

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION  
MONDAY, May 19, 2014 7: 00 PM  
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON  
CHAIRPERSON OF THE EVENING: THE HONORABLE DONALD SCHULTZ

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

COMMUNICATIONS MISCELLANEOUS:

1. Communication from the Moslem Shriners requesting permission to solicit at intersections and in front of businesses for their fund drive June 12 through June 14, 2014.

2. Communication from Polish Army Veterans Post 95 requesting permission to sell poppies June 6, 7, 8 and June 18, 19 & 20, 2014.

PERSONS IN THE AUDIENCE:

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

3. Communication from Mayor Peterson relative to an appointment to the Municipal Service Commission.

4. Communication from Mayor Peterson relative to an appointment to the Building Code Board of Appeals.

5. Communication from the DDA Director relative to a feasibility study for potential development of a hotel in Wyandotte.

6. Communication from the City Administrator relative to a commercial facilities exemption certificate for the property at 3249 Biddle Avenue.

7. Communication from the Hearing Officer relative to a dangerous structure at 1207 Lee, Wyandotte.

8. Communication from the City Engineer relative to various services performed by the City of Wyandotte.

9. Communication from the City Engineer relative to repairs to the Sign Truck Department of Public Service.

10. Communication from the City Engineer relative to Wayne County Sponsored Household Hazardous Waste Collection.

11. Communication from the City Engineer relative to the Adopt-A-Lot Program.

CITIZENS PARTICIPATION:

HEARING

SPECIAL ASSESSMENT DISTRICT 937

REPORTS AND MINUTES:

Building Code Board of Appeals	May 12, 2014
Design Review Committee	May 06, 2014
Fire Fighter's Civil Service Commission	April 09, 2014
Municipal Service Commission	April 30, 2014



**Shriners Hospitals**  
for Children™

# Moslem Shriners

City of Wyandotte  
3200 Biddle Ave.  
Wyandotte, MI 48192

Moslem Shriners' Annual Hospital Fund Drive to benefit Shriners Hospitals for Children is being held on Thursday, June 12 through Saturday June 14<sup>th</sup> 2014 in all of the communities in the eleven southeastern Michigan counties within our jurisdiction.

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

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

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

Sincerely,

*Robert Pate*

Robert Pate  
Illustrious Potentate



**6. How can I learn more about supporting Shriners Hospitals for Children?**

For information about ways to give to and support Shriners Hospitals for Children, please visit [donate2shc.org](http://donate2shc.org) or call 800-241-GIFT.

**7. When was the first Shriners temple (chapter) established?**

Mecca Shriners was established in New York City in 1872.

**8. Why does Shriners International have a Near Eastern theme?**

Similar to college fraternities that use the Greek motif, Shriners International selected Near Eastern iconography and regalia to serve as the fraternity's theme when it was founded in 1872. The Shriners' red fezzes (hats) and the costumes they sometimes wear in parades pay tribute to this longstanding tradition.

**9. When and where did the first Shriners Hospitals for Children open?**

The first Shriners Hospitals for Children opened in 1922, in Shreveport, La. The hospital focused exclusively on treating orthopaedic conditions caused by polio, which was rampant at that time.

**10. What are the principal service lines offered at Shriners Hospitals for Children today?**

Shriners Hospitals for Children provides treatment for orthopaedic conditions, burns, spinal cord injuries, and cleft lip and palate.

**11. What are some examples of the orthopaedic conditions treated at Shriners Hospitals for Children?**

Shriners Hospitals for Children provides treatment for a full range of congenital and acquired orthopaedic conditions. Some of the most commonly treated conditions are clubfoot, limb deficiencies, deformities and discrepancies, scoliosis (curvature of the spine), osteogenesis imperfecta (brittle bone disease), and orthopaedic problems related to spina bifida, cerebral palsy, dwarfism and muscular dystrophy.

**12. When did Shriners Hospitals for Children begin to provide burn care?**

The Shriners Hospitals for Children specializing in treatment of burns and burn-related injuries have been leaders in burn care and research since opening in the mid-1960s.

**13. What are some examples of expertise in burn care found at Shriners Hospitals for Children?**

The Shriners Hospitals for Children that treat burns and burn-related injuries provide comprehensive acute, reconstructive and rehabilitative care. A multidisciplinary team works closely with patients and their families to provide support during their recovery and transition back to school and family life. Since Shriners Hospitals for Children entered the burn care field, the survival rate for children with burns over more than 50 percent of their body surface has doubled.

**14. When did Shriners Hospitals for Children begin to provide care for spinal cord injuries?**

In the early 1980s, Shriners Hospitals for Children opened the nation's first spinal cord injury rehabilitation centers specifically designed for children and teens.

**15. What are some of the rehabilitative programs and services offered to patients with spinal cord injuries at Shriners Hospitals for Children?**

These programs provide rehabilitation designed to meet the developmental and social needs of pediatric patients and include activity-based rehabilitation techniques, aqua therapy and nutrition and fitness programs.

**16. What criteria determine a child's eligibility for care at Shriners Hospitals for Children?**

Children up to age 18 are eligible for care at Shriners Hospitals for Children if there is a reasonable possibility they can benefit from the specialized services available. Acceptance is based solely on a child's medical needs.

**17. How does someone schedule an appointment or refer a patient to Shriners Hospitals for Children?**

Call the toll-free national patient referral line at **800-237-5055** in the U.S. or **800-361-7256** in Canada. To locate a Shriners Hospital near you, visit the refer a patient page at [shrinershospitalsforchildren.org](http://shrinershospitalsforchildren.org).

**18. How are Shriners Hospitals for Children different from other pediatric hospitals?**

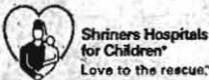
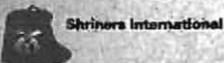
Shriners Hospitals for Children is the only pediatric multi-hospital system in the United States that provides all care and services regardless of the families' ability to pay. Shriners Hospitals for Children is also one of the largest pediatric sub-specialty hospital systems in the world, with the largest full-time staff of pediatric orthopaedic surgeons in the U.S.

**19. What role does Shriners Hospitals for Children play in medical education?**

In the past 20 years, more than 9,500 physicians have received residency education or postgraduate fellowships at Shriners Hospitals for Children. The health care system also maintains relationships with more than 60 medical teaching facilities.

**20. Where can I get more information about Shriners Hospitals for Children and Shriners International?**

To learn more, visit [shrinershospitalsforchildren.org](http://shrinershospitalsforchildren.org) or [shrinersinternational.org](http://shrinersinternational.org).



**International Headquarters**  
2900 Rocky Point Dr.  
Tampa, FL 33607  
Tel: 813-281-0300  
[shrinershospitalsforchildren.org](http://shrinershospitalsforchildren.org)

BRAUG122FAO



Shriners International



Shriners Hospitals  
for Children®  
Love to the rescue.™

## 20 Frequently Asked Questions about Shriners International and Shriners Hospitals for Children®

**1. What is Shriners International?**

Shriners International is a fraternity based on fun, fellowship and the Masonic principles of brotherly love, relief and truth. There are 195 temples located throughout the world.

**2. What is Shriners Hospitals for Children?**

The 22 Shriners Hospitals for Children facilities are dedicated to improving the lives of children by providing pediatric specialty care, innovative research, and outstanding teaching programs for medical professionals. All care and services are provided regardless of the families' ability to pay.

**3. What is Shriners International's connection to Shriners Hospitals for Children?**

Shriners International founded and continues to support Shriners Hospitals for Children as its official philanthropy.

**4. Where does the money come from to operate Shriners Hospitals for Children?**

As a 501(c)(3) nonprofit organization, Shriners Hospitals for Children relies on generous donations from Shriners, corporations and the general public to carry out its mission and improve the lives of children every day.

**5. What percentage of the Shriners Hospitals for Children operating budget is spent in direct support of the organization's three-part mission of patient care, research and education?**

Approximately 90 percent



2

## Polish Army Veterans Post 95

Stowarzyszenie Weteranów Armii Polskiej w Ameryce Placówka 95

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

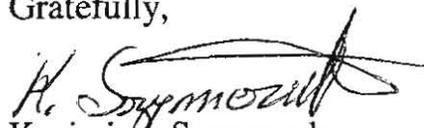
May 10, 2014

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

Dear Mayor and City Council

We would like to request your permission for the Polish Army Veterans Association of America, Post 95, to be able to sell blue poppies in the City of Wyandotte on June 06, 07, 08, 2014 and June 18, 19, 20, 2014. The collected funds will be used to help the handicapped and the needy veterans.

Gratefully,

  
Kazimierz Szymczuk  
Commander, Post 95

2014 MAY 13 P 12:47

WYANDOTTE CITY CLERK

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

MEETING DATE: May 19, 2014

AGENDA ITEM # 3

<b><u>ITEM:</u> Appointment to the Municipal Service Commission</b>
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**PRESENTER:** Mayor Joseph R. Peterson

**INDIVIDUALS IN ATTENDANCE:** Mayor Joseph R. Peterson

**BACKGROUND:** Due to the resignation of Frederick DeLisle, a vacancy now exists on the Municipal Service Commission. Mayor Peterson is recommending the appointment of Bryan Hughes as Fred DeLisle's replacement on the board. Term will expire April 2017.

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

**ACTION REQUESTED:** Adopt a resolution supporting the appointment of Bryan Hughes, 465 Forest, Wyandotte, MI 48192, as a member of the Municipal Service Commission. Term to expire April 2017.

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

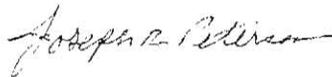
**IMPLEMENTATION PLAN:** n/a

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:**

**LEGAL COUNSEL'S RECOMMENDATION:** n/a

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:** Resignation letter from Fred DeLisle & resume of Bryan Hughes

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 19, 2014

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

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson to appoint Bryan Hughes, 465 Forest, Wyandotte, MI 48192 to the Municipal Service Commission to fill the unexpired term of Frederick DeLisle. Term to expire April 2017.

AND BE IT FURTHER RESOLVED Council thanks Frederick DeLisle for serving on the Municipal Service Commission.

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	_____

Frederick C. DeLisle  
2035 19<sup>th</sup> Street, Wyandotte, MI 48192

Date: April 7, 2014

Mayor and Council  
City of Wyandotte

Honorable Mayor and Council,

I am writing to notify you that I am resigning from my position as Commissioner of Wyandotte Municipal Services effective April 30, 2014.

I appreciate the opportunities I have been given during the past 12 years, the dedication of the entire WMS staff, as well as your support.

I wish you much success in the future.

If I can assist with the transition, please do let me know.

Sincerely,



Frederick C. DeLisle

CC :

WMS Commissioners – J. Figurski, M. Sudowski, L. Lupo, G. Cole

WMS General Manager – R. Lesko

## **BRYAN J. HUGHES**

Wyandotte, Michigan 48192  
734-559-3940 • bryan.hughes@basf.com  
www.linkedin.com/in/bryanjhughes

### **SUMMARY**

Accomplished **Leader** with expertise handling **environmental** issues for diverse manufacturing and distribution locations. Adept at supporting operations, corporate governance, and reducing costs. Proficient in clarifying issues and advocating creative solutions. Skilled in developing management systems, conducting training and audits to ensure compliance and sustainability. Exceptional interpersonal and written communication skills. International business experience. Expertise includes:

- Customer Service
- Federal, State, Local Regulations
- ISO 14001/OHSAS 18001
- Mentoring and Development
- Continuous Improvement
- Pollution Prevention
- Negotiations
- Corporate Governance

### **PROFESSIONAL EXPERIENCE**

BASF, WYANDOTTE, MI

2013-2014

BASF is the world's leading chemical company. BASF creates chemistry for a sustainable future.

#### **EHS Team Leader, Ohio, Michigan, Canada Hub**

2013-2014

Leader of the environmental and process safety disciplines for the OH-MI-CAN Hub. This includes directing a team of seven professionals, ensuring compliance with federal (US and Canada), state (Michigan, Ohio), and local regulatory requirements and site requirements, and supporting the implementation and on-going management of Management Systems (Responsible Care®, ISO 14001). Responsible for reviewing and submitting regulatory agency reports, point person for agency inspections, assisting sites with preparation for internal audits, fostering team development, and ensuring the needs of our sites/units (customers) are met and exceeded.

MASCO CORPORATION, Taylor, MI

1998-2012

Masco Corporation is one of the world's largest manufacturers of brand name products for the home improvement and new home construction segments.

#### **Manager, Environmental Affairs**

2002-2012

Directed all aspects of the Environmental Affairs department including shepherding a team of five professionals, providing customer support, including regulatory and compliance assistance, leading the development, implementation and maintenance of environmental management systems, conducting training, tracking and reporting on metrics, responding to incidents, monitoring and conducting compliance audits, and administering a multi-million dollar budget.

#### **Customer Support and Mentoring**

- Improved EMS audits from elementary level to exemplary level (registrar comments), and maintained 100% compliance and increased understanding of requirements by conducting effective EMS and regulatory training and mentoring with hundreds of personnel.
- Increased facility understanding of applicable environmental requirements and reduced non-compliance findings as a result of creating, preparing, and reviewing Environmental Compliance Manuals for over 100 manufacturing and distribution facilities.

- Decreased burden on facility environmental professionals and avoided tens of thousands of dollars in cost for outside assistance by delivering regulatory support for all manufacturing and distribution locations.
- Consistently achieved ratings of 8.5 to 9.5 (on a 10 point scale) for annual environmental conferences organized and led for over 100 environmental professionals.
- Cut data entry and report creation time by 10 to 20% by creating and implementing a web-based database to collect various environmental metrics.
- Conducted numerous presentations for the Masco Leadership Program. Teaching effectiveness rating by attendees consistently averaged 4.6 (on a 5 point scale).

### **Cost Savings**

- Negotiated favorable permit conditions (air and wastewater) for manufacturing facilities. Two examples resulted in elimination of the need to install regenerative thermal oxidizers (RTO's) at two locations with a corresponding savings of over \$250,000 and \$2M respectively.
- Saved \$190,000 in total costs, assisted with maintaining compliance, and increased ability to be alerted to regulatory changes through the implementation of a web-based regulation program for all facilities.
- Developed a network of environmental consultants and national contracts to ensure competitive pricing. National contracts included a 4.5% discount for all consulting fees.
- Negotiated consent orders and notices of violation resulting in an 80% to 100% reduction of fines.
- Continued to save millions of dollars in liability costs by accurately quantified liability to allow negotiation of purchase/selling price as a result of coordinating and conducting due diligence activities (Phase I Environmental Site Assessments [ESA's], Phase II ESA's, and transaction screens) for hundreds of business and property (owned and leased) acquisitions and divestitures.
- Reduced the number of waste vendors from 121 to 5 and achieved savings of \$3.5 M per year; reduced Superfund liability by assisting with the development of national waste disposal contracts.
- Saved over \$100,000 in training course expenses by developing and setting-up an e-learning RCRA training course.

### **Management Systems**

- Ensured 56 manufacturing and distribution locations achieved certification to the ISO 14001 standard through the development, implementation, and maintenance of Environmental Management Systems (EMS).

### **Compliance and Sustainability**

- Promoted continuous improvement, cost avoidance of penalties and fines, reduced liability and increased shareholder confidence by designing a compliance auditing process. Resulted in 100% completion of corrective actions.
- Created a standard operating procedure for the audit process that met Sarbanes-Oxley requirements to have disclosure controls and procedures in place.
- Formulated environmental goals (CO2 emissions and Waste reduction) for Masco's 2010 Corporate Sustainability Report. Through 2011, the CO2 emissions goal was at 50% achievement and waste reduction goal was at nearly 100% achievement.
- Prepared response to the Carbon Disclosure Project from 2006 to 2012.
- Achieved ranking higher than any competitor company in each of the three years of the Newsweek Green Rankings through the preparation of an effective response to Newsweek. Ranked in the top 100 green companies in 2009.
- Created the first ever set of environmental metrics for Masco Corporation and created a corresponding environmental award program.
- Significantly reduced time to prepare responses to investor and shareholder groups and NGO's as a result of: collection of environmental information from the facilities (using the Global

Reporting Initiative [GRI] guidelines); and compiling graphs, statistics, and stories for inclusion in Corporate Sustainability Reports in 2003, 2006, and 2009.

- Developed a Health, Safety, and Environmental Affairs Incident Reporting Policy as a key entity level control under Sarbanes-Oxley Section 404.
- Maintained 100% compliance with Department of Homeland Security's Chemical Security regulations by designing a process for and assisting facilities with completing the requirements.

### **Environmental Engineer**

1998-2002

Supported the environmental affairs department by conducting environmental compliance audits; providing oversight of remediation projects; leading the development, implementation and maintenance of environmental management systems; conducting training; and handling all aspects of due diligence activities.

- Conducted environmental compliance audits for 20 manufacturing locations resulting in cost avoidance of penalties and fines while reducing liability and increasing shareholder confidence.
- Saved millions of dollars in liability costs and accurately quantified liability to allow negotiation of purchase/selling price through coordinating and conducting due diligence activities (Phase I Environmental Site Assessments [ESA's], Phase II ESA's, and transaction screens) for hundreds of business and property (owned and leased) acquisitions and divestitures.
- Ensured 15 manufacturing locations achieved certification to the ISO 14001 standard through the development, implementation, and maintenance of Environmental Management Systems (EMS).
- Achieved approved closure at over 25 locations by effectively managing investigation and remediation projects including underground storage tank (UST) removals, and soil and groundwater cleanups. Evaluated clean-up technologies to utilize the most cost-effective remedies.
- Directed response to B&Q (UK Home Improvement Big Box) Quality, Ethics, and Safety (QUEST) supplier program. This included preparation of detailed environmental policies for 12 supplier companies. Achieved grades A or B from B&Q for the supplier companies.

MONTGOMERY WATSON, Novi, MI

1988–1998

### **Supervising Engineer**

Managed industrial practice including responsibility for developing and maintaining multiple industrial and academic clients, directing and reviewing work products, and mentoring of 4-12 professionals.

- Grew revenues to well over \$4M; secured frequent repeat business; maintained billable hours at over 90%; and completed projects at or below budget.
- Had the No. 1 (most productive and profitable) industrial practice in the company.

## **EDUCATION**

**Master of Science**, Civil and Environmental Engineering,  
Clarkson University, Potsdam, NY

**Bachelor of Science**, Environmental Science (With Distinction),  
The University of Michigan-Dearborn, Dearborn, MI

## **PROFESSIONAL DEVELOPMENT**

ISO 14001/OHSAS 18001 Lead Auditor  
Multiple Ethics Training Courses  
RCRA & DOT Trainer

**PROFESSIONAL ASSOCIATIONS**

Mercer/ORC Environmental Forum, 2012  
Air and Waste Management Association (AWMA), 2011  
American Society for Quality - US TAG to ISO TC 207, 2011  
American Society for Quality - US TAG on Social Responsibility, 2010

**COMMUNITY SERVICE**

Chairperson, Financial Advisory Council, 2006 - 2014  
Chairperson, School Advisory Committee, 2008 - 2012  
President, School Athletic Club, 2010 - 2014  
Director, Instructional League, 2007 - 2010  
Head Coach and Assistant Coach: Soccer, Volleyball, Basketball, and Baseball, 2005 - 2014

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

MEETING DATE: May 19, 2014

AGENDA ITEM # 4

**ITEM:** Appointment to the Building Code Board of Appeals

**PRESENTER:** Mayor Joseph R. Peterson

**INDIVIDUALS IN ATTENDANCE:** Mayor Joseph R. Peterson

**BACKGROUND:** Due to the resignation of Theodore Dziengelewski, a vacancy now exists on the Building Code Board of Appeals. Mayor Peterson is recommending the appointment of Mark Havlicsek as Theodore Dziengelewski's replacement. Term will expire April 2018.

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

**ACTION REQUESTED:** Adopt a resolution supporting the appointment of Mark Havlicsek, 1837 Electric, Wyandotte, MI 48192, as a member of the Building Code Board of Appeals. Term to expire April 2018.

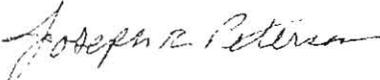
**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** n/a

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** n/a

**LEGAL COUNSEL'S RECOMMENDATION:** n/a

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Letter of Resignation from Theodore Dziengelewski and resume of Mark Havlicsek

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: May 19, 2014

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

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson to appoint Mark Havlicsek, 1837 Electric, Wyandotte, MI 48192 to the Building Code Board of Appeals, term to expire April 2018.

AND BE IT FURTHER RESOLVED Council thanks Theodore Dziengelewski for serving on the Building Code Board of Appeals.

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	_____

**RECEIVED**

MAR 24 2014

CITY OF WYANDOTTE  
MAYOR'S OFFICE

March 24, 2014

The Honorable

Joseph Peterson, Mayor

City of Wyandotte, MI

Dear Mayor Peterson

I am writing to submit my resignation from the Building Board of Appeals. I have served on the board for twenty years and feel that it is time for a change. I have been honored to have served the City in this position but all good things must end. I thank you and the Council for the trust you have had in me. Please feel free to call me if you have any questions.

Respectfully:

A handwritten signature in cursive script that reads "Theodore Dziengelewski".

Theodore Dziengelewski

# Mark Havlicsek

1837 Electric • Wyandotte, MI • 48192  
CELL (734) 818-6305 • E-MAIL [Speakerman@Wyam.org](mailto:Speakerman@Wyam.org)

Profile	Master Carpenter with over 20 years of experience in rough and finish carpentry and thorough in all facets of building related construction. As the owner of a building and restoration company for 14 years, there has been involvement with several residential and commercial projects from start to finish. Currently works a portion of the year as a Carpenter Foreman on a union jobsite and has shown good individual qualities and leadership skills in a competitive and diverse environment.
Certifications	Licensed Builder 2001 to Present Lead Based Paint RRP Certification Journeyman Carpenter (Local 687) Commercial Scaffold Certification
Experience	Has worked on many of Downriver's high profile projects including: <ul style="list-style-type: none"><li>• Wyandotte Golf Course Structural Beams and Columns.</li><li>• Wyandotte Museums Carriage House (Burns Home) and Copper Gutters (Ford McNichol Home).</li><li>• Numerous Maintenance and Restoration Projects at the Bacon Memorial Library.</li><li>• Restored Chapel at R.J. Nixon Funeral Home.</li><li>• Interior Framing and Historical Porch Duplication on the Antoine Labadie Project.</li><li>• Restored Commercial Gazebo at the Belle Fountain Senior Complex.</li><li>• Primary Carpenter for 1860's Porch and Bay Window Duplication at Flat Rock Museum's Wagar House.</li><li>• North American International Auto Show as Carpenter Foreman for Bentley Motors and Display International.</li></ul>
Activities	Actively participates in several charity related events including approximately 100 hours per year with Wyandotte Museum's activities, and is the primary event organizer for a parking fundraiser held during the Wyandotte Art Fair called "Parking for Autism". The proceeds from this event are donated to Wyandotte Public Schools and used for learning and sensory related items that are helpful to teachers and students.
Acknowledgments	Work performed on the Flat Rock Museum has been recognized in Hour Detroit Magazine and work performed on the Antoine Labadie House has been recognized in the Downriver News Herald.

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

MEETING DATE: May 19<sup>th</sup>, 2014

AGENDA ITEM # 5

**ITEM:** Feasibility Study for potential development of a hotel in Wyandotte.

**PRESENTER:** Natalie Rankine, DDA Director



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

**BACKGROUND:** Given the fact that the Sterling Hotel development project did not come to fruition, the DDA and the Engineering and Building Department have been working together to seek another hotel developer for the downtown area. We have been meeting with Cobblestone Hotels and as a part of this ongoing process, we are in need of a specialized feasibility study in order that we might attract Cobblestone or another small hotel to the area.

Proposals from 3 different firms were solicited for this project and Core Distinction Group was the lowest bidder and was able to provide us with the most comprehensive study with a price of \$8,000.00 for the study.

**STRATEGIC PLAN/GOALS:** The specialized feasibility study will further reinforce the *City's Strategic Plan and Wyandotte's commitment to revitalize the downtown* by giving the DDA the tools and information needed to attract a hotel to the downtown area.

**ACTION REQUESTED:** Adopt a resolution authorizing the approval to authorize the DDA and Core Distinction Group to sign the proposed contract for services related to a hotel feasibility study.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** \$8,000.00 from account number 499.200.926.790

**IMPLEMENTATION PLAN:** Downtown Development Authority Director and City Engineer will work with representatives of Core Development to prepare the feasibility study.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:**



**LEGAL COUNSEL'S RECOMMENDATION:** N/A

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:** N/A

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: May 19th, 2014

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

RESOLVED by the City Council that Council CONCURS in the recommendation of the Downtown Development Authority Director and APPROVES the contract between the City of Wyandotte and Core Distinction Group for a in the amount of \$8,000; account number 499.200.926.790 AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the contract on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

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

Supported by Councilman \_\_\_\_\_

YEAS

COUNCIL

NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec



Core Distinction Group LLC

Lisa Pennau

[coredistinctiongroup@gmail.com](mailto:coredistinctiongroup@gmail.com)

Phoenix, AZ

612-849-9775

612-465-4673 (fax)

Monday, April 14<sup>th</sup>, 2014

**Natalie Rankine, RA**

Downtown Development Director

The City of Wyandotte

3200 Biddle Avenue, Suite 300

Wyandotte, Michigan 48192

1-734-324-7298

[nrankine@wyan.org](mailto:nrankine@wyan.org)

[www.wyandotte.net/dda](http://www.wyandotte.net/dda)

**RE: Wyandotte, MI – Hotel Feasibility Study**

Per our recent phone conversation I have assembled this proposal letter regarding feasibility study research for the potential development of a hotel with potential of conference space in Wyandotte, MI. This letter is a proposal to engage and, upon acceptance, confirm the engagement of Core Distinction Group LLC to perform work for this proposed hotel project.

***General Approach:*** *Outlining the General Approach we will take in researching the market Core Distinction Group LLC will schedule the project, conclude field work on site to review the market with you and determine the need for further research to be performed. At this time there are options as follows:*

- Should a market appear strong and supportive of a hotel development Core Distinction Group LLC will proceed with the completion of the Feasibility Study outlined below.
- Should a market lack initial support for hotel development, the developer could instruct Core Distinction Group LLC to cease further research of this market. At this time Core Distinction would send a termination letter to the developer highlighting the reasons for the lack of support for a hotel development in this particular market.

**General Project Details:** *The scope would be to conduct a specific Feasibility Study for the possible development of a hotel in Wyandotte, MI market. Recommendations regarding the style of the hotel will be provided based upon demand and competitive supply factors.*

- The specific subject site for this hotel in Wyandotte, MI has not yet been identified at this time; more specific details about the site will be discussed upon commencement of this research.
- The hotel product category will potentially be a limited-service hotel at this time. The price category for this hotel has not yet been determined. Recommendations will be provided for this hotel product category based upon demand and competitive supply factors.
- The possible brand being considered for this hotel was not specifically identified at this time. Recommendations will be provided for the brand of this hotel based upon demand and competitive supply factors.
- The size of the proposed hotel was not identified at this time. Specific size suggestions will be made in this feasibility study report as determined by the size of the site, the demand sources, and competitive supply in the market.
- There may be the potential for this property to have specific amenities or services. Some may relate to the brand chosen for the hotel. Other amenities and services may relate to the demand of the market. These items will be addressed based upon the research performed for this phase, and recommendations will be made as to the type, size, and necessity for certain amenities at this proposed property.

**Timing:** The feasibility study project will be completed within 45-60 days of the conclusion of our field work in the market. Our company will begin gathering preliminary research as soon as we receive your acceptance of this engagement letter and the retainer check; at which time an exact start and completion date will be determined. Should there be any unforeseen delays which would change this completion date determined, we will communicate with you accordingly.

**Compensation:** Core Distinction Group LLC compensation for completing this project work is as follows. The compensation for this feasibility study will be the responsibility of the City of Wyandotte, MI.

- The fee for a Feasibility Study for a limited service property would not exceed \$8,000, which includes associate research, travel expenses, on site evaluations, and report completion. A 50% Retainer of (\$4,000) will be required prior to commencing work on this project.
- All statements for project work is due upon receipt; any unpaid balance beyond 30 days is subject to a 18% finance charge.

**Field Work Process:** In this process of performing the field work portion of the reporting or conducting the preliminary research for the written report, should the feasibility of this project become questionable, we will cease the project work and discuss our findings with you accordingly. Should it be necessary to cease all further work at this point, we will adjust our fees. Field Work/Preliminary Research - \$4,000 including associate research/expenses. The retainer received will be applied accordingly. All other terms of this engagement letter are in effect.

***Final Report & Changes.*** Upon completion of the Feasibility Study project, a “pending” version of the report will be presented for your review. At this time the remaining balance due of \$4,000 will be required in order for Core Distinction Group LLC to release a final version of the study report which is suitable for sharing with lenders, investors, etc.

Upon review of the “pending” version of the report, our group will provide one complimentary revision to the report. This revision must be completed within 10 business days of the sending of the “pending” version. This revision is for minor changes only (i.e. spelling errors, punctuations, minor additions or deletions not affecting the report outcome). After any revisions a Final Version will be presented.

We ask that you notify Core Distinction Group LLC before you solicit or hire any other hospitality consulting organization to perform this project work. This will prevent any conflict that may occur in completing this project work as defined.

Core Distinction Group LLC will be an independent contractor and will maintain its own separate legal identity and entity. There is no indication in this engagement that Core Distinction Group and the principal are business partners or have formed a joint venture to complete the project work defined.

All information concerning your business interests, as well as Core Distinction Group LLC including business data, policies, procedures, operations, and other information are confidential and are not to be disclosed by yourself or Core Distinction Group LLC.

In the event that a dispute arises from this engagement which requires a legal remedy, it will be resolved through final and binding arbitration according to the current procedures of the American Arbitration Association and the prevailing laws. The arbitrator will be a knowledgeable source specializing in the area of hotel/resort marketing and real estate development. One of the arbitrators will be a member of the International Society of Hospitality Consultants. Due to the uncertainty related to future projects, any damages would be limited to the fees paid and related with this engagement. These damages would only be due to proof of gross negligence in performing the research and calculating the projections provided.

This engagement letter is in effect until the satisfactory completion of the project work and payment of the associated fees.



Monday, April 14<sup>th</sup>, 2014

Wyandotte, MI

RE: Hotel Feasibility Study

\_\_\_\_\_ Please proceed with the Market Feasibility Study (retainer fee \$4,000)

\_\_\_\_\_ The retainer check is enclosed with this signed copy of the engagement letter.

- Please fax this signed signature page along with all pages of the engagement letter initialed to the following number 612-465-4673
- Please send your retainer check to the following address:  
Core Distinction Group LLC  
10359 N 78<sup>th</sup> Avenue  
Peoria, AZ 85345

***This agreement is accepted by:***

\_\_\_\_\_ (signature)

\_\_\_\_\_ (title)

\_\_\_\_\_ (Company Name)

\_\_\_\_\_ (Date)

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

MEETING DATE: May 19, 2014

AGENDA ITEM # 6

**ITEM:** Commercial Facilities Exemption Certificate – Schedule Public Hearing for 3249 Biddle Avenue

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



**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:**

Attached is the application of GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) for a Commercial Facilities Exemption Certificate (“Certificate”) for the property at 3249 Biddle Avenue. The Council previously approved establishing Commercial Redevelopment District No. 12 on December 16, 2013.

In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, before acting upon the application, a public hearing must be held on the application and public notice given to the applicant, the assessor, a representative of the affected taxing jurisdictions, and the general public.

If the Certificate is approved, a tax known as the Commercial Facilities Tax would be levied upon the building for 1-12 years after the completion of construction, with the actual duration to be determined by the City Council. To summarize, the Certificate encourages the replacement, restoration and new construction of commercial property by abating property taxes. For a new or replacement facility, the Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). In addition, the State Treasurer may exempt one-half of the SET for up to 6 years. The exemption would not apply to the taxable value of any existing building, land or personal property.

**STRATEGIC PLAN/GOALS:** This action is consistent with the Goals and Objectives identified in the City of Wyandotte’s Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

**ACTION REQUESTED:** Approve the attached resolution authorizing the actions necessary to schedule a public hearing to consider the application for a Commercial Facilities Exemption Certificate as proposed.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** N/A

**IMPLEMENTATION PLAN:** N/A

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:** 

- LIST OF ATTACHMENTS:**
1. Proposed Resolution
  2. Application for a Commercial Facilities Exemption Certificate
  3. Commercial Redevelopment Act – MEDC Summary
  4. List of Commercial Redevelopment Districts and Exemption Certificates approved by the City
  5. Notice of Public Hearing

RESOLUTION SETTING A HEARING ON THE ISSUANCE OF A COMMERCIAL  
FACILITIES EXEMPTION CERTIFICATE IN THE CITY OF WYANDOTTE

Wyandotte, Michigan

Dated: \_\_\_\_\_, 2014

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

RESOLVED by the City Council that:

WHEREAS, Pursuant to the Commercial Redevelopment Act, Public Act 255 of 1978, as amended, the City of Wyandotte has established Commercial Redevelopment District No. 12 covering the property commonly known as 3249 Biddle Avenue; and

WHEREAS, GLPMR, LLC, the owner of said property located within said District, has submitted an application for a Commercial Facilities Exemption Certificate under provisions of said Act; and

WHEREAS, said Act provides that before action upon an application, the City Council shall afford the applicant, the Assessor and a representative of the affected taxing units an opportunity for a hearing.

NOW, THEREFORE BE IT RESOLVED:

1. That the application for an Exemption Certificate dated May 5, 2014, shall remain on file in the office of the City Clerk where it was received on May 13, 2014.
2. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on June 9, 2014, at 7:00 p.m., Local Time, or as soon thereafter as may be heard, and shall provide the City Assessor, the applicant, a representative of each of the taxing units, and any other taxpayer or resident of the City of Wyandotte an opportunity to be heard on the question of said application for an Exemption Certificate with regards to operations within Wyandotte Commercial Redevelopment District No. 12.
3. That the City Clerk, in accordance with said Act, inform by regular mail, the City Assessor, the applicant, and the legislative body of each taxing unit which levies ad valorem taxes in the City of Wyandotte as follows:
  - a. That the City of Wyandotte has established Wyandotte Commercial Redevelopment District No. 12 and has now received and will consider an application for a Commercial Facilities Exemption Certificate within said District No. 12.
  - b. That the City Council shall meet on June 9, 2014, in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, at 7:00 p.m., Local Time, or as soon thereafter as may be heard to afford the City Assessor, the applicant, a representative of each taxing unit, and any other resident or taxpayer of the City an opportunity to be heard with regard to said application.
  - c. That said application applies to building and land improvements with an estimated project cost of \$1,900,000 on the property commonly known as 3249 Biddle Avenue.

- d. Send notice via regular mail not less than 10 days or more than 30 days before the hearing date.
- e. That the City Clerk is hereby directed to publish notice one time in substantially the following form in the News Herald, Wyandotte Edition, not less than 10 days or more than 30 days before the hearing date:

CITY OF WYANDOTTE

NOTICE OF HEARING ON THE ISSUANCE OF A  
COMMERCIAL FACILITIES EXEMPTION CERTIFICATE UNDER  
ACT 255 OF THE PUBLIC ACTS  
OF MICHIGAN, 1978, AS AMENDED

PLEASE TAKE NOTICE: That on the 9<sup>th</sup> day of June 2014, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the application of GLPMR, LLC, for the issuance of a Commercial Facilities Exemption Certificate under Act No. 255 of the Public Acts of Michigan, of 1978, as amended, for the purchase of building and land improvements at an estimated project cost of \$1,900,000 and located in Wyandotte Commercial Redevelopment District No. 12, 3249 Biddle Avenue.

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte for public examination. Further information may be obtained by contacting the Wyandotte City Administrator at (734) 324-4566. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

WILLIAM R. GRIGGS, CITY CLERK  
CITY OF WYANDOTTE, MICHIGAN

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	_____
	ABSENT	_____

GLPMR, LLC  
22045 West River Road  
Grosse Ile, MI 48138

2014 MAY 13 A 10:40  
WYANDOTTE CITY CLERK

May 12, 2014

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

Re: Application for a Commercial Facilities Exemption Certificate for Property  
at 3249 Biddle Avenue, northeast corner of Biddle and Eureka (the former  
Austin's Hyde Park/Damon's Grill)

Dear Mayor and Members of Council:

To assist with the redevelopment of the property at 3249 Biddle, I'm requesting a  
Commercial Facilities Exemption Certificate for the commercial portion of the project.

As noted in the enclosed application, the proposed use is a high quality, two-story  
mixed-use building containing 14,708 square feet. The first floor will consist of a street  
front retail space of 1,809 square feet, and a medical office suite of 5,176 square feet.  
The second floor will consist of five apartments, totaling 7,723 square feet. The  
storefront retail space will be leased to a pharmacist, and I will occupy the office space  
for my medical office, which I'll be relocating from its present location in Taylor,  
Michigan. As detailed in the application, the new use could bring 17-19 new workers  
into the downtown and as many 20,000 patients annually, generating potential  
customers for local shops, restaurants and service providers.

Construction costs are estimated to exceed \$1.9 million. Total development costs,  
including property acquisition, are estimated to exceed \$2.4 million. Please see  
attached plans for additional information about the building.

Thank you for your consideration of this request. Please contact me if you have any  
questions or would like any additional information.

Very truly yours,



Anne Abrahamson, MD  
Great Lakes Physical Medicine & Rehabilitation, P.C.  
Phone: 734-287-3000

Enclosure

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name <b>GLPMR, LLC</b>		NAICS or SIC Code <b>621111</b>	
Facility's Street Address <b>3249 Biddle Avenue</b>	City <b>Wyandotte</b>	State <b>MI</b>	ZIP Code <b>48192</b>
Name of City, Township or Village (taxing authority) <b>Wyandotte</b>		School District Where Facility is Located <b>Wyandotte (Code# 82170)</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County <b>Wayne County</b>	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>05/05/2014</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>05/05/2015</b>	
Estimated Cost of Rehabilitation <b>\$1,900,000</b>		Number of Years Exemption Requested (1-12) <b>12</b>	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input checked="" type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input checked="" type="checkbox"/> Prevent Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab <b>10</b>	No. of perm. jobs to be retained due to facility's rehab. <b>7</b>	Number of construction jobs to be created during rehabilitation <b>20</b>	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) <b>Anne Abrahamson, MD</b>		Telephone Number <b>(734) 287-3000</b>	
Fax Number <b>(734) 287-3113</b>		E-mail Address <b>annebolyard@yahoo.com</b>	
Mailing Address <b>22045 West River Road</b>		City <b>Grosse Ile</b>	State <b>MI</b>
		ZIP Code <b>48138</b>	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title <b>OWNER</b>	Date <b>05/05/2014</b>

2014 MAY 11 11:40  
WYANDOTTE CITY CLERK

<b>PART 4: LGU ASSESSOR CERTIFICATION</b>			
Provide the Taxable Value and State Equalized Value of the Commercial Property.			
	<b>Taxable Value</b> (excluding land)	<b>State Equalized Value (SEV)</b> (excluding land)	
<b>Building</b>	\$0	\$0	
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities 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 Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.			
Name of Assessor (first and last name) Thomas R. Woodruff		Telephone Number (734) 324-4510	
Fax Number (734) 324-4568		E-mail Address assessor@wyan.org	
Mailing Address 3200 Biddle Avenue, Suite 200		City Wyandotte	State MI
			ZIP Code 48192
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature			Date
<b>PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)</b>			
Action Taken By LGU:			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district) 12/16/2013	Local Unit Classification Identification (LUCI) Code 82233	School Code 82170	
Name of Clerk (first and last name) William R. Griggs		Telephone Number (734) 324-4562	
Fax Number (734) 324-4568		E-mail Address clerk@wyan.org	
Mailing Address 3200 Biddle Avenue		City Wyandotte	State MI
			ZIP Code 48192
LGU Contact Person for Additional Information Todd A. Drysdale, City Administrator		LGU Contact Person Telephone Number (734) 324-4566	Fax Number (734) 324-4519
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.			
Clerk's Signature			Date

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).

## **Instructions for Completing Form 4757**

### **Application for Commercial Facilities Exemption Certificate**

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

#### **Owner / Applicant Instructions**

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence **after** establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
  - b. General description of the proposed use of the facility.
  - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
  - d. Legal description of the facility.
  - e. Descriptive list of the fixed building equipment that will be a part of the facility.
  - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
  - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

#### **LGU Assessor Instructions**

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

#### **LGU Clerk Instructions**

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).
4. If in Part I the applicant did **not** wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at the address given below.
5. If in Part I the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the certificate, application and attachments to the State Tax Commission at the address given below.

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

## **PART 2: APPLICATION DOCUMENTS**

### **A. General description of the facility (year built, original use, most recent use, number of stories, square footage)**

The previously existing one-story building (which has now been demolished) consisted of 7,443 square feet. Approximately 6,000 square feet was originally constructed in approximately 1923 and had been used as an automobile repair garage, drug store, and most recently, a restaurant. An addition of 1,443 square feet was constructed in 1997. The area of the site is 77' x 120' or 9,240 square feet (0.21 acres).

The property is eligible for brownfield status because it has "substantial subsurface demolition debris buried on the site so that the property is unfit for its intended use," as defined in Section 2(e)(vii) of the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended. Generally, the debris is from the site's previous use as part of the "Eureka Iron & Steel Works" from approximately 1854 to 1892, and its demolition in approximately 1904.

### **B. General description of the facility's proposed use**

The owners of the property purchased it from a bank that had foreclosed on the property. The original plan was to rehabilitate the existing 1<sup>st</sup> floor into a medical office use, and construct a new 2<sup>nd</sup> floor with 5 residential apartments. While completing limited interior demolition, it was discovered that the building's foundation was in very poor condition, inadequate to support a second floor, and that it would be cost prohibitive to work with the existing building. Consequently, the owners decided to demolish the entire building and construct a completely new structure, as described below.

The proposed use is a high quality, new construction, two-story mixed-use building containing 14,708 square feet. The first floor will consist of a street front retail space of 1,809 square feet, and a medical office suite of 5,176 square feet. The second floor will consist of five apartments, totaling 7,723 square feet.

#### **Building Area Summary**

##### First Floor

Medical Office: 5,176 square feet

Retail Space: 1,809 square feet

Sub-total = 6,985 square feet

##### Second Floor

Five Apartment Units, totaling 7,723 square feet: four (4) two-bedroom apartments and one (1) one-bedroom apartment

Total = 14,708 square feet

The owner intends to lease the storefront retail space to a pharmacist, and to occupy the medical office space on the first floor behind the retail space. The second floor is to include five apartments with high-quality finishes, including balconies, and will be served by an elevator.

Total development costs, including property acquisition, are estimated to exceed \$2.4 million. Construction/redevelopment costs are estimated to exceed \$1.9 million. Please see attached building plans for additional information, including building elevations, site plan, and floor plans.

**C. General description of the nature and extent of the restoration, replacement, or construction to be undertaken**

The proposed use is a new, high-quality, two-story mixed-use building containing 14,708 square feet. Some features of the building are as follows:

Foundation: Poured concrete foundation and footings. Screw-in piles/piers will also be used to address the poor ground conditions.

Structural System: Steel framing.

Exterior Walls: The exterior walls are to consist of a brick veneer.

Roof: The building will feature a flat roof with rubber membrane material.

Interior Walls: Interior walls are to generally consist of painted drywall.

Ceilings: The ceiling is to generally consist of acoustical drop-in tiles on the first floor and drywall on the second floor.

Lighting: Lighting will consist of various forms of florescent fixtures.

Flooring: Flooring will consist of commercial grade carpeting or tile.

Electrical: The electrical system will meet local building code requirements. Each apartment unit will be separately metered. The building will also have roof top solar panels.

Plumbing: Plumbing system will meet local building code requirements.

HVAC: The building will have a geothermal system to provide heating and cooling.

Parking: The site will have approximately nine (9) parking spaces on the side of the building perpendicular to Eureka Avenue, in addition to public parking to the rear.

Quality: The building will consist of very good quality construction, and overall, will exhibit excellent quality and appeal when compared to competitive retail and office buildings in the immediate market area. The functional utility of the building is designed to exceed the market norm.

**D. Legal description of the facility**

LAND IN THE CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: LOTS 39 TO 41 INCL EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR K 0.21

Parcel Number: 82-57-011-15-0039-301

**E. Descriptive list of the fixed building equipment that will be a part of the facility**

In addition to the information provided above, the fixed building equipment in the new building will consist of the following: Heating, Ventilating and Air Conditioning (HVAC), including a geothermal unit; Electrical, including roof top solar panels; Plumbing; and Fire Suppression.

**F. Time schedule for undertaking and completing the facility's restoration, replacement or construction**

It is expected that construction will start in May of 2014, and require no more than approximately 12 months to complete.

**G. Statement of the economic advantages expected from receiving the exemption**

The project is expected to increase commercial activity and economic growth, retain employment, create employment, assist with revitalizing the downtown area, and increase the number of residents in the downtown area. More specifically:

1. The estimated construction cost of \$1.9 million represents one of the largest private-sector investments in the heart of the downtown area in more than 10 years, and should assist with encouraging the continued development, revitalization and investment in the downtown area, including the development or opening of other businesses.
2. The mixed-use building, with medical offices, retail pharmacy, and apartments, furthers the City's goal of attracting medical uses to complement the nearby Henry Ford Wyandotte Hospital and developing residential uses on upper floors.
3. The new building will add to the long-term tax base of the City, the Downtown Development Authority, the local school district, and other taxing jurisdictions that will receive increased property tax revenue from the project after the expiration of any applicable tax incentive programs used to facilitate the new development. It's estimated that the project's True Cash Value upon completion will be approximately \$1.6 million, resulting in a Taxable Value (TV) of approximately \$800,000. At the City's current commercial property millage rate of approximately 70 mills, the project would pay approximately \$56,000 annually in Real Property taxes.
4. The second floor of the new building will contain four (4) two-bedroom apartments and one (1) one-bedroom apartment, all with high-quality finishes, and are expected to attract 5-10 occupants with high-income levels and discretionary income available for spending at local stores, restaurants, and service providers.
5. For the existing medical office that will be relocated to this location from a suburban location, approximately seven (7) existing jobs will be retained and two (2) new jobs will be created. Additionally, plans are to add 1 new physician, 1 new physician's assistant, and 2-4 new support staff, for a potential of up to 4-6 new additional jobs.

For the proposed pharmacy, plans are to have 1 new pharmacist and at least 3 new employees for support staff.

In total, it's estimated that the project could create up to 10-12 new jobs, and relocate 7 existing jobs, resulting in 17-19 new workers in the downtown area on a daily basis.

In addition to permanent jobs for the medical and pharmacy use, approximately 20-25 temporary construction jobs will be created while the project is being constructed (approximately one (1) job per \$100,000 of investment).

6. The first floor of the new building will contain two (2) new businesses—a medical office and a pharmacy—at a site in the heart of the City's downtown that has been vacant for more than four years. Based on the table below, it's estimated that 20,000 patients could visit the site annually, plus customers to the pharmacy who aren't patients of the medical office, generating potential customers for local shops, restaurants and service providers.

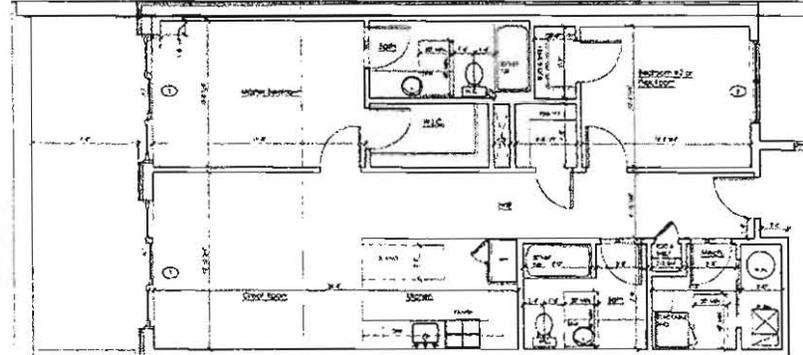
Use	Estimated Average Number of Patients					
	Per Day				Per Week	Per Year
	With 1 Physician	<u>Additional</u> Patients with a Second Physician	<u>Additional</u> Patients with a Second Physician & Physician Assistant	Total	Total	Total
Medical Office	45	20	15	80	400	20,000



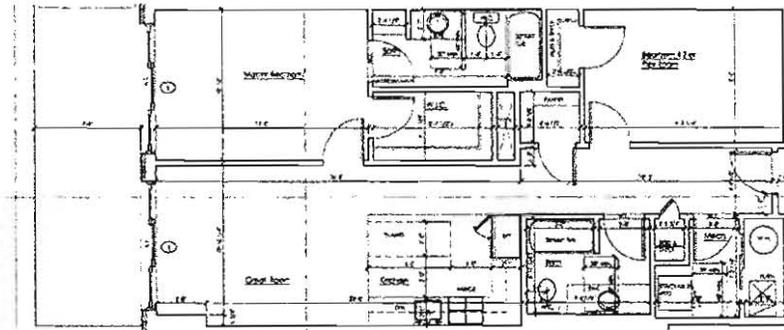




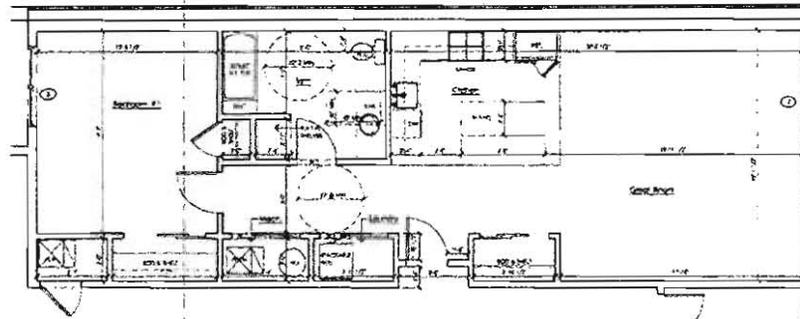




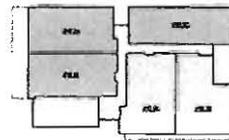
Second Level Unit "2A" Floor Plan  
Scale: 1/4" = 1'-0" TYPE B



Second Level Unit "2B" Floor Plan  
Scale: 1/4" = 1'-0" TYPE B



Second Level Unit "2C" Floor Plan  
Scale: 1/4" = 1'-0" TYPE B



Key Plan  
Scale: 1/4" = 30'-0"



Krieger Klatt  
Architects Inc.

1412 E. Bayview, 19th Fl.,  
Royal Oak, MI 48067

phone: 248.414.9270  
fax: 248.414.9273

Client:  
**GLPMR, LLC.**

3249 Biddis Ave.  
Wyandotte, MI

Project:  
**Addition /  
Renovation**

- Issued:
- 10.08.11 Preliminary
  - 06.11.11 Revision
  - 01.25.11 City Council Review
  - 01.22.11 Review
  - 06.30.11 Sign
  - 01.08.11 Appendix #1
  - 3.18.11 Appendix #2
  - 11.08.11 Submittal #1 - Demo/Pror Plan
  - 1.04.12 Revised Submittal/Pror Plan
  - 1.14.12 Submittal #2
  - 2.24.12 Submittal #3
  - 3.07.12 Submittal #4
  - 4.07.12 Sign

Seal:



Note:  
Do not scale drawings.  
Use calculated  
dimensions only. Verify  
existing conditions in field.

North Arrow:



Sheet Title:  
**Enlarged Apartment  
Floor Plans**

Scale:  
1/4" = 1'-0"

Sheet Number:

**A.2.3**



## COMMERCIAL REDEVELOPMENT ACT

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

### WHO IS ELIGIBLE?

“Local governmental unit” means a city or village.

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

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

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

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

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

### WHAT IS THE PROCESS?

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

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

## COMMERCIAL REDEVELOPMENT ACT CONTINUED

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

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

### COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

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

### DETERMINING COMMERCIAL FACILITIES TAX RATE

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

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

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

### SUPPORTING STATUTES

PA 255 of 1978—Commercial Redevelopment Act

### CONTACT INFORMATION

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

City of Wyandotte, Michigan

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

Web link to State of Michigan Information:

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

District No.	Address	Project Name	Date District Established	Date Certificate Approved (by City)	Number of Years for Certificate	Type of Project	Notes
1	3106 Biddle	Neisner Building	1979	1979	12	Restoration	-
2	2915 Biddle & 2910 Van Alstyne	Domestic Furniture	1979	1980	12 + 2	Restoration	Project Canceled & Cert. Revoked
3	3351 Biddle	D-M Company	1979	1979	12 + 2	New	-
4	3455 Biddle	Harbour Dev. Comp. (Portofino Restaurant)	1979	1979	12 + 2	New	-
5	1503 Eureka	Royal Brand Meats	1981	1981	12 + 2	Restoration	-
6	4624 - 13th Street	Wyandotte Tobacco & Candy (Schiller)	1981	1981	12 + 2	Restoration	-
7	132 Elm/2958-2960 1st Street	Urban Lanes - Theater & Retail Stores	1981	1981	12 + 2	Restoration	-
8	1722 Biddle	Bar - John C. Kaufman	1983	1983	12 + 2	Replacement	Project Canceled & Cert. Revoked
9	3450 Biddle	Social Security Building	2010	2010	12	New	-
10	122, 126 and 128 Oak Street	Rickles Properties LLC	2013	2013	12	Restoration	-
11	3061-63 Biddle	Hotel Sterling (former Sears Building)	2013	2013	12 + 2	Restoration	-
12	3249 Biddle	GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) - Medical Office & 5 Apartments	2013	Pending	-	New	-
13	3131-49 Biddle & Adjoining Property to the South	MJC Construction Management (redevelopment of former Wyandotte City Hall)	2014	-	-	New	-

Last revised: May 6, 2014

CITY OF WYANDOTTE, MI

NOTICE OF HEARING ON THE ISSUANCE OF A  
COMMERCIAL FACILITIES EXEMPTION CERTIFICATE UNDER  
PUBLIC ACT 255 of 1978, AS AMENDED

PLEASE TAKE NOTICE: That on the 9<sup>th</sup> day of June 2014, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on an application for the issuance of a Commercial Facilities Exemption Certificate under Act 255 of the Public Acts of Michigan, of 1978, as amended, for building and land improvements at an estimated project cost of \$1,900,000 and located in Wyandotte Commercial Redevelopment District No. 12, 3249 Biddle Avenue, Wyandotte, Michigan.

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte for public examination. Further information may be obtained by contacting the City Administrator at (734) 324-4566. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

WILLIAM R. GRIGGS, CITY CLERK  
CITY OF WYANDOTTE, MICHIGAN

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

**MEETING DATE:** May 19, 2014

**AGENDA ITEM #** 7

**ITEM:** Dangerous Structure at 1207 Lee, Wyandotte

**PRESENTER:** Lou Parker, Hearing Officer

**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, City Engineer and Lou Parker, Hearing Officer

**BACKGROUND:** On March 19, 2014, Show Cause Hearings were held in the Engineering and Building Department regarding the dilapidated, deteriorated, dangerous and unsafe structure at 1207 Lee, Wyandotte, Michigan. Attached are minutes of the Hearings and Property Maintenance letters.

At the hearings it was determined and ordered that the structure, due to the described conditions and property maintenance violations, should be demolished on or before April 21, 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:** *Dupdal*

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:** *Joseph R Peterson*

**LIST OF ATTACHMENTS:** Property Maintenance Letter, Notice of Dangerous Building, Show Cause Hearing Minutes of March 19, 2014.

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**

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

March 20, 2014

**CERTIFIED MAIL**  
**FIRST CLASS MAIL**

Attached Mailing List

**RE: 1207 Lee**

4/23/14 11<sup>35</sup> AM  
NO VIOLATIONS CONNECTED  
DWELLING AND SHED NOT REMOVED/  
DEMOLISHED  
AM

Please find enclosed a copy of the minutes from the March 19, 2014, Show Cause Hearing regarding the above described address.

The Hearing Officer has determined that dwellings must demolished by April 21, 2014, or the matter will be referred to the Wyandotte City Council for demolition.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,

Gregory J. Mayhew  
Assistant City Engineer

FORWARDED TO COUNCIL FOR  
PUBLIC HEARING TO DEMO

Enclosure: March 19, 2014, Show Cause Hearing minutes.

**Show Cause Hearing Minutes**  
**1207 Lee**  
**March 19, 2014**

**Page 1 of 1**

**PRESENT:** Mark Kowalewski, City Engineer  
Greg Mayhew, Assistant City Engineer  
Lou Parker, Hearing Officer  
Peggy Green, Secretary

The Hearing was called to order at 8:40 a.m. by Greg Mayhew, Assistant City Engineer.

Owner or representative did not appear for hearing.

Mr. Mayhew stated that the dwelling is vacant. Taxes have not been paid since November 2008, and there have been no utilities since June 2008. A title search was done, and all interested parties were notified. Mr. Mayhew continued that the only ones that signed for the letter was Wayne County and the IRS. Mr. Gratiot is listed as the owner, and both letters that were sent to him were returned (not deliverable and moved, with no forwarding address).

Mr. Kowalewski asked when the City found out about this property. Mr. Mayhew stated that the first inspection was done October 2013.

Mr. Mayhew stated that the shed is deteriorated (with debris around it), the crawl space is open, roof is deteriorated, the porch is falling apart.

Mr. Parker stated that it should be demolished, it is a small house and there appears to be no basement.

Mr. Parker ordered the property to be demolished within thirty days (April 21, 2014) or the matter will be referred to City Council for demolition.

Cc:  
see attached list

**Interested Parties**

**1207 Lee**

Gerard Gratiot  
1207 Lee  
Wyandotte, MI 48192

Gerard B. Gratiot  
20149 HCL Jackson  
Grosse Ile, MI 48138

Wayne County Treasurer's Office  
Eric Sabree  
400 Monroe – 5<sup>th</sup> Floor  
Detroit, MI 48226

IRS Detroit Office  
500 Woodward  
Detroit, MI 48226

NOTE: This search must be paid in full upon time of delivery



Main Office-Title Dept.  
32500 Schoolcraft Road  
Livonia, MI 48150

(734) 421-4000  
Fax (734) 421-0047

Allen Park Office-Escrow Dept.  
7326 Allen Road  
Allen Park, MI 48101

(313) 381-6313  
Fax (313) 381-7901

# Minnesota Title Agency

## TITLE SEARCH CERTIFICATE

File No: **341802**

Page 1

Statement furnished to: William R. Look, Atty.  
Certified to: January 13, 2014 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

Lot 35, Van Vlasselaer Rugby Gardens Subdivision, as recorded in Liber 37, Page 99 of Plats, Wayne County Records.

1207 Lee

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from August 23, 1982 at 8:00 A.M. to January 13, 2014 at 8:00 A.M. except the following:

Last Deed Holder of record: Gerard Gratiot

Federal Tax Lien for the sum of \$12,253.61 was filed against Gerard Gratiot as recited in Liber 46818, Page 777, Wayne County Records.

Subject to a Certificate of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 50699, Page 578, Wayne County Records.

TAXES: Item No. 57-021-13-0035-000

2011 Combined due \$1,364.74 plus interest and penalty, if any

2012 Combined due \$2,388.60 plus interest and penalty, if any

2013 City due \$1,309.52 (includes \$23.49 sidewalk) plus interest and penalty, if any

2013 County due \$325.83 plus interest and penalty, if any

ASSESSMENTS: Grass cutting due in the amount of 200.00 plus interest, if any and Sidewalk 7 Part Roll, 3 Parts paid, 4 Parts due in the amount of \$93.74 plus interest, if any.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

A handwritten signature in cursive script that reads "Michael A. Cuschieri".

Michael A. Cuschieri or John C. Cuschieri

**OFFICIALS**

William R. Griggs  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Thomas R. Woodruff  
CITY ASSESSOR



**MAYOR**  
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Ted Miciura, Jr.  
Leonard T. Sabuda  
Donald C. Schultz  
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

October 4, 2013

Mr. Gerard Gratiot  
1207 Lee  
Wyandotte, Michigan 48192

12/11/13 NO VIOLATIONS  
CORRECTED.  
ADDED NOTE PER: SUEB  
AM

RE: 1207 Lee  
Wyandotte, Michigan

Dear Mr. Gratiot;

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. A site inspection was performed October 3, 2013, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

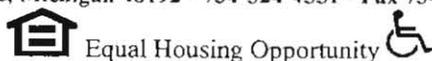
A check of the records at the Wyandotte Department of Municipal Services indicates that the electric and water utilities were terminated on June 19, 2008, indicating that the property has been vacant for over six (6) months.

**Due to the lack of maintenance of the property at 1207 Lee as noted by the attached violations, and the lack of occupancy, the undersigned deems the dwelling to be unsafe and dangerous.**

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.



Section PM-202.0 General Definitions:

**Dangerous Buildings:** A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
  - (i) A building or structure as to which the owner or agent does both of the following:
    - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
    - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
  - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

**Failure to correct the cited violations, maintain and occupy the structure by November 4, 2013, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.**

**Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by November 4, 2013, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.**

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyan.org.

Very truly yours,



Gregory J. Mayhew  
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Officer Calhoun  
Address File  
Time File: November 4, 2013

WO# WF0575316

The City Of Wyandotte  
 CODE REQUIREMENTS  
 PROPERTY MAINTENANCE CHECK LIST

Address 1207 LEE  
 Occupancy SF - VACANT  
 Apt. # \_\_\_\_\_

Date: 10/3/13  
 Time of Inspection 9:50 AM  
 Inspected by GREG MAYHEW  
 Permit Required  Work Order No: WFO 575316

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

Location	Approved		Code Calls
Exterior	1. <input type="checkbox"/>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	2. <input checked="" type="checkbox"/>	Siding requires <u>replace /repair/paint/permit required</u>	PM 304.2/304.6
	3. <input checked="" type="checkbox"/>	Windows require <u>repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required</u>	PM 304.14/304.15
	4. <input type="checkbox"/>	Doors require <u>repair/replace/paint/screen/jamb: Front/Side/Rear</u>	PM 304.16
	5. <input checked="" type="checkbox"/>	Fascia, soffit, overhang requires <u>repair/replace/paint</u>	PM 304.2/304.8/304.9
	6. <input checked="" type="checkbox"/>	Gutters/conductors require <u>repair/replace/paint</u>	PM 304.2 PM 508.1
	7. <input checked="" type="checkbox"/>	Roof requires <u>repair/replace/ permit required</u>	PM 304.7
	8. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	9. <input checked="" type="checkbox"/>	Front porch requires <u>repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required</u>	PM 304.10/PM 304.11
	10. <input type="checkbox"/>	Rear porch requires <u>repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required</u>	PM 304.10/PM 304.11
	11. <input type="checkbox"/>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <input type="checkbox"/>	Awnings shall be maintained/panted/repared	PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	14. <input type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	15. <input type="checkbox"/>	Address Required	PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage or Shed	17. <input checked="" type="checkbox"/>	Siding requires <u>repair/replace/paint/permit required</u> <u>TREE CRUSHING</u>	PM 304.2 PM 304.6
	18. <input checked="" type="checkbox"/>	Roof requires <u>repair/replace/permit required</u> <u>SHED - REMOVE SHED</u>	PM 304.7
	19. <input type="checkbox"/>	Snow covered-inspection could not be made * <u>12/11/13</u>	
	20. <input type="checkbox"/>	Window requires <u>repair/replace/paint/reglaze/permit required</u>	PM 304.14 PM 304.15
	21. <input type="checkbox"/>	Service/overhead door requires <u>repair/replace/paint</u> <u>DOOR OFF</u>	PM 304.16 PM 304.2
	22. <input type="checkbox"/>	Garage/shed requires <u>rat wall/proper location on lot/permit required</u>	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/>		
Premises	25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage <u>IN AND IN FRONT OF</u>	PM 306.1
	26. <input type="checkbox"/>	Requires approved rubbish containers <u>SHED, TRAILER,</u>	PM 306.2
	27. <input type="checkbox"/>	Requires positive lot drainage <u>YARD WASTE, MISC</u>	PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control	PM 303.5 PM 307.1
	29. <input type="checkbox"/>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	30. <input type="checkbox"/>	Replace City sidewalk _____ squares/snow covered*/permit required	PM 303.3
	31. <input checked="" type="checkbox"/>	Off street parking required to be paved - Add <u>1</u> spaces/ <u>permit required</u> (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <input type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	33. <input type="checkbox"/>	Requires prevention of weeds	PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground	CO 14.9
	35. <input checked="" type="checkbox"/>	Fence requires <u>removal/replace/repair</u> <u>FRONT</u>	PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b

OTHER  CRAWL SPACE OPEN - VENTS MISSING

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: May 19, 2014

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

RESOLVED by the City Council that whereas hearings have been held in the Office of the Engineer in the Department of Engineering and Building 3200 Biddle Avenue, Wyandotte, Michigan on March 19, 2014, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 1207 Lee has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance, and whereas the Hearing Officer 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 \_\_\_\_\_ at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been brought up to code or demolished or why the City should not have the structure demolished and removed at 1207 Lee.

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 \_\_\_\_\_

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: May 19, 2014

AGENDA ITEM # 8

**ITEM:** Various Services performed by the City of Wyandotte

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

*Mark Kowalewski 5-14-14*

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

**BACKGROUND:** The Department of Public Service performs snow removal for the Central Business District, in accordance with Section 32-53 through Section 32-55 of the City Charter, attached please find the Snow Removal Roll for the 2013-2014 winter season.

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

**ACTION REQUESTED:** Approve said charges to be placed as a special assessment against properties.

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

**IMPLEMENTATION PLAN:** The City Assessor to spread said charges on the 2014 Summer Tax Roll against said properties.

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Support*

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**

*Joseph R Peterson*

**LIST OF ATTACHMENTS:** Snow Roll 2013 – 2014

**Work Order #574199  
Parks Dept. Snow Roll CBD  
2013 - 2014**

Material	13,841.20
Equipment	17,665.91
Labor	15,276.20
Fringe	7,585.55
<b>TOTAL</b>	<b>54,368.86</b>

City of Wyandotte				
Allocation of Snow Removal - Central Business District				
2013 - 2014				
Total Cost			\$54,368.86	
sidwell #	I.f.	%	Amount to Be Billed	
010-12-0005-000		459.68	1.82%	\$990.24
010-18-0001-000		280.00	1.11%	\$603.17
010-18-0006-301		50.00	0.20%	\$107.71
010-18-0007-000*		560.00	2.22%	\$1,206.35
010-20-0005-000		460.00	1.82%	\$990.93
011-03-0001-001		150.00	0.59%	\$323.13
011-03-0001-002		38.48	0.15%	\$82.89
011-03-0002-000		50.00	0.20%	\$107.71
011-03-0003-000		50.00	0.20%	\$107.71
011-03-0004-000		50.00	0.20%	\$107.71
011-03-0005-001		19.00	0.08%	\$40.93
011-03-0005-002		57.00	0.23%	\$122.79
011-03-0006-002		144.00	0.57%	\$310.20
011-03-0007-000*		558.48	2.21%	\$1,203.07
010-21-0005-000*		230.00	0.91%	\$495.46
010-21-0008-001*		43.00	0.17%	\$92.63
011-05-0004-000		294.72	1.17%	\$634.88
011-05-0005-002		29.00	0.11%	\$62.47
011-05-0006-002		21.00	0.08%	\$45.24
011-05-0006-003		25.00	0.10%	\$53.85
011-05-0007-001		25.00	0.10%	\$53.85
011-05-0007-002		25.00	0.10%	\$53.85
011-05-0008-000		415.93	1.65%	\$895.99
011-08-0001-001		160.00	0.63%	\$344.67
011-08-0001-002		42.00	0.17%	\$90.48
011-08-0002-002		44.48	0.18%	\$95.82
011-08-0003-001		33.70	0.13%	\$72.60
011-08-0003-003		51.54	0.20%	\$111.03
011-08-0004-001		51.54	0.20%	\$111.03
011-08-0004-002		51.54	0.20%	\$111.03
011-08-0005-001		44.32	0.18%	\$95.47
011-08-0005-002		58.76	0.23%	\$126.58
011-08-0006-306		51.57	0.20%	\$111.09
011-08-0006-002*		88.12	0.35%	\$189.83
011-08-0006-003*		70.36	0.28%	\$151.57
011-08-0006-005*		28.95	0.11%	\$62.36
011-99-0001-001		212.04	0.84%	\$456.77
011-99-0002-000		58.54	0.23%	\$126.11
011-99-0003-000		70.86	0.28%	\$152.65
011-99-0004-000		105.54	0.42%	\$227.35
011-99-0005-000		41.06	0.16%	\$88.45

011-06-0008-001	175.00	0.69%	\$376.98
011-06-0008-002	25.00	0.10%	\$53.85
011-06-0009-000	50.00	0.20%	\$107.71
011-06-0010-000	50.00	0.20%	\$107.71
011-06-0011-000	350.00	1.39%	\$753.97
011-07-0001-000	50.00	0.20%	\$107.71
011-07-0002-000*	50.00	0.20%	\$107.71
011-07-0003-000*	50.00	0.20%	\$107.71
011-07-0004-000*	150.00	0.59%	\$323.13
011-07-0007-000*	190.00	0.75%	\$409.30
011-07-0008-000*	315.00	1.25%	\$678.57
011-07-0011-002	75.00	0.30%	\$161.56
011-07-0013-000	240.00	0.95%	\$517.01
011-09-0001-000	260.00	1.03%	\$560.09
011-09-0003-002	80.00	0.32%	\$172.34
011-09-0005-000	180.00	0.71%	\$387.75
011-09-0006-001	25.00	0.10%	\$53.85
011-09-0006-002	25.00	0.10%	\$53.85
011-09-0007-000*	100.00	0.40%	\$215.42
011-09-0009-000	50.00	0.20%	\$107.71
011-09-0010-001	22.00	0.09%	\$47.39
011-09-0010-002	158.00	0.63%	\$340.36
011-09-0011-000	50.00	0.20%	\$107.71
011-09-0012-000	50.00	0.20%	\$107.71
011-09-0013-000	50.00	0.20%	\$107.71
011-09-0014-001	70.00	0.28%	\$150.79
011-09-0014-002	120.00	0.48%	\$258.50
011-10-0001-001	230.00	0.91%	\$495.46
011-10-0003-001	50.00	0.20%	\$107.71
011-10-0004-302	315.62	1.25%	\$679.91
011-10-0007-300	50.00	0.20%	\$107.71
011-10-0008-001	25.00	0.10%	\$53.85
011-10-0008-002*	25.00	0.10%	\$53.85
011-10-0009-001	25.00	0.10%	\$53.85
011-10-0009-002	25.00	0.10%	\$53.85
011-10-0010-000	184.48	0.73%	\$397.41
011-10-0011-002	170.00	0.67%	\$366.21
011-12-0001-300	311.00	1.23%	\$669.95
011-12-0004-311	240.00	0.95%	\$517.01
011-18-0001-000	26.33	0.10%	\$56.73
011-18-0002-000	26.33	0.10%	\$56.73
011-18-0003-000	26.33	0.10%	\$56.73
011-12-0008-000	215.00	0.85%	\$463.15
011-12-0009-002	65.00	0.26%	\$140.02
011-12-0010-002	60.00	0.24%	\$129.25
011-12-0012-000	50.00	0.20%	\$107.71
011-12-0013-000	50.00	0.20%	\$107.71
011-12-0014-000	190.00	0.75%	\$409.30
011-13-0001-000	190.00	0.75%	\$409.30
011-13-0002-000	50.00	0.20%	\$107.71
011-13-0003-000	50.00	0.20%	\$107.71

011-13-0004-000	50.00	0.20%	\$107.71
011-13-0005-000	50.00	0.20%	\$107.71
011-13-0006-000	50.00	0.20%	\$107.71
011-13-0007-000	190.00	0.75%	\$409.30
011-13-0008-300*	275.00	1.09%	\$592.40
011-13-0010-303	65.00	0.26%	\$140.02
011-13-0012-002*	275.00	1.09%	\$592.40
011-13-0012-301	15.00	0.06%	\$32.31
011-14-0001-000*	1,000.00	3.96%	\$2,154.19
011-15-0001-000	201.50	0.80%	\$434.07
011-15-0004-002	25.00	0.10%	\$53.85
011-15-0005-002	46.60	0.18%	\$100.39
011-15-0007-002	21.90	0.09%	\$47.18
011-15-0008-001	20.00	0.08%	\$43.08
011-15-0008-002	20.00	0.08%	\$43.08
011-15-0009-002	255.00	1.01%	\$549.32
011-15-0015-000	145.00	0.57%	\$312.36
011-15-0016-000	50.00	0.20%	\$107.71
011-15-0018-000*	102.00	0.40%	\$219.73
011-15-0022-002*	73.00	0.29%	\$157.26
011-15-0025-000*	75.00	0.30%	\$161.56
011-15-0028-000	25.00	0.10%	\$53.85
011-15-0029-001	85.00	0.34%	\$183.11
011-15-0029-002	60.00	0.24%	\$129.25
011-15-0030-000	157.50	0.62%	\$339.29
011-15-0031-002	25.00	0.10%	\$53.85
011-15-0032-002	25.00	0.10%	\$53.85
011-15-0033-002	30.00	0.12%	\$64.63
011-15-0034-002	27.50	0.11%	\$59.24
011-15-0035-002	30.00	0.12%	\$64.63
011-15-0037-000	50.00	0.20%	\$107.71
011-15-0039-301	197.00	0.78%	\$424.38
011-15-0044-000*	100.00	0.40%	\$215.42
011-15-0056-000*	195.00	0.77%	\$420.07
011-15-0069-002*	153.00	0.61%	\$329.59
011-15-0075-301*	322.00	1.28%	\$693.65
020-01-0001-001	674.22	2.67%	\$1,452.40
020-01-0001-002*	1,160.00	4.60%	\$2,498.86
020-01-0002-000*	327.88	1.30%	\$706.32
020-01-0008-002*	11.40	0.05%	\$24.56
020-01-0008-003	288.63	1.14%	\$621.76
020-01-0008-004	76.12	0.30%	\$163.98
020-01-0009-301	376.15	1.49%	\$810.30
020-01-0003-004	244.21	0.97%	\$526.08
020-01-0004-304	159.27	0.63%	\$343.10
020-01-0004-002	159.27	0.63%	\$343.10
020-38-0003-303	50.00	0.20%	\$107.71
E Biddle-Pine to Wye*	3,614.18	14.32%	\$7,785.64
Viaducts	2,650.00	10.50%	\$5,708.61

*indicates city property			
Total l.f.	25,238.64	100.00%	54,368.86
	should = total l.f.	should = 100%	should = \$total

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 19, 2014

RESOLVED by the City Council that the Council concurs in the recommendation of the City Engineer in his communication regarding the Snow Removal for the Central Business District, performed by the Department of Public Service; AND

BE IT FURTHER RESOLVED that Council directs the City Assessor to spread said charges on the 2014 Summer Tax Roll against said properties.

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: May 19, 2014

AGENDA ITEM # 9

**ITEM:** Repairs to the Sign Truck Department of Public Service (DPS)

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

*Mark Kowalewski 5-14-14*

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

**BACKGROUND:** The DPS is in need of repairing truck #42 – 2008 Sign Truck. The hydraulic hoses in the boom are in need of replacement which will require removal of the boom. This equipment is used year round and is a valuable asset to the Department and should be repaired. Therefore, attached you will find a quote from Cannon Truck Equipment in the amount of \$7,497.46 for said repairs. Cannon Truck Equipment is a single source provider for this equipment; therefore no other quotes were sought.

**STRATEGIC PLAN/GOALS:** We are 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 acceptance of quote from Cannon Truck Equipment in an amount not to exceed \$7,497.46.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Account No. 101-448-850-530 in the amount of \$7,497.46.

**IMPLEMENTATION PLAN:** Repair equipment for continued use.

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Support*

**LEGAL COUNSEL'S RECOMMENDATION:** n/a

**MAYOR'S RECOMMENDATION:**

*Joseph R Peterson*

**LIST OF ATTACHMENTS:** Quote from Cannon Truck Equipment



METRO DETROIT  
 Ph: (586) 991-0054 Fx: (586) 991-0074  
 REMITTANCE ADDRESS:  
 51761 Danview Technology Ct.  
 Shelby Twp, MI 48315

I N V O I C E  
 =====

Invoice No M12501

CANNON ENGINEERING & EQUIPMENT CO., L.L.C.  
 STATE REG# F151568, FED ID# 38-3473737

04/10/14: Invoice Date

DEALER LICENSE NUMBER: B6542

Bill To: 1151  
 CITY OF WYANDOTTE  
 DEPARTMENT OF PUBLIC WORK  
 4201 13TH STREET  
 WYANDOTTE MI 48192-7002

Ship To:  
 DEPT. OF PUBLIC WORKS  
 4201 13TH STREET  
 WYANDOTTE MI 48192

Contact: DAVE	CUST. PO:	Page 1
MAKE:	MODEL:	YR:
TERMS: N30	TECHNICIAN:	VIN:
UNIT/VEH:	MILEAGE:	STOCK ID:

\*\*\*\*\* BOOM HOSE REPAIRS \*\*\*\*\*

PULL INNER BOOM ASSEMBLY OUT OF MAIN BOOM SECTION  
 DISSASSEMBLE ALL HOSES AT EITHER END OF BOOM  
 REMOVE ALL SLIDE AND WEAR PADS  
 REINSTALL ALL NEW HOSES, WEAR PADS, SLIDES ETC  
 REASSEMBLE BOOM

TEST UNIT

Part Number	Description	Quantity	UOM	Unit Price	Extended Price
10075-3	VERSALIFT SLIDE PAD(.313) 5/16 5/16" DIA. HOLES	4.0	EA	18.430	73.72
MILEAGE1	MILEAGE	1.0	EA	100.000	100.00
LABOR1	LABOR-SERVICE	1.0	HR	86.000	86.00
LABOR1	LABOR-SERVICE PULL BOOM, REHOSE, REINSTALL	40.0	HR	90.000	3,600.00
P-KITHKTVST2	VERSALIFT BONDED HOSE KIT T-31 HOSE KIT, INNER BOOM	1.0	EA	3,187.870	3,187.87
12709-1	VERSALIFT SLIDE PAD	1.0	EA	23.450	23.45
11695-2	VERSALIFT Slide Pad Assy	5.0	EA	23.450	117.25
10117-1	VERSALIFT PAD CYLINDER SUPPOR	2.0	EA	65.430	130.86

\*\*\* CONTINUED NEXT PAGE \*\*\*



METRO DETROIT  
 Ph: (586) 991-0054 Fx: (586) 991-0074  
 REMITTANCE ADDRESS:  
 51761 Danview Technology Ct.  
 Shelby Twp, MI 48315

I N V O I C E  
 =====

Invoice No M12501

CANNON ENGINEERING & EQUIPMENT CO., L.L.C.  
 STATE REG# F151568, PED ID# 38-3473737

04/10/14: Invoice Date

DEALER LICENSE NUMBER: B6542

Bill To: 1151  
 CITY OF WYANDOTTE  
 DEPARTMENT OF PUBLIC WORK  
 4201 13TH STREET  
 WYANDOTTE MI 48192-7002

Ship To:  
 DEPT. OF PUBLIC WORKS  
 4201 13TH STREET  
 WYANDOTTE MI 48192

Contact: DAVE CUST. PO: Page 2  
 MAKE: MODEL: YR: UNIT/VEH: MILEAGE: 0  
 TERMS: N30 TECHNICIAN: VIN: STOCK ID:

Part Number	Description	Quantity	UOM	Unit Price	Extended Price
10116-1	VERSALIFT HOSE CARRIER PAD L/H	1.0	EA	43.230	43.23
10114-1	VERSALIFT ROLLER PAD	2.0	EA	67.540	135.08

=====  
 Cannon Truck Equipment values Its' customers and distributes  
 Only The Highest Quality Products Manufactured.  
 Please Call Cannon Truck Equipment for all your Future Needs

Subtotal	7,497.46
Sales Tax	0.00
Surcharge	0.00
<b>Total</b>	<b>\$ 7,497.46</b>

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 19, 2014

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

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding acceptance of the quote from Canon Truck Equipment, Shelby Township, in the amount not to exceed \$7,497.46 from Account No. 101-448-850-530 for repairs to the Sign Truck #42 is hereby approved.

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: May 19, 2014

AGENDA ITEM # 10

**ITEM:** Wayne County Sponsored Household Hazardous Waste Collection

**PRESENTER:** Mark A. Kowalewski, City Engineer *Mark Kowalewski - 5-14-14*

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

**BACKGROUND:** Wayne County sponsors a Household Hazardous Waste Collection Day four (4) times a year. They will be holding one on Saturday, June 28, 2014, at Henry Ford Community College, 5101 Evergreen Road, Dearborn from 8:00 a.m. to 2:00 p.m. This collection is opened to Wayne County Residents Only. There is no fee to participate. Attached is a list of what is acceptable items.

**STRATEGIC PLAN/GOALS:** We are committed to protect and manage our natural resources vigorously.

**ACTION REQUESTED:** Concur in participation

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

**IMPLEMENTATION PLAN:** Post notice of Household Hazardous Waste Collection on City's website and cable.

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** *In Dupdale*

**LEGAL COUNSEL'S RECOMMENDATION:** n/a

**MAYOR'S RECOMMENDATION:**

*Joseph R. Peterson*

**LIST OF ATTACHMENTS:** Household Hazardous Waste Collection Notice



Robert A. Ficano  
County Executive

# Wayne County

## 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.  
 ★ \*\*\*\*\*

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: May 19, 2014

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

BE IT RESOLVED by the Mayor and City Council that Council receives the communication from the City Engineer regarding the Household Hazardous Waste Collection; AND

BE IT FURTHER RESOLVED that said notice is posted to the City's website and on information cable channel.

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: May 19, 2014

AGENDA ITEM # 11

**ITEM:** Adopt-A-Lot Program

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

**INDIVIDUALS IN ATTENDANCE:** Gregory J. Mayhew, Assistance City Engineer



**BACKGROUND:** Received a request from Bethany McGunagle, 636 Orange Street, to utilize the use of City-Owned lot known as Former 562 Orange for a garden. Ms. McGunagle along with her daughter and her friend will be using non GMO seeds and organic materials on the soil to grow food to give to the poor and elderly.

Ms. McGunagle has executed a Hold Harmless Agreement which is attached.

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

**ACTION REQUESTED:** Approve the use of City-owned property for a garden.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** N/A

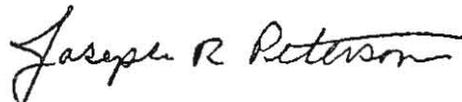
**IMPLEMENTATION PLAN:** Inform DPS and the City's Grass Cutting Contractor that the property known as Former 562 Orange is being used as a garden. Give copy of Resolution to Ms. McGunagle to allow her to start the garden.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Dunlap*

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:** Hold Harmless Agreement

HOLD HARMLESS AGREEMENT

In consideration of the City of Wyandotte granting permission to the undersigned to utilize the City owned vacant lot at 562 Orange in the City of Wyandotte under the Wyandotte "Adopt-A-Lot" Program, the undersigned hereby assumes all risk and liability relating to the providing of said vacant lot by the City of Wyandotte and agrees to Hold Harmless and Indemnify the City of Wyandotte, all City Officials and all of the City of Wyandotte's component units from all liability and responsibility whatever for injury (including death) to persons and for any damage to any City of Wyandotte Property or the property of others arising out of or resulting directly or indirectly from the utilization of said City lot as above described.

The undersigned further agrees that said property shall not be utilized as a parking lot and/or for the storage of any vehicles, machinery and/or equipment or the like and the undersigned further understands and agrees that the undersigned and the City of Wyandotte may withdraw and terminate this Agreement on 10 days advanced notice.

The undersigned does hereby further agree to not damage the property in any way and agrees to keep said property clean and free from debris and maintain said property in a safe manner under the laws and ordinances of the State of Michigan and the City of Wyandotte.

The undersigned further does hereby remise, release and forever discharge the City of Wyandotte, all City Officials and all of the City's component units from any and all claims, demands, actions, causes of action, damages and liabilities resulting or arising out of, either directly or indirectly, from the utilization of the above described City Lot.

Agreed this 29 day of April, 2014.

By: Bethany McGunagle ~~Signature~~ Bethany McGunagle  
Print Name Signature

Address: 1236 Orange  
Wyandotte MI 48192

Phone Number: 734 284-8927

Approved by the City Council on \_\_\_\_\_.

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date: May 19, 2014

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

BE IT RESOLVED CITY COUNCIL that Council concurs with the recommendation of the City Engineer to allow Bethany McGunagle to utilize the City-Owned Property known as former 562 Orange for a garden.

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

NOTICE OF HEARING RELATIVE  
TO SPECIAL ASSESSMENT DISTRICT 937

Notice is hereby given that the roll of the special assessment heretofore made by the City Assessor for the purpose of defraying that part of the cost which the council decided should be paid and borne by special assessment for the grading and paving of the twenty (20) foot wide public alley west of Biddle Avenue between Mulberry Street and Walnut Street in the City of Wyandotte, Wayne, County, Michigan and which public alley is abutting and adjoining as well as benefiting the respective lots, parts of lots and parcels of land. (District #937) The assessment roll for Special Assessment District # 937 is now on file in the City Clerk's Office for public inspection. Notice is also given that the Council and City Assessor of the City of Wyandotte will meet in the Council Chambers in said City on Monday, May 19, 2014 at 7:00 p.m. local time, to review said assessment, at which time and place opportunity will be given all persons interested to be heard. Appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal. A property owner may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after confirmation of the special assessment roll if the special assessment was protested at the hearing held for the purpose of confirming the roll which will be confirmed on Monday, May 19, 2014. An owner or party of 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.

WILLIAM R. GRIGGS  
CITY CLERK

PUBLISH IN THE WEDNESDAY, MAY 7TH AND WEDNESDAY, MAY 14th, 2014  
ISSUES P.O. # 114531

Reports  
+  
minutes



Wyandotte, Michigan May 12, 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

May 6, 2014

Mayor Joseph R. Peterson & City Councilmembers:

Please be advised of a problem that I have in that I have requested the curb in front of my home be repaired as it is totally crumbled. I have been in contact with the Engineering Department for over four (4) years relative to this issue.

I understand limited resources; however, four (4) years is unacceptable for a simple repair such as a curb. It is a trip hazard not to mention the negative aesthetic influence on my home.

Thank you for your timely attention to this matter.

Sincerely yours,

Peter Vlcko, 524 Riverside Drive, Wyandotte, Michigan 48192

Sent: Thursday, May 01, 2014 3:21 PM  
To: mayor@wyan.org  
Subject: parking permission for Manvilles

Good Afternoon,

I am Kay Manville and reside at 1735 3rd street. My family is hosting a High School Graduation Open house on May 31 for our daughter. We would like to ask permission to have our guests park in the vacant lots at the corner of Alkali and 2nd street and also at the corner of Alkali and 3rd street. The party is on May 31 from 5pm-9pm

Thanks so much for your consideration.

Kay Manville 313 909-0312  
1735 3rd street Wyandotte MI 48192

LATE ITEM #2 REMOVED FROM AGENDA

PERSONS IN THE AUDIENCE

Allan Marchena, regarding 96 Perry Place demolition, requesting demolition be held off.

Richard Miller, 1202 – 2<sup>nd</sup>, thankful for passage of millage.

Donald Faulhaber, 2099 – 20<sup>th</sup>, closing of Copeland Center. Meals on Wheels not delivered; please correct.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #3

ITEM: Appointment to the Zoning Board of Appeals and Adjustments

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: Due to Robert Alderman being appointed to the Municipal Service Commission, a vacancy now exists on the Zoning Board of Appeals and Adjustments. Mayor Peterson is recommending the appointment of Richard Szymczuk as Robert Alderman's replacement on the board. Term will expire May 2016.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution supporting the appointment of Richard Szymczuk, 2775 - 21st St., Wyandotte, MI 48192, as a member of the Zoning Board of Appeals and Adjustments. Term to expire May 2016.

BUDGET IMPLICATIONS &amp; ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Resume of Richard Szymczuk

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #4

ITEM: Appointment to the Planning Commission

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: Per the Wyandotte Code of Ordinances, Sec. 28-17, the Planning Commission shall consist of nine (9) commissioners appointed by the mayor, subject to the approval of the council. Mayor Peterson is recommending the appointment of Stanley Rutkowski to the Planning Commission, replacing Cassandra Booms, whose term expired April 2014. Mr. Rutkowski's term will expire April 2017. Ms. Booms will serve until May 15, 2014.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution supporting the appointment of Stanley Rutkowski, 2508 - 19th St., Wyandotte, MI 48192, as a member of the Planning Commission effective May 16, 2014. Term to expire April 2017.

BUDGET IMPLICATIONS &amp; ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Resume of Stanley Rutkowski

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #5

ITEM: 2014 Poverty Tax Relief Guidelines

PRESENTER: Thomas R Woodruff, City Assessor

INDIVIDUALS IN ATTENDANCE: Board Members: Todd M. Browning, William R. Griggs, William R. Look, Mayor Joseph Peterson and Thomas R. Woodruff

BACKGROUND: The 2014 Poverty Tax Relief Guidelines will be used as standards when considering appeals made based on financial hardship.

STRATEGIC PLAN/GOALS: To encourage and respect citizen participation and provide transparency in all city matters.

ACTION REQUESTED: Approve the 2014 Poverty Tax Relief Guidelines.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: NA

IMPLEMENTATION PLAN: Applications for poverty tax relief can be obtained from the office of the City Assessor or on the city website. Completed applications will be acted upon during the July and December Board of Review meetings.

COMMISSION RECOMMENDATION: NA

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Signature of Board of Review members, 2014 Guidelines for Poverty Exemption and the 2014 Poverty Tax Relief Application.

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #6

ITEM: Wyandotte Fire Department – Hire Two Probationary Fire Fighters

PRESENTER: Jeffery Carley, Fire Chief

INDIVIDUALS IN ATTENDANCE: N/A

## BACKGROUND:

In February and March 2014, two current Fire Department Employees resigned. The resignation of these members reduced the total fire department staffing from 28 to 26 members. In December 2012, the City of Wyandotte Fire Department was awarded a Department of Homeland Security FEMA Staffing for Adequate Fire and Emergency Response (SAFER) grant to hire four additional fire fighters to bring the total fire department staffing to 28 members. The hiring of these two probationary fire fighters returns total department staffing to 28 and maintains all the SAFER Grant requirements.

## STRATEGIC PLAN/GOALS:

ACTION REQUESTED: Adopt a resolution concurring with the City of Wyandotte Fire Chief to hire two probationary fire fighters - Mr. Jeremy Waara and Mr. Nathan Lesperance.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: These two positions are funded in our current budget FY2014 and through the FY2012 Department of Homeland Security FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant.

IMPLEMENTATION PLAN: Following the successful completion of all pre-employment testing and background checks, the candidates will be hired as probationary Fire Fighters for the City of Wyandotte.

COMMISSION RECOMMENDATION: Concur with recommendation.

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

MAYOR'S RECOMMENDATION: Concur with recommendation. jrp

## LIST OF ATTACHMENTS:

1. Certification Letter From Civil Service Commission
2. Letter from Police and Fire Commission
3. Application of Mr. Jeremy Waara
4. Application of Mr. Nathan Lesperance
5. Council Resolution hiring Mr. Jeremy Waara and Mr. Nathan Lesperance

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #7

ITEM: Wyandotte Farmers Market: Parking

PRESENTER: Natalic Rankine, Downtown Development Authority

INDIVIDUALS IN ATTENDANCE: Natalie Rankine

BACKGROUND: The Wyandotte Farmers Market is scheduled to open again on Thursday, June 5th. The market is located at the corner of First and Elm and will operate from 12:00 noon to 6:30 pm each Thursday until October 2nd. As a result, we are asking that some of the parking directly adjacent to the site be posted as use for farmer's market vendor parking starting at 11:00 am on Thursdays only. Please find attached a plan of proposed vendor parking spots for these dates.

STRATEGIC PLAN/GOALS: Designing and developing a city-owned and operated year-round Farmers Market in the area surrounding the site of the old Wyandotte Theatre to generate downtown activity.

ACTION REQUESTED: Concur with the Downtown Development Authority Director's request to place Farmers Market Vendor Parking on Thursdays from 11:00 am to 6:30 pm signage at the areas indicated on the attached plan.

BUDGET IMPLICATIONS ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Downtown Development Authority Director will supply the Department of Public Services with the attached map for signage placement.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Farmers Market site plan.

#### CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #8-A

ITEM: Wyandotte Street Art Fair Tent Rental

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: Herewith, please find the beverage area tent rental agreement assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. We have confidence that once again, Boomers Tent Rental will provide us with quality services and are endorsing their contract for the 2014 WSAF.

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

285.225.925.730.860 WSAF Expense Account \$1,425.00

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

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

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

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Boomers Tent Rental Agreement

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014 AGENDA ITEM #8-B

ITEM: SPECIAL EVENT APPLICATION – WSAF ENTERTAINMENT CONTRACT

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: Herewith, please find the entertainment contract assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. For details please see the below listing. Old Kats - \$500

.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 - \$500

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

COMMISSION\_RECOYMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

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

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Contract

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014 AGENDA ITEM #8-C

ITEM: WYANDOTTE STREET ART FAIR PARKING LOT CONTRACT

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: The Special Event Office staff is currently planning our special events for 2014. We would like the Roosevelt High School to run the city owned lot #11 located off of Oak and Second Streets. Please see the attached contract for the 2014 Wyandotte Street Art Fair, July 9th through the 12th.

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 request authorization for the Mayor and city clerk to sign and return original contract to the Special Event Coordinator.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

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: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: 2014 Parking Lot Contract

#### CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #8-D

ITEM: Vincent Pallotti Parish – Parking Lot Concern

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: As you know, the Special Event Office and Traffic Division was referred the parking concerns for First and Chestnut Streets during the Wyandotte Street Art Fair. It was recommended by the Traffic Division for No Parking to be posted on the East Side of First Street and Chestnut during the duration of the fair. Both officers that I spoke with recalled multiple issues with that area in past fairs, and believe the no parking will remedy the issues.

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: It is requested the City Council concur with the recommendation of the Special Event Coordinator and support the no parking along the East Side of First Street and Chestnut during the Wyandotte Street Art Fair and this also be forwarded to the Department of Public Service.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Department of Public Service as well as the Wyandotte Police Department.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: N/A

LIST OF ATTACHMENTS: None

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #8-E

ITEM: Wyandotte Street Art Fair Parking Lot Contracts

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: The Special Event Office staff is currently planning our special events for 2014. As you know, the Wyandotte Goodfellows and Old Time Ballplayers have worked with the Wyandotte Street Art Fair for many years and have managed the Chase Bank Parking Lot. We would like to continue this relationship once again this year, please see the attached contract for the 2014 Wyandotte Street Art Fair, July 9th through the 12th.

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 request authorization for the Mayor and city clerk to sign and return original contract to the Special Event Coordinator.

BUDGET IMPLICATIONS &amp; ACCOUNT NUMBER:

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: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION: jrp

## LIST OF ATTACHMENTS

2014 Parking Lot Contract

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #8-F

ITEM: Special Event Application - PCA

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: Attached please find the Special Event Application from the Porsche Club of America (PCA) for their event August 23rd 2014. They are looking for permission to utilize parking along Bishop Park on the South End to park their cars during the event, as well as a Police escort leaving the event at 3 pm. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the group add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. (Please see the attached application and information sheets).

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: It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of city sidewalks and property for their event held August 23rd 2014.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

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

MAYOR'S RECOMMENDATION: jrp

#### LIST OF ATTACHMENTS

Special Event Application - PCA

#### CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #9

ITEM: File #4635 – CONCRETE SIDEWALK PROGRAM 2014

PRESENTER: Mark Kowalewski – City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: Bids were received on February 24, 2014, and Audia Construction was determined to be the most qualified bidder.

The work area would consist of between Vinewood Avenue and Ford Avenue and between 15th Street and Fort Street.

The current account balance in the Special Assessment Fund for sidewalks is \$179,679.00. The low bid is for \$249,476.00, See attached bids.

The project should anticipate a 15% contingency or approximately a total of \$287,000 of work. Therefore, a budget amendment of \$108,000 is also requested.

STRATEGIC PLAN/GOALS: Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with the City Engineer selecting Audia Construction as the contractor of record for the Sidewalk Contract for 2014. Process a Budget Amendment with an increase of \$108,000 to Account No. 249-450-825-461.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 249-450-825-461.

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to Audia Construction directing them to begin work.

## COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: See attached financial summary for the Sidewalk & Alley Paving Fund which was distributed with the 2014FY Budget. The actual (audited) Fund Balance at September 30, 2013 was \$1,276,177 which was better than projected. Please note the diminishing level of financial resources as exhibited in the Fund Balance column of the Financial Picture. As stated in the Highlights section at the bottom of the page, the inclusion of city property in the paving program, which does not yield any reimbursement to the Fund, is the root cause of the negative financial results. Caution should be exhibited that the Fund is no longer financially viable due to the expenditure of funds on non-reimbursable work.

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

## LIST OF ATTACHMENTS:

Summary of bids

Summary 249-450-830-461 sidewalks expense/proposed budget amendment

Budget Summary - 249 Sidewalk & Alley Paving Fund

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #10

ITEM: Antenna Site 266 Maple

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The cell towers at 1077 Grove and 365 Hudson were built by Verizon in 1997. The City owns the towers and Verizon manages them for the City. Verizon desires to build a monopole at the Central Fire Station, 266 Maple. This location will provide better coverage for phone service. Typically, towers are located within a one mile radius of the closest tower. The attached map shows the area of downtown Wyandotte not being provided with coverage within the one mile radius of the other towers. The new tower will benefit the Fire Department by placing their antenna higher on the monopole and providing better coverage for communication, especially portable radios. This will increase Wyandotte's range for communication when responding to requests for mutual aid to the other cities via the DCC Agreement. The tower will match the Fire Station and be aesthetically pleasing (see attachment). The plan will be reviewed by both the Planning Commission and Design Review Board.

STRATEGIC PLAN/GOALS: We are committed to maintaining and developing excellent neighborhoods by tracking infrastructure conditions in all neighborhoods.

ACTION REQUESTED: To authorize the City Engineer to negotiate an agreement with Verizon.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Increase revenue to account no. 101-000-655-019.

IMPLEMENTATION PLAN: City Engineer to negotiate agreement with Verizon and present agreement to City 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:

1. Map indicating location of tower.
2. Site Plan
3. Detailed drawing of site.

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #11

ITEM: Park Lane Tree Replacement for Railroad Buffer

PRESENTER: Mark Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski, City Engineer

BACKGROUND: On March 10th, 2014, the attached City Council Resolution directed the City Engineer to meet with the neighbors and finalize a landscaping plan for Park Lane, not to exceed \$6,000 .(19-. The landscaping area is located east of the railroad, West of Park Lane between North Drive & Emmons and is intended to buffer properties from railroad noise and view. This proposal is to plant fifty (50) 4' tall Dark Green Arborvitae staggered along the West 8' right-of-way of Park Lane. Some new topsoil will be added to level off existing grade and sustainable grasses and hardy wild flowers (Daylilies, Coral Bells and Hostas) will be planted.

The estimated cost for this project is \$5,992.00 and is attached. The undersigned recommends extending the contract for Margolis Companies, Ypsilanti, Michigan in the Lump Sum amount of (\$4,500) for the arborvitae portion of the project.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by creating visually attractive gateways into the downtown and the city on major roads and avenues.

ACTION REQUESTED: Approve Park Lane landscaping project and approve Margolis companies for the supplying and planting of arborvitae.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account # 101-000-257-098

IMPLEMENTATION PLAN: Coordinate final layout with Rick Malechuk and complete project.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS:

Council resolution of 3-10-14  
Cost estimate for Park Lane landscaping project.  
Margolis Companies proposal for Arborvitae

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014

AGENDA ITEM #12

ITEM: Sale of City Owned Properties

PRESENTER: Mark Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski, City Engineer

BACKGROUND: October 4, 2013, the City closed with Joseph Daly on the exchange of the properties at former 1051 Walnut, former 204 Walnut, and 30 feet of vacant land adjacent to 2319 9th Street. The Contract for Exchange of Real Estate required Mr. Daly to submit plans for the construction of single family homes at former 1051 Walnut and 204 Walnut for the City review and approval. Therefore, attached for your review is the elevation for the construction of single family home at the former 204 Walnut. The features of the home are 2 stories, 2,231 square feet, 3 bedrooms, exterior to be all brick, wrap around front porch, attached garage and full basement. This home far exceeds the requirements in the Contract for Exchange of Real Estate.

Further, Mr. Daly is requesting additional 90 days to submit plans for the property at former 1051 Walnut.

STRATEGIC PLAN/GOALS: Provide the finest services and quality of life to its residents 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.

ACTION REQUESTED: Approve elevation for the home at the former 204 Walnut and allow a 90 day extension for the plans at Former 1051 Walnut.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Purchaser to secure permits for the construction of a new single family dwelling at Former 204 Walnut and allow additional three (3) months for plans for the former 1051 Walnut.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: ok jrp

## LIST OF ATTACHMENTS:

Elevations for the proposed home.

REPORTS AND MINUTES

Financial Services Daily Cash Receipts	April 30, 2014	\$116,695.82
Financial Services Daily Cash Receipts	May 5, 2014	\$154,646.01
Fire Commission Meeting	March 11, 2014	

CITIZENS PARTICIPATION

Mark Woodward, 301 Riverside Drive, thanks to all for what you do!

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

HEARINGS

HEARING OF OBJECTIONS TO THE ESTABLISHMENT OF AN OBSOLETE PROPERTY  
REHABILITATION DISTRICT NO. 12 - 2935-43 Biddle Avenue and  
2942 Van Alstyne Street

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: May 12, 2014 AGENDA ITEM #HEARING

ITEM: Establish Obsolete Property Rehabilitation District No. 12 – 2935-43 Biddle Avenue &  
2942 Van Alstyne Street

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Per the attached request from Joshua Cade, the property owner, dated April 25, 2014, and in accordance with the Obsolete Property Rehabilitation Act, a public hearing has been scheduled on May 12, 2014, to consider establishing a single property Obsolete Property Rehabilitation District for the property at 2935-43 Biddle and 2942 Van Alstyne. Per the attached affidavit from the City's Assessing Department, the property qualifies as an obsolete property.

Establishing the District is the first step in the process. The next step involves the owner filing an application for an exemption certificate that must be approved by both the City Council and the State Tax Commission. The application will include detailed information on the proposed use, construction activities, estimated costs, a construction time schedule, and economic advantages expected from the project.

If the District is created and a certificate is eventually approved, a tax known as the Obsolete Properties Tax would be levied upon the building for 1-12 years, with the actual duration to be determined by the City Council. To summarize, the exemption certificate provides an incentive to make significant improvements to a building without significantly increasing the property taxes by "freezing" the taxable value of the building at its value prior to rehabilitation and exempting the new investment from local taxes for a period not to exceed 12 years. In addition, the State Treasurer has the ability, on a competitive basis, to exempt one-half of the school operating tax and the State Education Tax (SET) for up to 6 years. The exemption would not apply to the taxable value of the existing building, land or any new personal property.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution establishing an Obsolete Property Rehabilitation District as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS:

Property owner's request to Establish an Obsolete Property Rehabilitation District

Affidavit of Functional Obsolescence from the City's Assessing Department

Obsolete Property Rehabilitation Act - MEDC Summary

List of Obsolete Property Rehabilitation Districts and Exemption Certificates approved by the City

Notice of Public Hearing published in News Herald

April 25, 2014

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

Re: Request to Establish an Obsolete Property Rehabilitation District for Buildings and Property at 2935-43 Biddle Ave. & 2942 Van Alstyne St.

Dear Mayor and Members of Council:

As you may be aware, the structures at 2935-43 Biddle & 2942 Van Alstyne experienced smoke and water damage from the fire at the former Lions & Tigers & Beers restaurant at 2929 Biddle. To facilitate the redevelopment of the buildings, I'm requesting the creation of an Obsolete Property Rehabilitation District.

Establishing the District will allow an application for an Obsolete Property Rehabilitation Act ("OPRA") Exemption Certificate to assist with completely renovating both floors of the existing structures (approximately 8,800 square feet) for use as a restaurant and bar. Also, as part of Phase 2 of the project, a small existing addition to the rear of the second floor (above the former Secretary of State Offices along the alley/Van Alstyne St.) will be demolished so that a new addition of 2,500-3,000 square feet may be constructed and incorporated into the second floor restaurant use. Currently, construction plans are being finalized for the project.

Additionally, I am working with the Wyandotte Engineering & Building Department to demolish the remains of the former restaurant at 2929 Biddle and transform the land into an outdoor patio area for use by customers at 2935-43 Biddle & 2942 Van Alstyne. Total investment is expected to exceed \$300,000.

If the District is established, an OPRA application with additional information about the project will be submitted to the City in the near future. Thank you for your consideration of this request. If you have any questions or would like any additional information, please contact me.

Sincerely,  
Joshua Cade, Managing Member, King Cade LLC, 2935 Biddle Avenue, Wyandotte MI 48192  
(734) 626-7713

Joe Voszatka, 3166 Van Alstyne, request the addition of 2929 Biddle to the property for an OPRA.

SHOW CAUSE HEARING  
HEARING SHOWING CAUSE WHY THE PROPERTY LOCATED AT  
2927-2929 BIDDLE AVENUE SHOULD NOT BE DEMOLISHED

Hold demolition hearing until Monday, June 2, 2014. Demolition will be done by May 27, 2014.

FINAL READING OF ORDINANCES

AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE  
ZONING ORDINANCE BY AMENDING  
ARTICLE XXIV-General Provisions, section 2408 Signs, Section (f) Permitted Signs by Zoning  
District Sub-Section (1) (h) and Sub-Section 2 (j) (1) Attention Getting Devices

CITY OF WYANDOTTE ORDAINS:

Section 1. Amendment.

The following Section of the City of Wyandotte Zoning Ordinance entitled Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District Sub-Section 1 (h) concerning attention-getting devices in the CBD Central Business District shall be amended to read:

(h) Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed 24 square feet in area per banner or 24 square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed 24 square feet in area. All banners and signs cannot exceed 10% of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one time.

Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty (30) day periods in a calendar year.

Feather Banners are not permitted.

Section 2. Amendment.

The following Section of the City of Wyandotte Zoning Ordinance entitled Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District Sub-Section 2 (j)(1) concerning attention-getting devices in the O-S, B-1 and B-2 Districts following shall be amended to read:

1. Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed 24 square feet in area per banner or 24 square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed 24 square feet in area. All banners and signs cannot exceed 10% of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one time.

Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty (30) day periods in a calendar year.

Feather Banners are not permitted.

Section 3. Severability.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent to give this Ordinance full force and effect.

Section 4. Effective Date.

This ordinance shall be published along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance, and the place and time where a copy of the Ordinance may be purchased or inspected.

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

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

NAYS: None

ABSENT: Councilperson Galeski

I hereby approve the adoption of the foregoing Ordinance this 12<sup>TH</sup> day of May, 2014

CERTIFICATION

We, the undersigned, Joseph R. Peterson and William R. Griggs, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, 12<sup>th</sup> day of May, 2014.

William R. Griggs, City Clerk

Joseph R. Peterson, Mayor

AN ORDINANCE ENTITLED  
"AN ORDINANCE TO AMEND SEC. 25-24 ENTITLED "USE OF ROLLERBLADES"  
OF THE CODE OF ORDINANCES OF THE CITY OF WYANDOTTE

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amendment of Sec. 25-24. Use of Rollerblades:

Sec. 25-24. Use of rollerblades.

(a) Definition. The term rollerblades includes any device marketed as such, and also includes skateboards, roller skates, street skates, or any other similar device which has coasters or wheels. This definition does not include bicycles.

(b) Prohibited. The following uses of rollerblades are prohibited:

In any manner or location which shall deface or damage any private or public property.

Upon planter boxes, windowsills, benches, curbs, or in close proximity to doorways so as to hamper the entrance or exit of pedestrians.

In any careless or reckless manner which may endanger another.

Clinging to a bicycle or to any motor driven device.

In such a manner that the person using the rollerblades fails to yield the right-of-way to pedestrians.

On any sidewalk within the central business district or in any other location within the city as determined by the city council and where prohibited by the posting of signs

(c) Penalty. Any person violating any provision of this section shall be responsible for a municipal civil infraction subject to a fine not to exceed five hundred dollars (\$500.00), plus

court costs. The police shall impound the rollerblade of any individual under the age of seventeen (17) years of age which shall be released to any parent or legal guardian of the violator. In the event of a second offense by any individual under the age of seventeen (17), the rollerblades will be released to any parent or guardian of the minor upon payment of a cost reimbursement of fifty dollars (\$50.00). If an impounded rollerblade is not claimed within ninety (90) days, it will be deemed abandoned property and may be sold by the police department.

Section 2. Severability.

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

Section 3. Effective Date.

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

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

YEAS: Councilpersons Sabuda, Schultz  
 NAYS: Councilpersons Fricke, Miciura, Stec  
 ABSENT: Councilperson Galeski

ORDINANCE FAILED TO PASS

RESOLUTIONS

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

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

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

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from Peter Vlcko, 524 Riverside Drive relative to the request to repair a curb in front of his residence is hereby referred to the City Engineer to make such repairs as soon as possible.

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

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council grants permission to Kay Manville, 1735-3rd Street Wyandotte for the use of the city-owned vacant lots at the corner of Alkali and 2nd Street; south side and the corner of Alkali and 3rd Street, south side on May 31, 2014 from 5:00 p.m. to 9:00 p.m.; provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

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

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated May 12, 2014 to appoint Richard Szymezuk, 2775-21st, Wyandotte to the Zoning Board of Appeals and Adjustments, Term to expire May, 2016. AND BE IT FURTHER RESOLVED Council thanks Robert Alderman for serving on the Zoning Board of Appeals and Adjustments.

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

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated May 12, 2014 to appoint Stanley Rutkowski, 2508-19th, Wyandotte to the Planning Commission, Term to expire April, 2017. AND BE IT FURTHER RESOLVED Council thanks Cassandra Booms for serving on the Planning Commission.

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

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the Wyandotte Board of Review and hereby APPROVES the Poverty Tax Relief Guidelines as submitted by the City Assessor to be used as standards when considering appeals made to the Board of Review based on financial hardship as set forth by the Board of Review members.

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

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the recommendation of the Fire Chief and hereby APPROVES the hiring of two (2) probationary fire fighters utilizing the (SAFER) grant. AND FURTHER Council APPROVES the hiring of Mr. Jeremy Waara and Mr. Nathan Lesperance as the probationary fire fighters, upon the successful completion of all pre-employment testing and background checks.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the Downtown Development Authority to place temporary "No Parking" signage in areas surrounding the Farmers Market site at Elm and First ; from June 5th to October 2nd, 2014, on Thursdays commencing at 11:00 a.m. to assist vendor set up for the Wyandotte Farmers Market.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the Special Event coordinator and hereby APPROVES the radio and tent rental contract with Boomers Tent Rental for the 2014 Wyandotte Street Art Fair in the amount of \$1,425.00 with funds to be derived from the Art Fair account # 285-225-925-730-860. AND BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor and City Clerk to execute said contract on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the Special Event coordinator and hereby APPROVES the following contract for Entertainment for the 2014 Wyandotte Street Art Fair: Old Kats-\$500.00; funds to be derived from account # 285-225-925-730-860. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the recommendation of the Special Event Coordinator and hereby APPROVES the agreement between the City of Wyandotte and the Roosevelt High School to operate a parking concession at the city owned lot #11 located at Oak and Second Streets at the Wyandotte Street Art Fair; July 9th through July 12, 2014. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the recommendation of the Traffic Division and Special Event Coordinator and hereby APPROVES the posting of "No Parking" signs on the East Side of First Street and Chestnut during the duration of the Art Fair ; July 9th through July 12, 2014. AND BE IT FURTHER RESOLVED that the Department of Public Service be directed to post said signs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCUR with the recommendation of the Special Event Coordinator and hereby APPROVES the agreement between the City of Wyandotte and the Wyandotte Goodfellows and Old Time Ballplayers to operate a parking concession at the city-owned Chase Bank parking lot (exact layout to be determined and communicated to City Hall employees prior to the event) during the Wyandotte Street Art Fair; July 9th through July 12, 2014. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council hereby APPROVES the Special Event Application as submitted by the Special Event Coordinator and hereby GRANTS permission to the Porsche Club of America (PCA) to utilize parking along Bishop Park on the South End on August 23, 2014; including a Police escort at 3:00 p.m.; provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs AND BE IT FURTHER RESOLVED that the Police, Fire and Recreation Departments be provided a copy of said resolution for information and coordination.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding File #4635-CONCRETE SIDEWALK PROGRAM 2014; AND BE IT FURTHER RESOLVED that Council accepts the bid of Audia Construction of Milford, Michigan in the amount of \$249,476.00. AND FURTHER that account # 249-450-825-461 be amended to increase the budget by \$108,000.00.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

YEAS: Councilmembers Fricke, Sabuda, Schultz, Stec

NAYS: Councilman Miciura

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the City Engineer relative to the Antenna Site located at 266 Maple is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council authorizes the City Engineer to negotiate an agreement with Verizon for a monopole and equipment building to be located near the Central Fire station with a report back to Council for final approval of the agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

## RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council APPROVES the landscaping project on Park Lane and hereby agrees to extend the contract with Margolis Companies, Ypsilanti, Michigan in the amount of \$4,500 from account # 101-000-257-098.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the City Engineer regarding the sale of the city-owned properties at former 204 Walnut and 1051 Walnut is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council APPROVES the elevations for the construction of a single family home at the former 204 Walnut as presented to Council; AND FURTHER Council APPROVES an additional 90 day extension to supply plans for the construction of a new single family home at the former 1051 Walnut.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

Wyandotte, Michigan May 12, 2014

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that WHEREAS the owner of 2927-2929 Biddle Avenue, Wyandotte as hired a contractor to complete the demolition of the property; therefore this Show Cause Hearing is hereby held in ABEYANCE until Monday, June 2, 2014 to determine if demolition is completed.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Donald Schultz

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

NAYS: None

RESOLUTION APPROVING THE ESTABLISHMENT OF AN OBSOLETE PROPERTY REHABILITATION DISTRICT PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE OBSOLETE PROPERTY REHABILITATION ACT, PUBLIC ACT 146 OF 2000, AS AMENDED

For Property at 2935-43 Biddle Avenue, 2942 Van Alstyne Street, and 2929 Biddle Avenue

Wyandotte, Michigan Dated: May 12th, 2014

RESOLUTION by Councilmember Leonard Sabuda

RESOLVED BY THE CITY COUNCIL THAT:

WHEREAS, on June 6, 2000, Public Act 146 of 2000, known as the Obsolete Property Rehabilitation Act (the Act), was signed into law; and

WHEREAS, as of June 12, 2012, the City of Wyandotte was a Qualified Local Governmental Unit under Section 2 (k) of the Act; and

WHEREAS, the City Council concurs with the determination and findings in the Affidavit of Functional Obsolescence prepared by the City's Assessing Department dated April 29, 2014, specifying that the buildings at 2935-43 Biddle Avenue and 2942 Van Alstyne Street meet the criteria for functional obsolescence and qualify as a "functionally obsolete property" as defined in the Obsolete Property Rehabilitation Act, Act 146 of 2000, and the Brownfield Redevelopment Financing Act, Act 381 of 1996; and

WHEREAS, said property complies with the definition of commercial property provided in the Act; and

WHEREAS, said property is obsolete property in an area characterized by obsolete commercial

property; and

WHEREAS, on April 25, 2014, the property owner submitted a letter requesting the establishment of an Obsolete Property Rehabilitation District for the property at 2935-43 Biddle Avenue and 2942 Van Alstyne Street, and subsequently requested adding the property at 2929 Biddle Avenue; and

WHEREAS, a public hearing notice was published not less than 10 days or more than 30 days before the date of the hearing and written notice was sent via certified mail to the owners of all real property within the proposed Obsolete Property Rehabilitation District notifying them of a public hearing to be held on May 12, 2014; and

WHEREAS, the City of Wyandotte is authorized under the provisions of PA 146 of 2000 to establish Obsolete Property Rehabilitation Districts by resolution;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds and determines that the property at 2935-43 Biddle Avenue and 2942 Van Alstyne Street is an obsolete commercial property in an area characterized by obsolete commercial property; and

BE IT FURTHER RESOLVED, that Obsolete Property Rehabilitation District No. 12 is hereby established for the property at 2935-43 Biddle Avenue, 2942 Van Alstyne Street, and 2929 Biddle Avenue, said property more fully described as:

2935-43 Biddle Avenue

Lot 4 Corrected Plat of Blocks 19, 20, 30 and 31, Block 31 T3S R11 E, L1 P297 Wayne County Records. Parcel Identification Number: 57-011-03-0004-000

2929 Biddle Avenue

Lot 3 Corrected Plat of Blocks 19, 20, 30 and 31, Block 31 T3S R11E, L1 P297 Wayne County Records. Parcel Identification Number: 57-011-03-0003-000

I move the adoption of the foregoing Resolution.

MOTION by Councilperson Leonard Sabuda  
Supported by Councilperson Donald Schultz  
YEAS: Councilpersons Fricke, Miciura, Sabuda, Schultz, Stec  
NAYS: None  
ABSENT: Councilperson Galeski

ADJOURNMENT

MOTION by Councilperson Leonard Sabuda  
Supported by Councilperson Donald Schultz  
That we adjourn.  
Carried unanimously  
Adjourned at 9:47 PM  
May 12, 2014

  
\_\_\_\_\_  
William R. Griggs, City Clerk

## BUILDING CODE BOARD OF APPEALS

May 12, 2014

A meeting of the Building Code Board of Appeals, City of Wyandotte was called to order by Acting Chairman Carley at 5:00 p.m., in the Engineering Department Meeting Room at City Hall, 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan.

**MEMBERS PRESENT:** Badalamenti  
Butch  
Carley  
Zanley

**MEMBERS ABSENT:** Johnson

**ALSO PRESENT:** Sheila Johnson, Secretary  
Rob Steffke, Appellant and Owner

---

### Appeal #605 – Granted

**The proposed would not substantially impair the intent and/or purpose of the Ordinance.**

Rob Steffke (Applicant and Owner) has appealed to the Building Board of Appeals of the City of Wyandotte for permission to obtain a variance for a garage footing at 653 Chestnut, Wyandotte MI (see file for legal description) in a RA zoning district, where the proposed conflicts with In accordance with Section R-403.1.4.1 of the Michigan Residential Code 2009 as follows:

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

**Exception:**

1. Protection of freestanding accessory structures with an area of 600 square feet (56 m) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.

Existing garage does not have 12" x 42" footing which would be required due to increasing SF of garage > 600 SF.

---

Motion was made by Member Butch, supported by Member Parker to grant this appeal.

Yes: Badalamenti, Butch, Carley, Parker, Zanley

No: None

Abstain: None

Absent: Johnson

Motion passed.

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**APPEAL #605**

Acting Chairman Carley read the appeal and asked that it be explained.

Mr. Steffke explained that his garage only has a 24" ratwall. He had discussed this with the City Building Inspector and was told he could try to appeal this to the Building Board for a variance.

Member Parker asked if Mr. Steffke was going to pin both existing garage and garage addition together.

Mr. Steffke replied yes.

Member Parker asked what the garage addition size would be.

Mr. Steffke replied 19' x 24'.

Member Zanley asked if it was just the garage footing he was requesting a variance for.

Mr. Steffke replied yes.

Member Badalamenti asked if Mr. Steffke planned to have the corners of the garage at 42".

Mr. Steffke replied no, he only wanted to have the 24" ratwall.

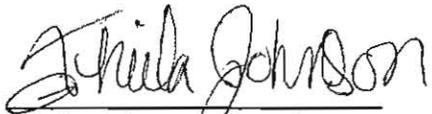
Zero (0) communications were received for this appeal.

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Other Business:

Chairman Ted Dziengelewski resigned from the Board.

The meeting adjourned at 5:10 p.m.

  
Sheila Johnson, Secretary

**BUILDING CODE BOARD OF APPEALS  
Wyandotte, Michigan**

**RESOLUTION**

Wyandotte, Michigan May 12, 2014

RESOLUTION BY MEMBER Butch

RESOLVED BY THE BUILDING CODE BOARD OF APPEALS OF THE CITY OF  
WYANDOTTE,

That APPEAL NO. #605 by Rob Steffke (Appellant and Owner)

To  APPROVE \_\_\_ DENY appeal for a variance to Section R-403.1.4.1 Frost  
Protection of the Michigan Residential Code 2009 at 653 Chestnut, Wyandotte,  
Michigan.

I move the adoption of the foregoing resolution.

Member: William Butch

Supported by Member: Tom Beck

Yeas ---- Members ---- Nays

X	Badalamenti	
X	Butch	
X	Carley	
	Johnson	ABSENT
X	Parker	
X	Zanley	

City of Wyandotte  
DESIGN REVIEW COMMITTEE  
**Minutes of the Tuesday, May 6, 2014, Meeting**

Member Kowalewski called the meeting to order at 11:30 a.m.

MEMBERS PRESENT: Mark Kowalewski, Robert Benson, Jody Egen, and Natalie Rankine

MEMBERS ABSENT: Norm Walker

ALSO PRESENT: Sheila Johnson, Recording Secretary  
Jeremy Sladovnik, Applicant & Owner  
Cindy Arnoldy, Applicant  
Alvin Fritz, Owner  
Jeffery Scott Architects, Applicant  
David Wright, Wright Signs, Applicant  
Carole Navarre, Boston Tea Room, Owner  
Jonathan Crane, Applicant

**APPROVAL OF APRIL 8, 2014 MINUTES:**

Member Benson approved. Member Kowalewski seconded.

**REVIEW OF PROPOSED SIGNS AT 121 ELM:**

The application as submitted by Wright Signs (Applicant) and Boston Tea Room (Owner) for the property at 115 Elm, Wyandotte, Michigan has been reviewed and approved.

**REVIEW OF BUILDING FAÇADE AT 3233 BIDDLE AVENUE:**

The application as submitted by Jeffery Scott Architects (Applicant) Alvin R. Fritz (Owner) for the property at 3233 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved.

**REVIEW OF EXTERIOR BUILDING COLORS AT 3037 BIDDLE AVENUE:**

The application as submitted by Greg/Cindy Arnoldy (Applicant) and Jeremy Sladovnik (Owner) for the property at 3037 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved.

**REVIEW OF EXTERIOR BUILDING COLORS AT 3041 BIDDLE AVENUE:**

The application as submitted by Jeremy Sladovnik (Applicant and Owner) for the property at 3041 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved.

**REVIEW OF ELEVATION AND PLANS FOR COMMUNICATION TOWER AT 266  
MAPLE STREET:**

The application as submitted by Jonathan Crane (Applicant) and City of Wyandotte (Owner) for the property at 266 Maple, Wyandotte, Michigan has been reviewed and approved.

**OTHER BUSINESS:**

None at this time.

**MOTION TO ADJOURN:**

MOTION BY MEMBER Benson to adjourn the meeting at 12:28 p.m.  
Member Kowalewski seconded motion.

# RESOLUTION

Wyandotte, Michigan

May 6, 2014

RESOLUTION BY MEMBER KOWALEWSKI

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
WYANDOTTE,

The proposed sign as submitted by Wright Signs (Applicant) and Boston Tea Room (Owner) for the property at 121 Elm, Wyandotte, Michigan has been reviewed and approved as submitted to the Design Review Committee.

I move the adoption of the foregoing resolution.

Member: Kowalewski

Supported by Member: Benson

Yeas	Members	Nays
x	Benson	
x	Kowalewski	
x	Egen	
x	Rankine	
	Walker (absent)	

# RESOLUTION

Wyandotte, Michigan

May 6, 2014

RESOLUTION BY MEMBER BENSON

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
WYANDOTTE,

The proposed building facade by Jeffrey Scott Architects (Applicant) and Alvin Fritz (Owner) for the property at 3233 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved as submitted to the Design Review Committee.

I move the adoption of the foregoing resolution.

Member: Benson

Supported by Member: Rankine

Yeas	Members	Nays
x	Benson	
x	Kowalewski	
x	Egen	
x	Rankine	
	Walker (absent)	

# RESOLUTION

Wyandotte, Michigan

May 6, 2014

RESOLUTION BY MEMBER KOWALEWSKI

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
WYANDOTTE,

The proposed exterior building colors as submitted by Greg/Cindy Arnoldy (Applicant) and Jeremy Sladovnik (Owner) for the property at 3037 Biddle Avenue, Wyandotte, Michigan has been reviewed and approved as submitted to the Design Review Committee.

I move the adoption of the foregoing resolution.

Member: Kowalewski

Supported by Member: Benson

Yeas	Members	Nays
x	Benson	
x	Kowalewski	
x	Egen	
x	Rankine	
	Walker (absent)	

# RESOLUTION

Wyandotte, Michigan

May 6, 2014

RESOLUTION BY MEMBER KOWALEWSKI

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
WYANDOTTE,

The proposed exterior building colors as submitted by Jeremy Sladovnik  
(Applicant & Owner) for the property at 3041 Biddle Avenue, Wyandotte,  
Michigan has been reviewed and approved as submitted to the Design Review  
Committee.

I move the adoption of the foregoing resolution.

Member: Kowalewski  
Supported by Member: Benson

Yeas	Members	Nays
x	Benson	
x	Kowalewski	
x	Egen	
x	Rankine	
	Walker (absent)	

# RESOLUTION

Wyandotte, Michigan

May 6, 2014

RESOLUTION BY MEMBER EGEN

RESOLVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
WYANDOTTE,

The proposed elevation and plans for communication tower as submitted by Jonathan Crane (Applicant) and City of Wyandotte (Owner) for the property at 266 Maple Street, Wyandotte, Michigan has been reviewed and approved as submitted to the Design Review Committee.

I move the adoption of the foregoing resolution.

Member: Egen

Supported by Member: Benson

Yeas	Members	Nays
x	Benson	
x	Kowalewski	
x	Egen	
x	Rankine	
	Walker (absent)	

Clark

MINUTES OF THE MEETING OF THE  
FIRE FIGHTER'S CIVIL SERVICE COMMISSION

April 9, 2014

A Regular Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by President Baker at 5:15 p.m. in the Training Room, 2nd Floor, Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan.

PRESENT: Commissioner Rodney G. Baker, President  
Commissioner Michael J. Ptak, Vice-President  
Commissioner Michael G. Dallos, Secretary

ALSO PRESENT: Ray Wagoner, Union President  
Debby Harris, Recording Secretary

Approval of the March 24, 2014 Regular Meeting Minutes

Motion by Comm. Dallos, Supported by Comm. Ptak to approve the minutes of the Regular Meeting of March 24, 2014. Motion unanimously carried.

Old Business

1. Sergeant/Engineer Position

Comm. Baker explained that the current Resolution adopted December 9, 2013 concerning testing for the ranks of Fire Captain or Lieutenant needs to be amended.

Comm. Dallos stated that the second paragraph has to be amended. The Resolution states in part "states that for the purpose of testing for the ranks of Fire Captain or Lieutenant; with the elimination of the Sergeant position those eligible to take the tests will be as follows:

Initial testing for the Captain exam shall remain the same. If it becomes necessary to drop down, or the for the Lieutenants exam, all Sergeant/Engineer and Department members with 10 years experience will be considered eligible.

In the event there are no members eligible to be placed in the promotional list, the retest shall also include members with 5 years seniority."

Comm. Dallos stated that by State law the second paragraph must be changed to read "members with 5 years experience will be considered eligible." The third paragraph must be changed to read "In the event there are no members eligible to be placed in the promotional list, the retest shall also include members with 2 years seniority."

MINUTES OF THE MEETING  
OF THE FIRE FIGHTER'S  
CIVIL SERVICE COMMISSION

-2-

April 9, 2014

Old Business Con't

1. Sergeant/Engineer Position Con't

Comm. Baker asked Mr. Wagoner if the Fire Fighters would have any problems with the changes. Mr. Wagoner they would not.

Comm. Ptak informed Mr. Wagoner that in order for the Resolution to remain at 10 years and 5 years it would have to be in the Fire Fighter Contract.

Motion by Comm. Dallos, Supported by Comm. Ptak to approve the changes made to the Resolution dated December 9, 2013. Motion unanimously carried.

New Business

1. Fire Captain Exam

After discussion between the Commissioners it was determined that the Fire Captain exam would be given on May 14, 2014. Ms. Harris was directed to send invitations to the following persons: Dave Bartnicki, Jeff Prizza, Greg Kmita and Dan Wright.

Date of Next Regular Meeting

The next scheduled regular meeting of the Commission will be held on Wednesday, May 14, 2014 at 5:00 p.m., at the Wyandotte Police Department, 2015 Biddle Avenue, 2nd Floor Training Room, Wyandotte, Michigan 48192. Adjournment

There being no further business to discuss the meeting adjourned at 5:20 p.m.

FIRE FIGHTER'S CIVIL SERVICE COMMISSION  
OF THE CITY OF WYANDOTTE

Rodney G. Baker, President

RGB:mgd



01- 30  
April 30, 2014

A regular session of the Municipal Service Commission of the City of Wyandotte, Michigan, was held at the office of the Commission on Wednesday, April 16, 2014 at 5:02 P.M.

ROLL CALL: Present: Commissioner -Michael Sadowski  
Leslie G. Lupo  
Gerald P. Cole  
Frederick C. DeLisle-excused  
Robert K. Alderman

General Manager  
& Secretary -Rod Lesko

Also Present -Paul LaManes  
Charlene Hudson  
CATV Volunteer  
Steve Colwell

APPROVAL OF MINUTES

MOTION by Commissioner Lupo and seconded by Commissioner Cole to approve the April 16, 2014 working session Municipal Service Commission meeting minutes.

MOTION by Commissioner Lupo and seconded by Commissioner Cole to approve the April 16, 2014 regular session of Municipal Service Commission meeting minutes.

ELECTION OF OFFICERS

MOTION by Commissioner Lupo and seconded by Commissioner Cole to nominate Commissioner Sadowski as Commission President.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Lupo

NAYS: None

MOTION by Commissioner Cole and seconded by Commissioner Sadowski to nominate Commissioner Lupo to Commission Vice-President.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Sadowski

NAYS: None

HEARING OF PUBLIC CONCERNS

None

RESOLUTION 04-2014-05

MOTION by Commissioner Cole and seconded by Commissioner Lupo to authorize the appointment of the Assistant General Manager, Paul LaManes for a 2 year term to the City of Wyandotte Retirement Commission expiring January 31, 2016.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Lupo, Sadowski

NAYS: None

REPORTS/COMMUNICATIONS: None

APPROVAL OF VOUCHERS

MOTION by Commissioner Sadowski and seconded by Commissioner Cole that the vouchers be paid as presented.

#5236	\$	168,862.90
#5237	\$	255,341.54
#5238	\$	194,331.74

01 - 32  
April 30, 2014

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Lupo, Sadowski

NAYS: None

LATE ITEMS

None

CLOSED SESSION TO DISCUSS PENDING LITIGATION

MOTION by Commissioner Lupo and seconded by Commissioner Cole to recess into closed session. 5:04 p.m.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Lupo, Sadowski

NAYS: None

RETURN FROM CLOSED SESSION

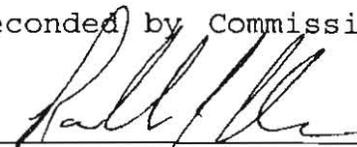
MOTION by Commissioner Lupo and seconded by Commissioner Cole to reopen the regular meeting 5:54 p.m.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Lupo, Sadowski

NAYS: None

MOTION by Commissioner Lupo and seconded by Commissioner Sadowski to adjourn. 5:55 p.m.

  
\_\_\_\_\_  
Rod Lesko, Secretary

City of Wyandotte  
 Department Of Public Service  
 4201 13<sup>th</sup> Street  
 WYANDOTTE CITY CLERK  
 Wyandotte, MI 48192  
 734.324.4590  
 2014 MAY - 9 A 11:15

William R. Griggs, City Clerk:

The following report is made of monies received from the receipts issued for the date(s) of 5.8.14 which have been turned over to the City Treasurer.

Type	Total	Payment Type	Amount
Dumping and Dumpster fees		: FE:	\$ _____
Refuse Stickers		: FD:	\$ _____
Solid Waste Toter		: FG:	\$ <u>480.00</u>
Miscellaneous		: MZ:	\$ _____
Yard Waste Subscription		: YW:	\$ <u>490.22</u>
Total fees: \$			<u>970.22</u>

Gary Ellison  
 DPS Superintendent

FE \$ \_\_\_\_\_  
 FD \$ \_\_\_\_\_  
 FG \$ 480.00  
 MZ \$ \_\_\_\_\_  
 YW \$ 490.22

City of Wyandotte  
Department Of Public Service  
4201 13<sup>th</sup> Street  
Wyandotte, MI 48192  
734.324.4590  
2014 MAY -9 A 10:45

William R. Griggs, City Clerk:

The following report is made of monies received from the receipts issued for the date(s)  
of 5-8-14 which have been turned over to the City Treasurer.

<u>Type</u>	<u>Total</u>	<u>Payment Type</u>	<u>Amount</u>
Dumping and Dumpster fees		: FE: \$	<u>621.00</u>
Refuse Stickers		: FD: \$	
Solid Waste Toter		: FG: \$	<u>288.00</u>
Miscellaneous		: MZ: \$	
WBA		: XI: \$	
Yard Waste Subscription		: YW: \$	<u>54.84</u>
		Total fees: \$	<u>963.84</u>

Leanne Daniels  
DPS Office Manager

City of Wyandotte  
 Department Of Public Service  
 4201 13<sup>th</sup> Street  
 Wyandotte, MI 48192  
 734.324.4590  
 WYANDOTTE CITY CLERK  
 2014 MAY -9 A 10:45

William R. Griggs, City Clerk:

The following report is made of monies received from the receipts issued for the date(s) of 5.8.14 which have been turned over to the City Treasurer.

Type	Total	Payment Type	Amount
Dumping and Dumpster fees		: FE:	\$ <u>1022.00</u>
Refuse Stickers		: FD:	\$ _____
Solid Waste Toter		: FG:	\$ <u>144.00</u>
Miscellaneous		: MZ:	\$ _____
Yard Waste Subscription		: YW:	\$ <u>50.22</u>
Total fees:			\$ <u>1216.22</u>

Gary Ellison  
 DPS Superintendent

FE \$ 1022.00  
 FD \$ \_\_\_\_\_  
 FG \$ 144.00  
 MZ \$ \_\_\_\_\_  
 YW \$ 50.22

City of Wyandotte  
 Department Of Public Service  
 4201 13<sup>th</sup> Street  
 Wyandotte, MI 48192  
 734.324.4590  
 WYANDOTTE CITY CLERK  
 2014 MAY -9 A 10: 45

William R. Griggs, City Clerk:

The following report is made of monies received from the receipts issued for the date(s) of 5-8-14 which have been turned over to the City Treasurer.

<u>Type</u>	<u>Total</u>	<u>Payment Type</u>	<u>Amount</u>
Dumping and Dumpster fees		: FE:	\$ <u>400.00</u>
Refuse Stickers		: FD:	\$ _____
Solid Waste Toter		: FG:	\$ _____
Miscellaneous		: MZ:	\$ _____
WBA		: XI:	\$ _____
Yard Waste Subscription		: YW:	\$ _____
			Total fees: \$ <u>400.00</u>

Leanne Daniels  
 DPS Office Manager