, whether buildings were removed or not, the City of Wyandotte accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.

Title Insurance

The City of Wyandotte will furnish a warranty deed. Title insurance must be obtained at the **purchaser's expense**. The City will provide its policy, if available, to the successful proposal maker as credit on a new policy.

Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of the date of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, INCLUDING CURRENT TAXES ON HOMES ALREADY DEMOLISHED, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the taxing unit in which the property is located.

Neighborhood Enterprise Zones (NEZ)

Properties which are located in an NEZ are eligible to receive a twelve (12) year tax abatement, which will reduce the taxes paid by homeowners. Proposals will be accepted by Developers and/or Builders and/or Owner Occupied Persons. The City may show preference towards an owner occupant's proposal depending on the quality of the proposal received. Example of the tax saving is as follows:

Home valued at \$200,000 **without** the tax abatement using 2006 Homestead Tax Rate:
Taxable Value for land and house \$100,000 x 48 mills = \$4,800.00

Home valued at \$200,000 **with** the tax abatement using 2006 Homestead Tax Rate:
Taxable Value for land \$10,000 x 48 mills = \$480.00
Taxable Value for home \$90,000 x 16.86 mills = \$1,500.00

This is a yearly savings of \$2,820.00

CONTACT THE ENGINEERING DEPARTMENT TO SEE IF LOT IS ELIGIBLE FOR THIS TAX INCENTIVE.

Closing Fee

Purchaser is responsible for the payment of the TWO HUNDRED (\$200.00) DOLLAR closing fee. The closing fee will be paid at time of closing.

Subdivision Precluded

The properties are being offered as one single parcel each and shall not be subdivided.

Dirt Removal

Said Agreement will provide that dirt shall be removed from the site at Purchaser's expense.

Subject to Easement

The City will require the granting of a five (5) foot easement as part of the condition of sale. This Easement will be for future underground access for decorative 14' LED Lamp Post fixtures.

Building Permit Prior to Closing

The Purchase Agreement will require that a building permit be obtained prior to closing. Permits will only be issued to licensed residential builders.

Exception - A homeowner who meets the following requirements: A bona fide owner of a single family residence which is or will be on completion, for a minimum of two (2) years his or her place of residence, and no part of which is used for rental or commercial purposes, nor is contemplated for such purpose, may do his or her own work, providing he or she applies for and secures a permit, pays the fee, does the work himself or herself in accordance with the provisions hereof, applies for inspections and receives approval of the work by the code official. Failure to comply with these requirements will subject the owner's permit to cancellation. Owners building their own homes, will be required to sign an affidavit that they understand and agree to these conditions. Any violation of the two (2) year occupancy requirement will result in prosecution by the City.

Purchaser will have 120 days to obtain a building permit from the date of the Agreement. One (1) thirty (30) day extension may be granted by the City Engineer if there is a good reason.

Timely Development

Purchaser agrees to undertake development for the construction of a Single Family Dwelling no later than six (6) months from the date of the closing. Purchaser's failure to undertake development results in the City's right to repurchase the property at 80% of the purchase price as evidenced and enforced by a recordable document.

Guideline Price Not Binding

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

REQUIREMENTS

Sales Price

The proposed price must be written in both words and numerals. These lots are offered for \$10,000 per buildable lot. The following are the options available for purchase:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

Disclosure and Anti-Collusion

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the Agreement that would result from acceptance of the proposal, and stating whether any member of the City Council, or Officer, or Employee of the City is directly interested in said proposal.

Deposit

The proposal maker must accompany the proposal with a deposit in the form of a cashier's check, bank money order, or certified check payable to the City of Wyandotte for ten (10%) percent of the amount offered for the parcel. This earnest money deposit shall be applied to the purchase price at the time of closing.

In order to protect the integrity of this solicitation and review process, deposits may be forfeited in cases where acceptable proposals are withdrawn prior to execution of any Agreement. All other deposits shall be returned at the direction of the City Council.

Once the City determines to enter into an Agreement and the proposal maker fails to consummate the sale, the Deposit will be forfeited to the City of Wyandotte.

Evaluation

In order to best serve the City's interest, proposals will be evaluated for: highest and best use of the property; quality of development as measured by meeting or exceeding the suggested minimum features; and the demonstrated experience, qualifications, and readiness of the prospective purchaser. The highest dollar amount does not necessarily determine the best proposal.

Equalization Factor

Any current Wyandotte Resident submitting a proposal on lots included in these specifications will receive a five (5%) percent Equalization Factor Credit on their proposal price for the property should their proposal be considered equivalent in quality to the high dollar bid proposal.

Equivalent in quality shall mean similar size square footage, exterior, amenities, such as but not limited to; fireplaces, title floors, bay windows, counter tops, bedrooms, bathrooms, fixtures, etc.

Proof of residency will be required upon request.

BUILDING REQUIREMENTS

Harmony with Adjoining Residential Properties

Proposed building should respect the existing character of the immediate neighborhood. McKinley Neighbors United Picture Portfolio applies on lots located in the Neighborhood Enterprise Zone (NEZ) located between Eureka and Grove. This Portfolio is for reference only. The City does not have any of these plans available.

Building Features

Proposals must be attached to Signature Sheet and describe the proposed new single family dwelling by specifying the following features:

- a. Number of stories.
- b. Estimated amount of square feet.
- c. Provisions for a garage. *GARAGES PLACED IN FRONT OF THE LIVING QUARTERS, BECOMING THE PREDOMINANT FEATURE (more than 3 feet) IN THE FRONT YARD ARE UNDESIRABLE.*
- d. Number of bathrooms.
- e. Provisions for underground utilities. Contact Wyandotte Municipal Service and Ameritech for information.
- f. Other desirable architectural features such as covered porches, extended soffits, picture windows, bay windows, doorwalls, fireplaces, vaulted ceilings.
- g. Trim on house (vinyl, aluminum or painted wood).
- h. Decks or patios

Suggested Minimum Features

One Story Building Minimum Features:

- a. Consist of a minimum of 1,200 square feet of living area. This does not include basement or garage square footage.
- b. Full brick exterior. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full basement.
- d. All utilities underground (Electric, Cable and Telephone).

Two Story Building Minimum Features:

- a. Consist of a minimum of 1,500 square feet of living area. This does not include basement or garage square footage.
- b. Brick exterior on the entire first floor. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full Basement.
- d. All utilities underground (Electric, Cable and Telephone).

Corner Lots:

- a. Wrap around porches

BUILDING REQUIREMENTS

Required Feature

1. All basements shall have backflow prevention system, which shall include back water valves and sump pump.
2. All basements shall comply with Section R310 – Emergency Escape and Rescue Openings in accordance with the 2003 Michigan Residential Code. Also a cover over the opening will be required in accordance with Section R310.4 - Bars, grills, covers and screens of the 2003 Michigan Residential Code.

Standards

Purchaser understands that development of the property is subject to all the current codes and ordinances of the City of Wyandotte applicable for construction and use, such as the following:

Maximum Height:	Two (2) stories or thirty (30) feet.
Maximum Lot Coverage:	All structures can only cover thirty-five (35%) percent of property.
Yard Requirements:	Front: Minimum of twenty (20) feet. Side: Minimum of four (4) feet, except corner lots require minimum of five (5) feet on side abutting street. Total Side: Twelve (12) feet. Rear: Minimum of twenty-five (25) feet.

NOTE: Submittals which exceed these minimums requirements should be clearly stated on the proposal. More specific information of the proposed project will aid the Land Sale Committee in making its recommendation for acceptance to the Mayor and City Council.

The City reserves the right to reject any proposal wherein the square footage of the house does not meeting with the character of the neighborhood or size of the lot.

Date: _____

TO: The City Engineer
Wyandotte, Michigan

Location of Parcel: _____

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications including expeditious agreement, Council approval, permit prior to closing, and commitment to develop within six (6) months.
- PROPOSED BUILDING FEATURES: **PROPOSAL MUST BE ATTACHED.**
- AMOUNT PROPOSED: _____ Dollars
(\$ _____)
- DEPOSIT: Ten Percent (10%) of above amount enclosed. Check No. _____
- EXECUTED ANTI-COLLUSION AFFIDAVIT to be attached.

CHECK ONE:

Proposal Maker will build home to reside in.

Proposal Maker will build home for sale.

SIGNATURE: _____

NAME: _____

Please print

ADDRESS: _____

Please print

Please print

Phone: _____

ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set fourth before MUST be executed on behalf of the proposal makers and furnished with every proposal.

STATE OF MICHIGAN
COUNTY OF WAYNE

_____, being first duly sworn, deposes and says he/she is the
_____ of _____
(Title) (Name of Company)

the proposal maker which has submitted, on the _____ day of _____,
to the City of Wyandotte, Michigan, a proposal for: Parcel No. _____
known as _____

all as fully set forth in said proposals. The aforementioned proposal maker constitutes the only person, firm or corporation having any interest in said proposal 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.

Affiant Signature

SWORN to and subscribed before me, a Notary Public, in for the above name State and County this _____ day of _____, 20____.

Notary Public: _____
My Commission Expires: _____

CITY OWNED PROPERTY AVAILABLE FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 1 AND 2) BETWEEN EUREKA AND GROVE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
3626	3rd	50 130			
3740	9th	60 100	534	Orchard	50 140
*360-366	Cherry	50 140	615	Orchard	50 140
425	Cherry	50 140	337	Pine	50 140
757	Cherry	50 140	*733-737	Pine	50 140
816	Cherry	50 140	755	Pine	50 140
824	Cherry	50 140	846	Pine	50 140
534	Orange	50 140	864-868	Pine	50 140
554	Orange	50 140	763	Plum	50 140
664	Orange	50 140	835	Plum	50 140
736	Orange	50 140	*912	Plum	50 140
			North/East Corner	Fores/9th Street	80 140

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 3) BETWEEN ALKALI AND FORD AVENUE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
1736-1744	2nd	65 130	304-312	Ford	83 107
1757	2nd	60 100	1839	McKinley	60 100
1874	3rd	60 100	1842-1850	McKinley	45 100
1725-1727	4th	90 100	1851-1857	McKinley	60 100
1756-1762	4th	60 110	1865-1869	McKinley	67 100
1827-1833	5th	90 100	1874	McKinley	60 100
1851	5th	45 110			
1703	5th	60 120			

LOTS NOT LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
*1522	10th	66 130	522-534	Clinton	80 73.89
3437	11th	60 105	*626	Clinton	50 140
3407	12th	62 100	1078	Cora	80 138
3515-3521	13th	60 99.5	1598	Cora	50 157
452	2nd	84 125	*434	Elm	50 140
668-680	4th	50 104	509-517	Elm	60 140
2080	4th	84.84 100	632	Garfield	54.2 104.4
839	5th	45 109	635	Lincoln	68.48 108.9
846-858	5th	90 107	659	Lincoln	60 108.9
901-911	5th	70 110	*333	Maple	50 140
833	7th	90 100	1101	Maple	50 140
1722	7th	60 101	1430	Maple	60 140
*1828-1834	7th	60 101	1515	Maple	50 140
1093-1099	8th	90 102	302	Riverbank	50 256
831	Antoine	60 105	427	Riverbank	50 256.6
1201	Chestnut	50 140	496	Riverbank	50 256
1008	Sycamore	50 140	1265	Sycamore	50 140
993	Eureka	56 119	1427	Sycamore	60 112
1007	Eureka	56 119	1508	Sycamore	70 112
218	Clinton	97.3 74.4	115	Walnut	50 140
227	Clinton	49.5 100	899	Vinewood	50 115
392	Clinton	60 73	900	Vinewood	57 110
			912	Vinewood	57 110

*Indicates property must be sold to an income qualified buyer

Mc KINLEY NEIGHBORS UNITED



**PICTURE PORTFOLIO
SUGGESTIONS FOR ARCHITECTURAL DEVELOPMENT**

WYANDOTTE'S SOUTH END: A HARMONIOUS BLEND OF OLD AND NEW

3/01/92 (Revised: September 28, 1992)
Second Revision: July 1, 1994)

Mc KINLEY NEIGHBORS UNITED

Welcome to Wyandotte and the McKinley Neighborhood:

This portfolio is designed to be a guide, a representation of what might be accomplished to emphasize the best architectural aspects of the south end of Wyandotte. Wyandotte is a unique city. There is a historic flavor, a harmonious blend of old and new. Many beautiful renovations of existing homes have taken place: some new homes have been designed with an intent to create architectural harmony with these historic homes. As vacant lots become available, Wyandotte faces the task of shaping the environment through new infill construction. The central idea behind good infill construction is a simple one. To a large degree, an infill facade should be designed by those around it. If the design of the new facade grows out of its neighbors, it is sure to be compatible. The appearance of a new home therefore, should be sensitive to the character of its neighbors.

Residents of the McKinley Neighborhood in Wyandotte's south end are working with the City to preserve the Victorian flavor of this quaint old neighborhood. Infill construction featuring Classic Victorian styling is now being highlighted throughout the neighborhood. The Victorian era of architecture (1837-1901) offers homeowners many unique opportunities for elegance in styling when building new single story or two story homes.

Enclosed here are design criteria and architectural renderings that best express what the City of Wyandotte is looking for to achieve this end. In addition to attention to these suggested criteria, please include an inexpensive rendering of your building plans show in elevations. Proposals which demonstrate unique detail and are in keeping with the contextual harmony of the McKINLEY NEIGHBORS will clearly be given selection priority by the City of Wyandotte. Information pertaining to the quality of interior materials that will be used is also recommended. Varied styles are preferred if seeking more than one property.

Design Criteria

(1) The proposed height should be within ten percent (10%) of the average height of the existing adjacent structures.

(2) The relationship of the height to the width of the front facade should also be consistent with the pattern established by existing adjacent structures (see examples below).

Figures A & B below are compatible. Their heights are within the 10% variation. Their height to width relationship is consistent



FIG A



FIG B



FIG C

Figure C is not consistent with figures A & B. Figure C's height exceeds the 10% average height variation of A & B. Also, figure C's height to width relationship is disproportionate to A & B. Figure C is too low and too wide to be compatible with its neighboring structures A & B.

(3) The proposed setback should not be more than five percent (5%) in front of or behind the existing setback of adjacent structures.

(3A) Garages should not extend significantly beyond the house but should be subtly integrated with the home itself (see example below). Front loading garages are generally not desirable in the south 'end, as they do not 'fit with the existing, overall street design. Alley and side entrance garages are more congruent with the existing neighborhood.

Garages placed in front of the living quarters, becoming the predominant feature in the front yard, are **undesirable**.

Proposals which follow these guidelines will be given priority.



(4) The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent structures.

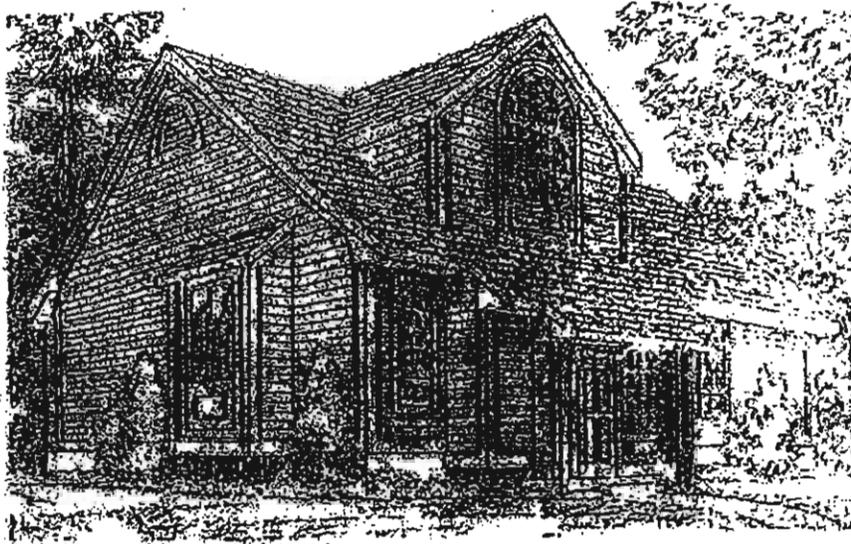
(5) The relationship of the height to the width of windows, doors, and other openings should be consistent with the patterns established by existing adjacent structures. Balance and harmony are clearly affected by window placement (see examples that follow).

(6) The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent structures.

(7) The rhythm created by the placement of sidewalks, entrances, steps, porches, and canopies should be consistent with the pattern established by existing adjacent structures.

(8) The proposed architectural details, including, but not limited to cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets, and iron work should be appropriate for the style of the structure on which they are to be used and in pleasing proportions to the whole.

(The following are examples of desirable porch and trim details which add to the unique character of many existing South End homes.)



This more modern, energy saving home, is an example of the kind of simple, yet unique detail sought in the McKinley Neighborhood. Window trim, and gabled window dormer add style and appeal.

(9) Construction materials should be the same type as those that have already been heavily used in existing adjacent structures and their size shall be in pleasing proportion to the whole.

(10) Textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent structures.

(11) Colors, whether of natural materials such as brick, or stone, or applied colors such as paint and pre-colored siding, should relate to and complement the colors used on existing structures.

(12) ...Roof shape and skyline should relate to the predominant styles of existing adjacent structures.

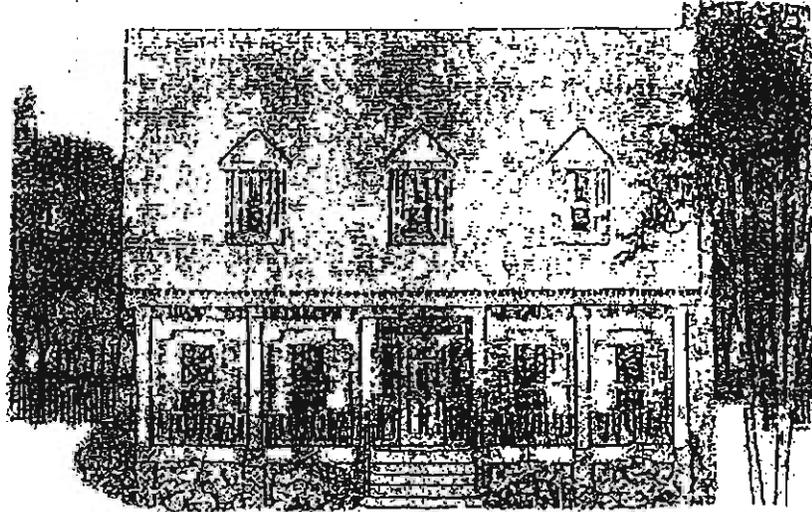
(13) Landscape designs and choices of plant material should be appropriate to the character of the neighborhood.

(14) Ground covers (ie., brick, paving, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent structures.

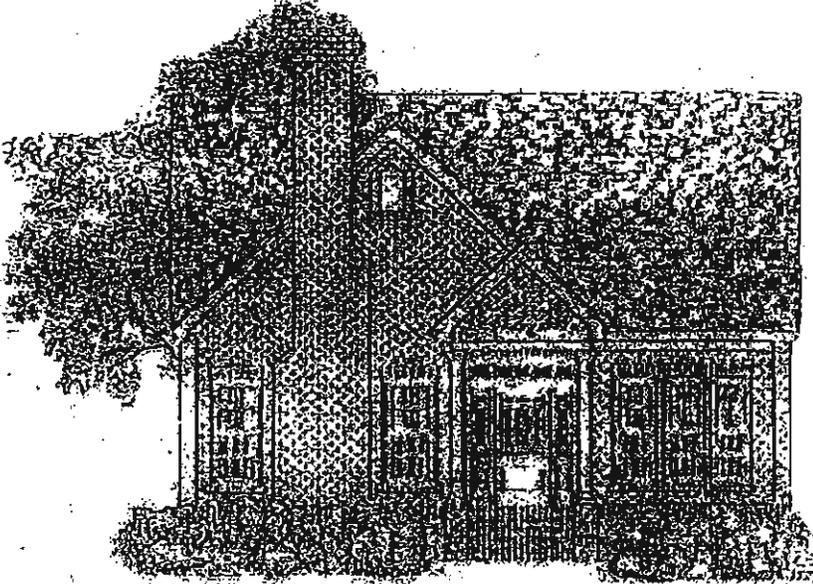
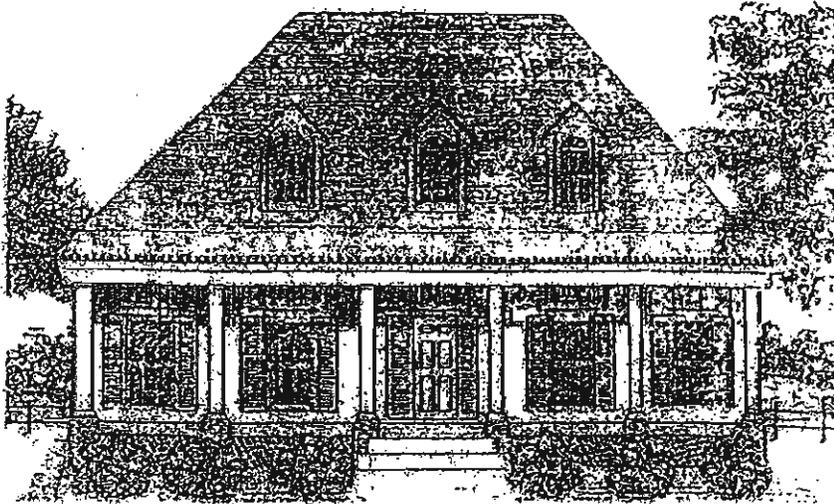
(15) Special attention should be paid to ensure proper drainage on the property, with the brick shelf being consistent (not above or below) adjoining homes.

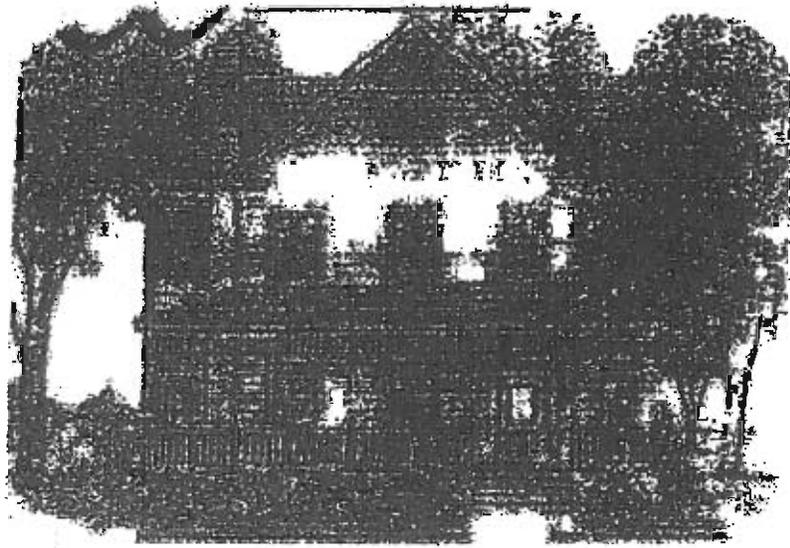
(16) Special attention should also be paid to clean up of the construction sites. Builders who dump materials, creating an eyesore or health hazard for the neighbors will cease to be considered for further business with the city.

Although each of these homes is quite different architecturally, note the **window balance** achieved in each. Windows are placed in balance to create a smooth passage for the viewing eye:

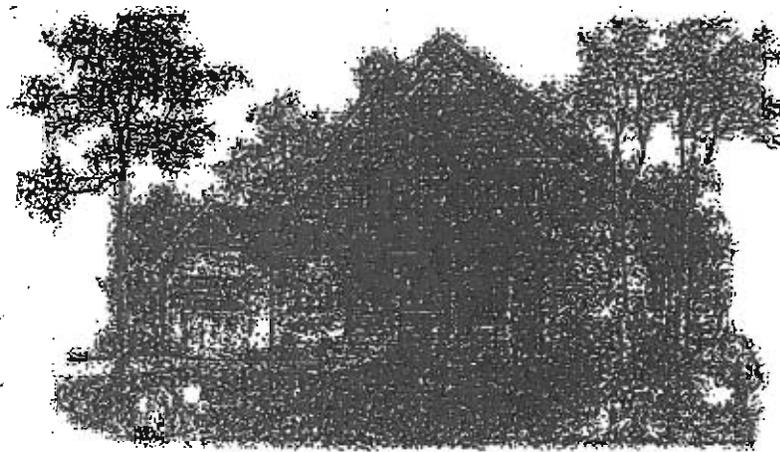


Window Balance





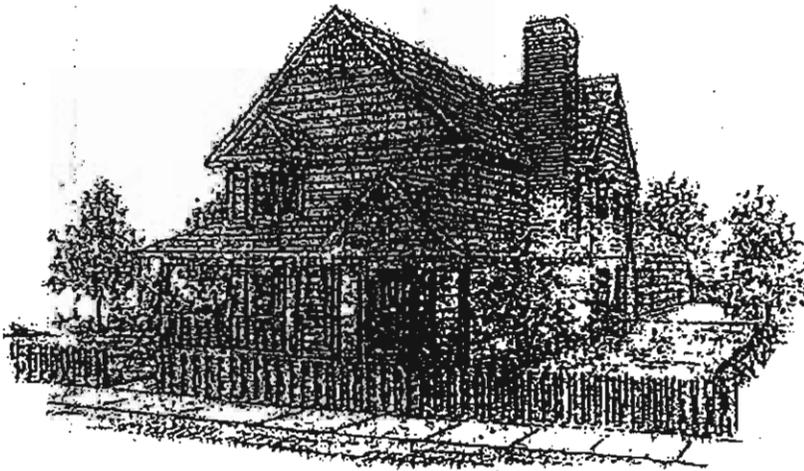
Appealing trim and the wrap-around porch lends both warmth and livability to this house.



Victorian homes are well known for their orientation on narrow building sites. This house is only 38 feet wide. Window design, porch, trim, again add style and livability. The front loading garage is blended subtly into the front facade and does not protrude ignorantly beyond the front of the living area.



This small home displays window shutters and wood trim to create an effect seen throughout the McKinley Neighborhood.



Victorian styling and beauty are captured in this classic design. Fish-scale shingles, bay windows, and lots of gingerbread give this home appeal and interest. This home is designed with attention to several unique South End features including a narrow lot and back alley access. The location of the attached garage is ideal for corner lots.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 664 Orange is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 664 Orange to Darryl and Katherine Blackwell for the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchasers, Darryl and Katherine Blackwell do not undertaking development within six (6) months from time of closing and complete construction within one (1) year. "Undertaking development" is defined as: the commencement of the building construction. Failure to undertake development or complete construction will results in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A Deed Restriction will be placed on the property which will include this contingency; NOW THEREFORE,

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 664 Orange, between Darryl and Katherine Blackwell and the City of Wyandotte for \$10,000 as presented to Council on March 24, 2014.

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	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

①①

MEETING DATE: March 24, 2014

AGENDA ITEM # _____

ITEM: Neighborhood Enterprise Zone (NEZ) for former 664 Orange now known as 668 Orange, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 3-10-14

BACKGROUND: This property was listed for sale in accordance with the City's specifications for Build a Future in Wyandotte. If Council approves the Purchase Agreement, the Purchasers, Mr. and Mrs. Blackwell are requesting Your Honorable Body support issuing a Neighborhood Enterprise Zone (NEZ) exemption certificate for the home being construction on this lot. This request is consistent with the Resolution adopted December 7, 1992.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by: 1. Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. 2. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. 3. Fostering the maintenance and development of stable and vibrant neighborhood.

ACTION REQUESTED: Adopt a resolution concurring with recommendation to approve the NEZ application subject to the proper application materials being submitted to the City and the project's compliance with the NEZ Act, Act 147 of 1992, as amended.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Forward Resolution to and application to Michigan Department of Treasurer

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

Drysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:

Joseph R. Peterson

LIST OF ATTACHMENTS: Resolution Establishing NEZ Zone
Application for Neighborhood Enterprise Zone Certificate

Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

STATE USE ONLY	
Application No.	Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)

Applicant Name Darryl and Katherine Blackwell			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)		
Facility's Street Address 668 Orange			Amount of years requested for exemption (6-15) 12		Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented
City Wyandotte	State MI	ZIP Code 48192	Name of City, Township or Village (taxing authority) City of Wyandotte		
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			Type of Property <input checked="" type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____		
County Wayne	School District Wyandotte		Name of LGU that established district Wyandotte City Council		Name or Number of Neighborhood Enterprise Zone NEZ #1
Name of LGU that established district Wyandotte City Council			Name or Number of Neighborhood Enterprise Zone NEZ #1		Date district was established
Identify who the work was completed by <input type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit)		

Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary.

Construct a new single family dwelling with approximately 1,422 square feet, 2 bedrooms, 2 bathrooms, full basement and detached garage.

Timetable for undertaking and completing the rehabilitation or construction of the facility.

Start in Spring 2014 completed March 2015

PART 2: APPLICANT CERTIFICATION

Contact Name Katherine Blackwell	Contact Telephone Number (734) 308-5252
Contact Fax Number	Contact E-mail Address PIPEGIRL4U@YAHOO.COM
Owner/Applicant Name Darryl Blackwell	Owner/Applicant Telephone Number (734) 552-2409
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 23359 Tumbleweed Lane, Brownstown, MI 48183	Owner/Applicant E-mail Address DBLACKWELL918@GMAIL.COM

I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.

I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.

Owner/Applicant Signature 	Date 3-17-14
--	-----------------

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU City of Wyandotte			
Name of Assessor (First and last name) Thomas R. Woodruff		Telephone Number (734) 324-4510	
Fax Number (734) 324-4535		E-mail Address assessor@wyan.org	
<i>I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.</i>			
Assessor's Signature			Date
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
<input checked="" type="checkbox"/> Exemption Approved for _____ Years (6-15)		<input checked="" type="checkbox"/> 1. Original Application	
<input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits)		<input checked="" type="checkbox"/> 2. Legal description of the real property with parcel code #	
<input type="checkbox"/> Exemption Denied (include Resolution Denying)		<input checked="" type="checkbox"/> 3. Resolution approving/denying application (Include # of years)	
Date of resolution approving/denying this application		<input type="checkbox"/> 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Clerk's Name (First and Last) William R. Griggs		Telephone Number (734) 324-4562	
Fax Number (734) 324-4535		E-mail Address wgriggs@wyan.org	
Mailing Address 3200 Biddle Avenue		City Wyandotte	State MI
		ZIP Code 48192	
<i>I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.</i>			
<i>I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.</i>			
Clerk Signature			Date

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 24, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer regarding the Application for a Neighborhood Enterprise Zone Certificate for the former 664 Orange now known as 668 Orange; AND

BE IT FURTHER RESOLVED that the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

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	_____

HEARING ITEM (A)

March 6, 2014

Mayor Joseph R. Peterson & City Councilmembers
3200 Biddle Avenue
Wyandotte, Michigan 48192

Dear Mayor and City Councilmembers:

This communication will serve as a STRONG objection of OUR ASSESSMENT to the proposed construction of a Public Parking Lot SAD # 938 know as the former 2441 Fort Street.

I am the owner of the following properties involved in the proposed assessment district.:

Rudy's Exchange	2481 Fort	57-016-05-0028-000	Estimated cost	\$3,000.00
Cycle Connection	2455 Fort	57-016-05-0035-000	Estimated cost	\$3,000.00
Tattoo Shop	2461 Fort	57-016-05-0033-000	Estimated cost	\$3,555.56

FOR A TOTAL OF A STAGGERING \$9,555.56

I already own a parking lot to facilitate my customers with 28 parking spaces; I am currently being assessed for a parking lot that I own.....it would be totally unfair to assess me further.

I also received certificates of occupancy for the above buildings which included the proper parking space compliance required for my businesses.

In closing I ask you to ELIMINATE me from this Special Assessment District # 938.

Sincerely yours,

John Keathley



NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONTRUCTION OF A PUBLIC PARKING LOT
IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A
SPECIAL ASSESSMENT DISTRICT #938

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte has heretofore determined that it is advisable and necessary to grade and pave and construct a parking lot on the vacant lot formerly known as 2441 Fort Street located between Walnut Street and Vinewood Avenue in the City of Wyandotte, Wayne County, Michigan and which vacant lot is abutting and adjoining as well as benefiting the respective lots, parts of lots, and parcels of land hereinafter described, and has heretofore caused estimates, plats and diagrams of the improvement of the proposed district to be assessed for said improvement to be prepared by the City Engineer, and that said estimates, plats and diagrams of the improvements and of the proposed district to be assessed therefore, have been prepared by the City Engineer and are available at the Engineering Department offices in the City of Wyandotte City Hal, for public examination; and

That said Council will meet on ~~Monday, March 24th~~, 2014, 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 said improvement and to the said plats, estimates and diagrams, and to the proposed district to be assessed for said improvements, which shall consist of the lots, parts of lots and parcels of land in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

Lots 20 thru 37, both inclusive, Lot 40, except the south 14', and Lots 41 thru 48, both inclusive, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

Appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the state tax tribunal. An owner or party in interest, or his or her agent, may appear in person at the hearing, at the time and date set forth herein, to protest the special assessment, or may file his or her protest by letter, submitted prior to or at the specified time and date of the hearing, which shall be read aloud and made part of the hearing and his or her personal appearance at the hearing will not be required. The Council will maintain a record of parties who appear to protest at the hearing or who submit a written protest to be read aloud at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, the party whose appearance or written protest was recorded is considered to have protested the special assessment in person.

It is the intention that the cost and expense of said improvement shall be defrayed by special assessment upon the above-described lots, parts of lots, and parcels of land abutting and adjoining said improvement, as well as benefiting therefrom.

Dated at Wyandotte, Michigan, this 4 day of March, 2014.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

Sidwel # 57-016-05-0028-000

Estimated Cost \$ 3000.00

Rudy's Exchange
2481 FORT

D. D

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONTRUCTION OF A PUBLIC PARKING LOT
IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A
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Lots 20 thru 37, both inclusive, Lot 40, except the south 14', and Lots 41 thru 48, both inclusive, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

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Dated at Wyandotte, Michigan, this 4 day of March, 2014.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

Sidwel # 57-016-05-0035-000
Estimated Cost \$ 3,000.00
Cycle Connection Bike Store
2455 FORT

D... 0

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONTRUCTION OF A PUBLIC PARKING LOT
IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A
SPECIAL ASSESSMENT DISTRICT #938

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It is the intention that the cost and expense of said improvement shall be defrayed by special assessment upon the above-described lots, parts of lots, and parcels of land abutting and adjoining said improvement, as well as benefiting therefrom.

Dated at Wyandotte, Michigan, this 4 day of March, 2014.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

Sidwel # 57-016-05-0033-000
Estimated Cost \$ 3,555.56.
Property owner
2461 FORT

P in P

J & A FAMILY L.L.C.
1651 KINGSWAY COURT
TRENTON, MICHIGAN 48183
(734) 675-1443 Fax (734) 675-1508

HEARING
Item (B)

WYANDOTTE CITY CLERK
2014 MAR 17 P 1:12

March 17, 2014

The Honorable Mayor Peterson and City Council
3200 Biddle Avenue
Wyandotte, Michigan 48192

Dear Mr. Mayor and City Council,

I am in receipt of a letter stating that there is a plan to levy a tax on some of the business owners on Fort St. near Walnut trying to do business in that area of Fort St. First I would like to state that it was the right thing for the city to do to buy the old Westgate Appliance store and use it as a city owned parking lot helping those business operators to survive and have the happiness that we have a great city to do business in. That cost should not be borne by those that have the desire to own and operate their business asking them to pay anything is totally and grossly wrong.

Now it is time for me to vent my opposition to this ridiculous tax levy. I am the only one that has paved parking and have no need for extra parking use. So to attempt to levy a \$3,000.00 tax to support paving the city owned parking lot when I have a paved parking on my building is totally unacceptable so I adamantly oppose such a ridiculous tax levy that serves no purpose to me.

Sincerely



John Finazzo

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONTRUCTION OF A PUBLIC PARKING LOT
IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A
SPECIAL ASSESSMENT DISTRICT #938

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte has heretofore determined that it is advisable and necessary to grade and pave and construct a parking lot on the vacant lot formerly known as 2441 Fort Street located between Walnut Street and Vinewood Avenue in the City of Wyandotte, Wayne County, Michigan and which vacant lot is abutting and adjoining as well as benefiting the respective lots, parts of lots, and parcels of land hereinafter described, and has heretofore caused estimates, plats and diagrams of the improvement of the proposed district to be assessed for said improvement to be prepared by the City Engineer, and that said estimates, plats and diagrams of the improvements and of the proposed district to be assessed therefore, have been prepared by the City Engineer and are available at the Engineering Department offices in the City of Wyandotte City Hal, for public examination; and

That said Council will meet on Monday, March 24th, 2014, 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 said improvement and to the said plats, estimates and diagrams, and to the proposed district to be assessed for said improvements, which shall consist of the lots, parts of lots and parcels of land in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

Lots 20 thru 37, both inclusive, Lot 40, except the south 14', and Lots 41 thru 48, both inclusive, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

Appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the state tax tribunal. An owner or party in interest, or his or her agent, may appear in person at the hearing, at the time and date set forth herein, to protest the special assessment, or may file his or her protest by letter, submitted prior to or at the specified time and date of the hearing, which shall be read aloud and made part of the hearing and his or her personal appearance at the hearing will not be required. The Council will maintain a record of parties who appear to protest at the hearing or who submit a written protest to be read aloud at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, the party whose appearance or written protest was recorded is considered to have protested the special assessment in person.

It is the intention that the cost and expense of said improvement shall be defrayed by special assessment upon the above-described lots, parts of lots, and parcels of land abutting and adjoining said improvement, as well as benefiting therefrom.

Dated at Wyandotte, Michigan, this 4 day of March, 2014.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

Sidwel # 59-016-05-0044-000

Estimated Cost \$ 3,000.00

sent to
RINAZZO Construction
1651 Kingsway Ct
Trenton, Mi. 48183

Pin P
C.A.P.



Hearing item @

102 E. FRONT STREET
MONROE, MICHIGAN 48161
TELEPHONE: (734) 241-3431

March 10, 2014

Mr. William R. Griggs
City Clerk
City of Wyandotte
3200 Biddle Ave.
Wyandotte, MI 48192

2014 MAR 12 A 10:07
WYANDOTTE CITY CLERK

Re: Objection to Proposed Construction of a Public Parking Lot and Proposed Creation of Special Assessment District #938

Dear Mr. Griggs:

Notice of Hearing of Objections to the Proposed Construction of a Public Parking Lot in the City of Wyandotte and the Proposed Creation of a Special Assessment District #938 has been referred to me by MBT's Operations/Administrative Services Department for review and response.

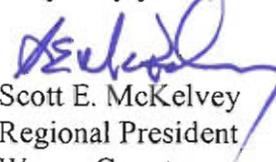
It is MBT's ("the Bank") position that the proposed public parking lot will be of no benefit to the Bank as the Bank's current location at Fort & Vinewood has ample parking for MBT's employees and customers. In addition, it is MBT's concern that inclusion in the Special Assessment District will expose the Bank to additional costs such as maintenance, snow removal, lighting, metering, etc. These costs, of course, would be in addition to the costs already incurred by the Bank in maintaining its ample parking lot located at the MBT Fort & Vinewood office.

Therefore, MBT opposes the Proposed Creation of a Special Assessment District #938 for the construction of a Public Parking Lot in the City of Wyandotte.

Should you have any questions, please feel free to contact me at (734) 285-2142 or scott.mckelvey@mbandt.com.

Thank you.

Very truly yours,


Scott E. McKelvey
Regional President
Wayne County

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED CONTRUCTION OF A PUBLIC PARKING LOT
IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A
SPECIAL ASSESSMENT DISTRICT #938

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That said Council will meet on Monday, March 24th, 2014, 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 said improvement and to the said plats, estimates and diagrams, and to the proposed district to be assessed for said improvements, which shall consist of the lots, parts of lots and parcels of land in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

Lots 20 thru 37, both inclusive, Lot 40, except the south 14', and Lots 41 thru 48, both inclusive, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

Appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the state tax tribunal. An owner or party in interest, or his or her agent, may appear in person at the hearing, at the time and date set forth herein, to protest the special assessment, or may file his or her protest by letter, submitted prior to or at the specified time and date of the hearing, which shall be read aloud and made part of the hearing and his or her personal appearance at the hearing will not be required. The Council will maintain a record of parties who appear to protest at the hearing or who submit a written protest to be read aloud at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, the party whose appearance or written protest was recorded is considered to have protested the special assessment in person.

It is the intention that the cost and expense of said improvement shall be defrayed by special assessment upon the above-described lots, parts of lots, and parcels of land abutting and adjoining said improvement, as well as benefiting therefrom.

Dated at Wyandotte, Michigan, this 4 day of March, 2014.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

Sidwel # 59-016-05-0020 - 300

Estimated Cost \$ 3,000.00

MONROE BANK + TRUST
2517 PURT

Pin P
CAIP

HEARING-SAD #938

RESOLUTION

Wyandotte, Michigan
_____, 2014

RESOLUTION BY COUNCILPERSON _____

RESOLVED BY THE CITY COUNCIL THAT

WHEREAS, it has been determined by this Council to be advisable and necessary to grade and pave and construct a public parking lot hereinafter described, in the City of Wyandotte, and to pay all or a part of the cost thereof by special assessment on the lots, parts of lots, and parcels of land abutting thereon as well as benefiting therefrom; and

WHEREAS, the time and place having been fixed for the hearing of objections to the proposed grading and paving and construction of a public parking lot in the City of Wyandotte, and to pay part of the cost thereof, to-wit:

The 54' X 100' vacant lot at the former 2441 Fort Street, more particularly described as:

All of Lots 38 and 39, both inclusive, and the south 14' of Lot 40, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

WHEREAS, due notice of said hearing having been given by first class mail in accordance with the statute in such case made and provided; and said hearing having taken place in accordance with said notice as mailed, and ___ objections having been brought to the attention of this Council; and

WHEREAS, after such hearing this Council, still being of the opinion that said improvement is advisable and necessary, and that it is still deemed advisable and necessary to proceed with said grading and paving and parking lot construction,

NOW, THEREFORE, BE IT RESOLVED, that the maps, plans and diagrams of said parking lot construction and of the special assessment district as hereinafter described to pay part of the cost thereof as evidenced by the Engineer's estimate for such construction accepted by this Council, be approved and confirmed and the improvement constructed accordingly;

Lots 20 thru 37, both inclusive, Lot 40, except the south 14', and Lots 41 thru 48, both inclusive, "Scherer's Westgate Manor Being a Subd'n of Lots 21, 22 and part of 23 of the Subd'n. of the N1/2 of Sec. 30," T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Michigan, as recorded in Liber 58 of Plats, Page 94, Wayne County Records.

RESOLVED FURTHER that said district be and hereby is designated as follows:

Special Assessment District Number _____.

RESOLVED FURTHER, that the City Assessor is directed to prepare an assessment roll pursuant to the City Charter requirements.

AND BE IT FURTHER RESOLVED that each assessment levied against real property will be due in full upon any transfer in any matter of property.

I move the adoption of the foregoing Resolution.

Motion by Councilperson _____

Supported by Councilperson _____

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

SHOW CAUSE HEARING

PROPOSED RESOLUTION

RESOLVED BY THE CITY COUNCIL that a hearing was held on 24th of March 2014, where all parties were given an opportunity to show cause, if any they had, why the structure at 96 Perry Place, Wyandotte should not be demolished and asbestos containing material (ACM) removed otherwise made safe, and

BE IT FURTHER RESOLVED that the Council considered the property maintenance letter dated January 9, 2013 and inspection report dated September 11, 2012 and reinspected on January 8, 2013, January 9, 2013 and May 28, 2013, and show cause hearing minutes of May 29, 2013, and ASTI Environmental Survey dated December 11, 2013, recommendation of the Hearing Officer and the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND

BE IT RESOLVED that the City Council hereby directs that said property located at 96 Perry Place, Wyandotte should be demolished, and that all costs to remove this structure be assessed against the property in question as a lien. Be it further resolved that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY (21) days of the date of this resolution if they so desire; AND

BE IT RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

Wyandotte, Michigan March 17, 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, Stec

Absent: Councilperson Galeski

COMMUNICATIONS MISCELLANEOUS

From: Donald Cox (dnldcox@yahoo.com)
Sent: Wednesday, March 12, 2014 7:40 PM
To: clerk@wyan.org
Subject: request to forward letter of appreciation

From: Donald C Cox, 207 Perry Place, Wyandotte, Mi

Dear Mr. William Griggs, Wyandotte City Clerk,:

Would you be so kind to have this email acknowledged before our next Wyandotte Council Meeting.

On February 28, 2014: My wife and I were preparing to leave our residence for a short vacation. At approximately 11:30 pm prior to our departure, water line broke directly in front of my residence and I immediately contacted the Wyandotte Engineering/water department; their employees were on the scene in less than 30 minutes.

The responding Wyandotte Engineering/water employees worked the entire night until 6 am the following day and I might add the temperature was well below freezing and high winds.

We I was able to depart on our vacation knowing the problem had been corrected. But more important the responding Wyandotte employees should be recognized for their professional approach and customer service, under sever weather conditions.

We all have seen recent reports in other cities, where the residents complained of poor services, especially concerning water main breaks, obviously our Wyandotte employees are prepared and are dedicated professionals.

Sincerely
Wyandotte residence -- Don Cox

March 11, 2014

Honorable Mayor Joe Peterson and Wyandotte City Council, Wyandotte City Hall
3131 Biddle Avenue, Wyandotte, MI 48192

RE: Use of City Parking Lot

Dear Mayor Peterson:

The St. Vincent Pallotti Parish Parent's Club is requesting permission to use the city parking lot located at First and Chestnut streets for our fundraising event during the Wyandotte Street Fair. We wish to use the city lot, along with St. Patrick's parking lot to park cars of the visitors to the Wyandotte Street Fair.

We would like to request "No Parking" signs to be placed on the east side of First Street between Chestnut and Superior Street. This will allow for two way traffic to pass. We also observed a traffic back-up on Chestnut between Biddle and 1st street. It would help with traffic flow if there was "no parking" on Chestnut between Biddle and 1st street.

Monies generated from this fundraising event will benefit St. Vincent Pallotti Parish.

Thank you for your consideration. Please let me know if this has been approved, so we can make appropriate arrangements.

***St. Vincent Pallotti Parish has been made aware of the parking issues that occurred last year under the control of the St Patrick's Parent Club and understand a parking referendum has been put through by the City of Wyandotte due to those issues. St. Vincent Pallotti Parish will abide by all parking requirements put forth by the City of Wyandotte.

Sincerely,
Mary Look, Co-Chairperson - Vincent Pallotti Parish Parent Club
Goodlooking657aol.com 734-536-0864

March 11, 2014

Dear Sir/Madam

We at Wm. Molnar Roofing Inc. have a contract with Mr. Leo Stevens to remove and replace the roof at R.P. McMurphy's on Biddle Ave. We are requesting your permission to block off approximately 120 feet of the sidewalk, parking area as well as the east bound side of Oak St (Please see the attached sketch for location.) We would need to block this area for two days to safely set up our boom truck and dump truck. We will not need to block the area off for the entire days work. Once we are done with the trucks for the day we will break down and reopen the area for traffic. Our only other option would be to block off the same size area on Biddle Ave. in front of R.P. McMurphys. We feel that this area would cause more of a traffic problem for the city.

Thank you, for your consideration.
Raymond C Pottorff, Wm. Molnar Roofing Inc.
12455 Hale Street, Riverview, MI 48193
Phone 734-281-0591 Fax 734-281-7303

The fore mentioned is acceptable.
The fore mentioned is unacceptable.

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

March 11, 2014
Mayor and City Council City of Wyandotte
3200 Biddle Avenue Wyandotte, MI 48192

Dear Honorable Mayor and City Council Members:

SUBJECT: TRAFFIC CONTROL ORDER 2014-02

After review, the Traffic Bureau and Inspector Pouliot recommend the installation of "Handicap Parking Signs" in front of 1532 Maple, Wyandotte, MI 48192. This request met all the qualifications set forth by the Commission; therefore, in concurrence with Inspector Pouliot, this letter serves as a recommendation for Council support of Traffic Control Order 2014-02 as specified on said order.

If there are any additional questions, please feel free to contact my office at extension 4424.

Sincerely, Daniel J. Grant Chief of Police

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #5

ITEM: Three Yack Arena Rental Contracts – Woodhaven High School Graduation, Circus Pages, and Step It Up – Health and Wellness Expo
*CONTRACTS ON FILE IN THE CITY CLERK'S OFFICE

PRESENTER: Justin N. Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Justin N. Lanagan

BACKGROUND: These three rentals are annual rentals of the Yack Arena during the Spring/Summer once the ice and hockey boards come down. Woodhaven High School plans to hold their graduation ceremony outside on their football field, however, if there is inclement weather they plan on using the Yack Arena as a backup site. In order to hold the building, they will submit a non-refundable \$650 deposit. If they use the Yack Arena, they will be billed for the remainder of the building rental fee and any additional fees associated with their rental.

Circus Pages is a returning circus that has been renting the Yack Arena for years. Their act features live animals, clowns, magicians, daredevils, acrobats, and more.

Step It Up – Health and Wellness Expo is an event offering health screenings, healthy cooking and exercising demonstrations, and other information for leading a healthier lifestyle.

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

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation's recommendation to have the Mayor and City Clerk sign the attached contract for the various upcoming events.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-000-654-610-020. Last year, these rentals generated nearly \$4,000 in revenue in building, table/chair, and pipe and drape rental fees.

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal Affairs

MAYOR'S RECOMMENDATION: Concur with recommendation

LIST OF ATTACHMENTS: 1) Copies of Three Arena Rental Contracts per event
2) Copies of Three Hold Harmless Agreements per event

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #6

ITEM: Special Event Office- 2013 CALENDAR YEAR SPECIAL EVENT REPORT
*REPORT ON FILE IN THE CITY CLERK'S OFFICE

PRESENTER: Heather A. Thiede, Special Event Coordinator
Jody L. Egen, Director of Museums and Cultural Affairs

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator
Jody L. Egen, Director of Museums and Cultural Affairs

BACKGROUND: Herewith, please find annual reports on the 2013 calendar year events compiled by the staff of the Special Event and Museums Office. Contained therein is an overview of the City of Wyandotte's Special Events and the Wyandotte Museums Heritage Event Series, including all marketing initiatives, individual event summaries and analysis, staff recommendations, a detailed breakdown of the financial information.

We look forward to continuing the many events here in the city, and developing new public programs that enhance the quality of life for the citizens of our city and beyond. We submit these reports for your collective review. Should you have any questions, please do not hesitate to contact the Special Event or Museums' offices. *hard copy of each report is on file in the City Clerk's Office for viewing.

STRATEGIC PLAN/GOALS: In accordance with the strategic plan; quality of life.

ACTION REQUESTED: Adopt a resolution to receive and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Receive and place on file.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION Joseph R. Peterson

LIST OF ATTACHMENTS: 2013 Calendar Year Special Event Report

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #7

ITEM; Wyandotte Street Art Fair Website Contract

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: The key role of a website is to generate business, while demonstrating creativity. This is vital to attracting potential artists, sponsors as well as visitors to the Wyandotte Street Art Fair. We seek to contract with Media Grump to provide support for our wyandottestreetartfair.org website for the 2014 year.

Please find attached a contract with Media Grump to provide website support for the 2014 Wyandotte Street Art Fair. This fee will be paid from the Street Art Fair Expense account and has been approved by the Wyandotte Street Art Fair Committee and our Department of Legal Affairs.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations

ACTION REQUESTED: We feel that Media Grump will provide excellent service and request your support of this contract

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

WSAF Expense Account - 285-225-925-730-860 \$1,975.00 total

IMPLEMENTATION PLAN; The resolutions and all necessary documents will be forwarded to the Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concur with recommendation, approval on file.

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS

Media Grump Contract

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #8

ITEM: Property Acquisition

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The attached Purchase Agreement for the property known as Doherty Hall (IHM Convent), 140 Superior, is \$90,000. The property is 100' x 150' and is zoned Single Family (RA). The demolition/Phase I Environmental Survey including any removal of asbestos at the rectory located at 353 Elm Street and construction of a surfaced parking lot are Improvements (Paragraph 10) that the City would agree to complete as a Project.

The Archdiocese has agreed to reimburse the City up to \$90,000 of the cost to complete the Project, provided that if the cost to complete the Project, determined prior to commencement of the Project, exceeds \$90,000, either party may elect to terminate the Agreement.

The Archdiocese will also be purchasing the vacant lot at former 333 Maple for \$1.00 for the construction of a single family dwelling. This home would consist of approximately 1,467 square feet, 3 bedrooms, exterior to be vinyl siding, full basement, and two (2) car detached garage.

The City has the right to terminate the Agreement after conducting a Phase I Environmental Survey of Doherty Hall, 140 Superior.

The public will have use of the parking lot owned by St. Vincent Pallotti (St. Joseph Campus) between Elm Street and Maple Street between 3rd Street and 4th Street except during church events for a twenty (20) year term for \$1.00.

NOTE: The Engineering Department will apply to the Downriver Community Conference Brownfield Consortium USEPA Assessment Grant Program for the Phase I Environmental Assessment for 140 Superior and 353 Elm.

STRATEGIC PLAN/GOALS: The City is committed to a three-pronged economic development strategy: 1. Commercial expansion in the Downtown and Fort Street; 2. By being a "Good Neighbor" to BASF and other current and prospective industries; and 3. Expansion and "Good Neighbor" to the city's growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital by; a. Seeking out industrial opportunities which build on the new leadership position of the State of Michigan, as well as the growing -strengths of Wyandotte and the Detroit Metro region in clean technology (especially renewable energy manufacturing and servicing). This is an emerging industry that could benefit from Wyandotte's traditional industrial strengths and highly skilled workforce; b. Developing a plan for increasing professional, scientific and technical service jobs, which include occupations such as attorneys, accountants, software developers, architects, engineers and health care workers. These professions represent key opportunities for growth, especially along the Biddle corridor; c. Focusing economic development efforts on increasing commercial and industrial developments.

This would result in an increase in the ratio of commercial/industrial assessed valuation to residential valuation, increase local employment and further develop a healthy business climate in the City and d. Creating an Economic Development Commission to serve as advisors to the City Council on Opportunities for improving the business climate.

ACTION REQUESTED: Authorize the Mayor and City Clerk to execute the Purchase Agreement for 140 Superior, direct the City Engineer to conduct a Phase I Environmental Assessment of 353 Elm Street and 140 Superior. Direct the City Engineer to obtain bids to construct a surfaced parking lot at 353 Elm Street and the demolition of 353 Elm Street and 140 Superior with a report back to City Council on the costs.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: TIFA 492-200-850-519 acquisition.

IMPLEMENTATION PLAN: Proceed with Purchase Agreement as presented to City Council

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Proposed Purchase Agreement.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 **AGENDA ITEM #9**

ITEM: File #4631 – Cleaning and Televising Existing Sanitary and Storm Sewers 2014-2017

PRESENTER: Mark A. Kowalcwski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: In accordance with the EPA Consent Decree for the Sewage Treatment Plant in Wyandotte the City's Operation & Maintenance (O & M) Work Plan was approved January 18, 2006. The O & M Work Plan requires the cleaning, televising and repair of all sewers in the City. The Engineering Department has solicited bids for the Cleaning and Televising of existing Sanitary and Storm Sewers for 2014-2017. The bid tabulation is attached. Based on past contracts, 1,000 to 2,000 hours of additional work for heavy cleaning and root cutting is expected for this project. Therefore, it is recommended that acceptance of the proposal from United Resources, LLC of Livonia, Michigan be accepted as the best proposal. The bid quantities reflect work as if the City received the SAW Grant that the City has applied for from MDEQ. Since the SAW Grant has not been awarded, to date, then the current budget permits an award of \$110,000. If the SAW Grant is received a revised contract will be presented to City Council

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by: Matching tools and efforts to the conditions in city neighborhoods; tracking infrastructure conditions in all neighborhoods. The city will work to establish and sustain the quality of street lighting, sidewalks, curbs, gutters and pavement. Continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approval of the contract with United Resources, LLC of Livonia, Michigan in the amount of in the amount of \$110,000.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account No.590-200-926-310. The remaining work depends on the receiving the SAW Grant or additional budgeting in the 2015, 2016 and 2017 budget years.

IMPLEMENTATION PLAN: Once approved, United Resources, LLC will perform work.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Bid Tabulation

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #10

ITEM: Electronic Collection Center

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Bacon Memorial District Library is offering electronics collection at the Bacon Library for area residents, schools and businesses on Wednesday, April 23, from 7:30 a.m. to 10:30 a.m.

Please refer to the attached flyer for more information on acceptable materials. This information will be placed on the City's website.

STRATEGIC PLAN/GOALS: The City is committed to protect and manage our natural resources vigorously by managing our natural resources, river and creeks, wildlife, and parks wisely. They are precious to us and by careful stewardship they may be enjoyed by future generations

ACTION REQUESTED: No actions required

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice on City's website

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Flyer with information regarding event

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #11

ITEM: Department of Engineering -- Proposal to Vacate and Abolish a Public Alley

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The fifteen (15) foot wide public alley south of Goodell Street from Biddle Avenue to the public alley west of Biddle Avenue, abuts the south property line of the commercial property known as 1158 Biddle Avenue. Property owners at 1158 Biddle Avenue through the years have used this public alley as part of the business operations. This public alley is without sewer, water, electrical, or any other utility passing over or under said alley right-of-

way. Since there are no utilities in this public alley, and it has been historically used a part of the abutting property at 1158 Biddle Avenue, it is recommended that the public alley be vacated and abolished. The alley is within the same subdivision as 1158 Biddle Avenue and therefore would become part of that property. The current property owner of 1158 Biddle Avenue, Walter Fronzak, is in favor of this alley vacation.

The Department of Legal Affairs has prepared the necessary resolution setting a hearing of objections to proceed with vacating and abolishing the public alley.

STRATEGIC PLAN/GOALS: This proposed improvement is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in insuring that new developments will have a positive impact on the abutting neighborhood, and promotes infrastructure improvements associated with new developments.

ACTION REQUESTED: Determine that vacating and abolishing the public alley is a necessary and beneficial public improvement and adopt the prepared resolution setting the time and date for a public hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The alley vacation and abolishment will have no budget implications.

IMPLEMENTATION PLAN: If approved by Council, authorize the City Clerk to give notice of the hearing of objections in accordance with the City Charter and set the time and date for the public hearing.

COMMISSION RECOMMENDATION: na

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION – WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Proposed Resolution for setting the Hearing of Objections and Notice of Hearing of Objections

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17th, 2014 AGENDA ITEM #12

ITEM: Dangerous Structure at 2927-2929 Biddle Avenue, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Engineering Department has been seeking compliance from the property owners since June 5, 2013, to complete the demolition of the structure at 2927-2929 Biddle Avenue (See Attachments). On July 8, 2013, February 5, 2014, and March 10, 2014, Show Cause Hearings were held in the Engineering and Building Department regarding the removal of the remaining portion of this building. Attached is the letter of violation and minutes of the Hearings.

At the last two (2) hearings it was determined that the structure and premises are in a state of dilapidation and deterioration from the fire and incomplete demolition making the structure unsafe. The structure and premises were ordered to be demolished on or before March 7, 2014. As of today's date, the order has not been complied with.

Therefore in accordance with Section PM-107.6 Filings of findings, the undersigned requests that your Honorable Body set a hearing to show cause why the structure should not be demolished in accordance with Section PM-107.7 Council Action, of the Wyandotte Property Maintenance Code.

STRATEGIC PLAN/GOALS: The City is committed to maintaining and developing excellent Neighborhoods.

ACTION REQUESTED: Schedule Show Cause Hearing to determine if property should be demolished.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Schedule Show Cause Hearing and proceed as resolved.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL' RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Violation Letter, Show Cause Hearing Minutes of July 8, 2013, February 5, 2014 and March 10, 2014.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: March 17, 2014 AGENDA ITEM #13

ITEM: Neighborhood Stabilization Program 2 (NSP 2) Program Income Grant

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City has an opportunity to apply to Michigan State Housing Development Authority (MSHDA) Neighborhood Stabilization Program 2 (NSP2) Program Income Grant Round One for additional funds to continue construction of homes in the NSP2 Area. The City, through NSP2, has constructed 42 homes; closed on 39 of the homes, two (2) homes have executed Purchase Agreements and one (1) home is still available for purchase. The average sales price of the 39 homes was \$106,756.41. The enclosed application would continue this program by applying for funds in the amount of \$2,907,034. The homes would have the same features of the NSP2 homes: 1,500 square feet, exterior to have stone veneer with brick veneer and/or vinyl siding, 3 bedrooms, 2 full baths, full basement with egress window well and 1 car garage. However, these homes will not have geothermal.

The location of homes would be on vacant City Owned Lots in the original area for NSP2 but also include the expanded eligible Census Tract 5801 (Northline to St. Johns between Biddle to Railroad).

Further, a requirement of this Application is to hold a Public Hearing to hear comments, which has been scheduled on the March 17, 2014, Agenda.

STRATEGIC PLAN/GOALS: By fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. Also by promoting the finest in design, amenities and associated infra-structure improvements in all new developments

ACTION REQUESTED: Adopt a resolution approving the Engineering Department to proceed with the application to MSHDA for NSP2 Program Income Funds to construction single family homes in the NSP2 Area Census Tract 5806, 5807 and 5801 on City owned vacant lots.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Apply for grant from MSHDA, inform Council if grant is awarded

by submitting Grant Agreement to Council for approval.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Application for Round One Funding of MSHDA, NSP2 Program Income Grant

LATE ITEM

March 17, 2014

Honorable Mayor and City Council,

This letter is in regard to the lot at 2927-2929 Biddle Ave. Pro Excavation has been hired to complete the demolition at this site and a permit was obtained this morning. Due to Pro-Excavation's current workload, it may take up to 5 weeks to complete. Thank you for your patience and cooperation in this matter.

Sincerely,

Joshua Cade

REPORTS AND MINUTES

Financial Services Daily Cash Receipts	March 10, 2014	\$139,364.72
Fire Commission Meeting	February 25, 2014	
Police Commission Meeting	February 25, 2014	
Design Review Committee	March 4, 2014	

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

HEARING

HEARING TO HEAR COMMENTS ON THE PROPOSED APPLICATION BY THE CITY OF WYANDOTTE TO THE MICHIGAN STATE HOUSING AUTHORITY (MSHDA) COMMUNITY DEVELOPMENT DIVISION (CDD) FOR NEIBHORHOOD STABILIZATION PROGRAM (NSP2) PROGRAM INCOME (PI) ROUND ONE REQUEST FOR PROPOSALS (RFP)

None

RESOLUTIONS

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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 Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 ROLL ATTACHED

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from Donald C. Cox, 207 Perry Placc, Wyandotte, Michigan 48192 relative to the water main break in front of his home on February 28, 2014 is hereby received and placed on file. AND BE IT FUTHER RESOVLED that said communication thanking the Municipal Service Water Department employees be forwarded to them; along with accolades from Mayor and Council for their hard work during this extreme cold winter that resulted in numerous water main breaks.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 ROLL ATTACHED

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Mieiura Jr.

RESOLVED by the City Council that the communication from Mary Look; Co-Chairperson-Vincent Pallotti Parish Parent Club regarding permission to use the city-owned parking lot at First and Chestnut streets for their fundraising event during the Wyandotte Street Art Fair is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the use of the city-owned parking lot along with St. Patrick's parking lot to park cars on July 9th through July 12, 2014; provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs. AND FURTHER that the parking requests are hereby referred to the Spccial Event Coordinator and the Chief of Police and Traffic Division with copies of this resolution to be forwarded to Police and Fire and DPS AND BE IT FURTHER RESOLVED that THERE IS NO PARKING ON THE GRASS OF SUPERIOR BLVD.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from Raymond C. Pottorff, W. Molnar Roofing Inc.: 12455 Hale Street, Riverview, Michigan 48193 regarding the replacement of the roof at R.P. McMurphy's is hereby received and placed on file. AND BE IT FURTHER RESOLVED that permission is granted to block off approximately 120 feet of the sidewalk, parking area as well as the east bound side of Oak Street during the roof replacement process; provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs; and provided said traffic rerouting is reviewed and approved by the Police Department Traffic division.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the Traffic Control Order 2014-2 as submitted by the Chief of Police for the installation of "Handicap Parking Signs" at 1532 Maple. AND BE IT FURTHER RESOLVED that the Department of Public Service be directed to install same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the Superintendent of Recreation and hereby APPROVES the Benjamin F. Yack Arena rental contracts for the Woodhaven High School Graduation - June 10th, 2014 (*note special circumstances for the Woodhaven contract;) Circus Pages- June 14, 2014; and Step It Up-Health and Wellness Expo July 26, 2014 in the amount of \$1,300 per day including all associated rental costs payable in full upon completion of the event as stipulated in the Contract. AND BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor and City Clerk to sign said rental agreements.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the 2013 Calendar Year City of Wyandotte Special Events and Wyandotte Heritage Events annual reports as submitted by the Director of Museums and Cultural Affairs and Special Event Coordinator are hereby received and placed on file.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke Miciura Sabuda Schultz Stec
 NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the Special Event Coordinator to approve the contract between the City of Wyandotte and Media Grump for Website support of the 2014 Wyandotte Street Art Fair in the amount of \$1,975.00 from account # 285-225-925-730-860. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said contract on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCUR with the recommendation of the City Engineer to acquire the property at 140 Superior in the amount of \$90,000.00 to be appropriated from TIFA Area Funds; AND BE IT FURTHER RESOLVED that Council directs the City Engineer to conduct a Phase I Environmental Survey at 353 Elm Street and 140 Superior to obtain bids for the demolition of both properties and obtain a bid for the construction of a surfaced parking lot with a report back to City Council on said costs; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Ted Miciura Jr.
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer regarding File # 4631-Cleaning and Televising Existing Sanitary and Storm Sewers 2014-2017 and accepts the proposal from United Resources, LLC of Livonia, Michigan in the amount of \$110,000 to be paid from account # 590-200-926-310 as an initial budget of \$110,000, the remaining work depends on receiving the SAW Grant or additional budgeting in the 2015, 2016, and 2017 budget years; FURTHER the following conditions of acceptance are set forth : 1. A water truck is required to be utilized during additional work for heavy cleaning and root cutting. 2. A 120 gallon/minute vacator truck is to be utilized during execution of the contract. AND BE IT FURTHER RESOLVED that the bid bonds be returned to the unsuccessful bidder by the City Clerk and all bid checks be returned to the unsuccessful bidder by the City Treasurer.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer relative to the Bacon Memorial District Library, 45 Vinewood, Electronic Collection Day, Wednesday, April 23, 2014 from 7:30 a.m. to 10:30 a.m. is hereby received and placed on file. AND BE IT FURTHER RESOLVED that said information be placed on the city's web-site and on municipal cable.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council 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 and abolish the following land as a public alley in the City of Wyandotte, Wayne County, Michigan more particularly described as:

The fifteen (15) foot wide east-west public alley south of Goodell Street between Biddle Avenue and the public alley west of Biddle Avenue abutting Lot 19 "Noah LeBlanc's Biddle Ave. Sub." of Part of Fractional Sects. 20 and 21, T. 3 S., R., 11 E, City of Wyandotte, Wayne Co. Michigan as recorded in Liber 56 of Plats, Page 87, Wayne County Records. RESOLVED FURTHER that this Council will meet in Monday, April 14, 2014, 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 vacation and abolishing of said described land as a public alley. 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.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS a hearing has been held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on March 10, 2014, wherein the property owners or other interested parties, have been given opportunity to show cause, if any they had, why the structure and premises at 2927-2929 Biddle Avenue have not been demolished in accordance with the City's Property Maintenance Ordinance, and WHEREAS the City Engineer has filed a report of his findings with this Council; NOW, THEREFORE BE IT RESOLVED that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on May 12, 2014 at 7:00 p.m. ; at which time all interested parties shall show cause, if any they have, why the structure and premises have not been demolished or why the City should not have the structure and premises demolished at 2927 and 2929 Biddle Avenue. AND BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from Joshua Cade relative to 2927-2929 Biddle Avenue is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council received an application for round one (1) funding of Michigan State Housing Development Authority (MSHDA) Neighborhood Stabilization Program 2 (NSP2) Program Income Grant in an amount up to \$2,907,034.00 from the City Engineer. The application was available for review by the public and the City Council conducted a public hearing to receive input on the application. All comments were positive with support for continuation of the previous NSP2 Projects in Wyandotte. There was further support for the building of houses in expanded census area track no 5801 in which this area did not have any projects in the original NSP2 Grant; NOW THEREFORE BE IT RESOLVED, that City Council supports the proposed projects described in the City of Wyandotte's application and requests MSHDA provide the City of Wyandotte up to \$2,907,304.00 or any available funding as identified in the application based on the number of houses that funding is available for to develop and support affordable housing in the City of Wyandotte; AND BE IT FURTHER RESOLVED, the City Engineer is authorized to submit said application to MSHDA.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS, on March 17, 2014, the Wyandotte City Council held a hearing to hear comments on the proposed application by the City of Wyandotte to the Michigan State Housing Authority (MSHDA) Community Development Division (CDD) for Neighborhood Stabilization Program (NSP2) Program Income (PI) Round One Request for Proposals (RFP); AND WHEREAS, the Program Income Grant funding would be utilized in eligible Wyandotte Census Tracts 5806, 5807 and 5801 or the area from the Detroit River to 15th Street between Eureka to Northline (Ford Avenue) and the area from the Detroit River to the Railroad Tracks between Northline (Ford Avenue) and St. Johns Street. AND FURTHER Wyandotte's grant request would be to build new single family homes in City vacant lots for purchase by eligible buyers at or below 120% Area Median Income (AMI). NOW, THEREFORE, BE IT RESOLVED that all comments be referred to the City Engineer for consideration in the application; AND BE IT FURTHER RESOLVED that Council supports said application.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan March 17, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the total bills and accounts in the amount of \$3,161,352.83 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stee

NAYS: None

ADJOURNMENT

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

That we adjourn.

Carried unanimously

Adjourned at 7:50 PM

March 17, 2014



William R. Griggs, City Clerk

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
March 11, 2014

ROLL CALL

Present: Inspector James Pouliot
Commissioner John Harris
Commissioner Doug Melzer
Commissioner Dr. Michael Izzo

Absent: Chief Dan Grant (excused)

Others Present: None

The meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Harris at 6:15 p.m.

The Minutes from the regular Police Commission meeting on February 25, 2014, were presented.

Izzo moved, Melzer seconded,
CARRIED, to approve the regular minutes of February 25, 2014, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

1. **Thank You Card** – A 2/25/14 Thank You card from Marybeth Beebe to the Police Department regarding one of our Officers (Sawmiller) response to an open garage door he observed on his shift.

Officer Sawmiller identified a garage door had accidentally been left open and notified the homeowner. It was a job well done.

Melzer moved, Izzo seconded,
CARRIED, to receive the correspondence and place on file.

DEPARTMENTAL

1. **Traffic Control Order 2014-2** – Handicap Parking Signs at 1532 Maple

Officer Zalewski checked the area and did not find any issues with the request.

Melzer moved, Izzo seconded,
CARRIED, to approve the handicap parking sign application for 1532 Maple.

2. Police Statistics – February 2014, Year to Date

The Ordinance Officers have been doing a very good job addressing the abandoned auto issue. Currently, they are focusing on the new trash ordinance and are issuing warnings as of right now.

Melzer moved, Izzo seconded,
CARRIED, to accept the February 2014 and Year to Date police statistics and place on file.

3. Bills and Accounts –March 11, 2014, \$15,811.24

Melzer moved, Izzo seconded,
CARRIED, to approve payment of the bills for March 11, 2014, \$15,811.24

NEW BUSINESS

1. Employee Investigation

Two formal complaints were issued against an officer for misconduct in uniform. A second interview was conducted today, March 11, 2014, and administration will sit down with the Chief next week when he returns to the office. Administration has been reviewing the officer's conduct with respect to the Department's Policies and Procedures.

2. Staff Off on Leave

Several staff members have been off work for extended periods of time due to various illnesses. They have all returned to work in some capacity such as light duty etc.

Members of the Audience

ADJOURNMENT

Since there was no further business to come before the commission, there was a motion to adjourn the meeting at 6:29 p.m.

Melzer moved, Izzo seconded,
CARRIED, to adjourn meeting at 6:29 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department

