

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION  
MONDAY, JUNE 8th 2015 7: 00 PM  
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON  
CHAIRPERSON OF THE EVENING: THE HONORABLE LAWRENCE STEC

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

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Cheryl Washburn, Committee Chairperson, Paint the Town Pink requesting the use of the Gazebo at BASF Waterfront Park for their annual Paint the Town Pink Breast Cancer Awareness Family Fun Run Walk and Roll on October 3, 2015.
2. Communication from J.S. Vig requesting to install "movable" fencing around a construction site at the corner of Biddle Avenue and Maple Street 3061-3063 Biddle.
3. Communication from Anthony and Stephanie Miello regarding the rezoning of the former McKinley School; 640 Plum.
4. Communications from various citizens in the McKinley Neighborhood stating their support for the proposed Senior living development at the former McKinley School site.

PERSONS IN THE AUDIENCE:

NEW BUSINESS (ELECTED OFFICIALS):

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

5. Communication from Superintendent of Recreation regarding the purchase of Stancor Submersible Pump for Golf Course Pond on Hole # 5.

6. Communication from the City Administrator regarding a Study as it pertains to the proposed consolidation of the 27th and 28th Districts Courts into a newly created 26th District Court.

7. Communication from the City Administrator relative to hiring a Laborer/Equipment Operator in the Department of Public Service.

8. Communication from the Special Events Coordinator regarding the Art Fair Parking Lot contract and the Wyandotte Business Association Third Friday event on June 19, 2015.

9. Communication from the Deputy Treasurer/Assistant Finance Director regarding the City of Wyandotte Brownfield Redevelopment Authority Fund Amended Deficit Elimination Plan (Revised).

10. Communication from the City Engineer, City Administrator and City Planner regarding the rezoning of the former McKinley School 640 Plum.

11-A Communication from the Director of Museums and Cultural Affairs and Wyandotte Cultural & Historical Commission

11-B Communication from the City Administrator regarding Fair Housing Act (Senior living Communities).

11-C Communication from the City Engineer and City Administrator relative to File # 4630 Qualifications for Redevelopment of McKinley School.

CITIZENS PARTICIPATION:

REPORTS AND MINUTES:

Daily Cash Receipts	May 29, 2015	\$6,745.25
Municipal Service Commission	May 27, 2015	



## ***Family Fun Run Walk & Roll***

Wyandotte Independent Business Alliance | [www.facebook.com/datas.kalifornia](http://www.facebook.com/datas.kalifornia) | [www.loveywyandotte.org](http://www.loveywyandotte.org)

June 3, 2015

To: Heather Thiede, Special Events Office; Mayor Joseph Peterson, and members of City Council

From: Love Wyandotte's Paint the Town Pink Family Fun Run Committee

Re: 4<sup>th</sup> Annual Family Fun Run Walk and Roll – October 3, 2015

We are respectfully requesting use of the Gazebo and surrounding area at BASF Waterfront Park for our annual Paint the Town Pink Breast Cancer Awareness ***Family Fun Run Walk & Roll*** on October 3, 2015.

The goal of all PPTP events is **three fold**: To **educate** women about the importance of pre-screening and early detection with the ultimate goal of prevention; to **celebrate** the survivors; and finally to **remember** and honor those we've lost.

We hope to have the run start and end at the park. It's the perfect setting for the event, showcasing the beauty of our waterfront, centrally located in our quaint and historic Downtown main street community and wide open with plenty of room to accommodate a crowd.

We are requesting permission to set up at 7 a.m. with the actual event starting at 9 a.m. with music and "festivities" until approximately 12 p.m.

We are asking for electric hook up for our D.J. who will play music to start off the run and to entertain the runners as they return. We would also like to request use of the restrooms for our participants.

We plan to hand out energy bars, juice, water, etc., for the participants and will pick up all trash prior to departure, leaving the park in immaculate condition.

We are asking for a *donation* of the park for the cause, if that is at all possible and/or approved by City Council. We are anxious to hear back from you as soon as possible so we can begin our marketing campaign for the event.

Sincerely, *Cheryl Washburn*

*Cheryl Washburn*, Committee Chairperson



## Construction Company

General Contractor – Construction Manager – Design/Build

"Building Relationships since 1965"

Integrity • Quality • Safety • Customer Satisfaction

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Mayor Joseph R. Peterson  
3200 Biddle Ave. Suite 300  
Wyandotte, Michigan 48192

Monday June 1, 2015

Dear Mayor Peterson,

J.S Vig Construction Company has been hired to perform the construction work on the property located at the corner of Biddle Ave and Maple St, 3061-3063 Biddle Ave. In order to complete the exterior renovation of the building, it will require multiple months of scaffold and equipment to be positioned at the perimeter of the building, on the adjacent sidewalks. Therefore, we are requesting approval to install "movable" fencing around the entire site, which will eliminate the public walkways on Maple and Biddle, at the building perimeter only. This movable fencing will also allow us to be flexible and enable public/pedestrian traffic on the sidewalks when construction activities are not present in the area. Proper signage will be placed at all times to warn and direct the public throughout the project.

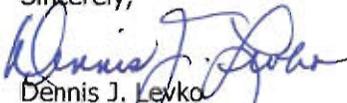
Our main concern with this location and the amount of work being performed is *public safety*. We understand that the City of Wyandotte has numerous upcoming events throughout the summer and since the fence is movable, we should be able to plan for them accordingly. Proper communication throughout the project will be a key component to making this work as seamless as possible.

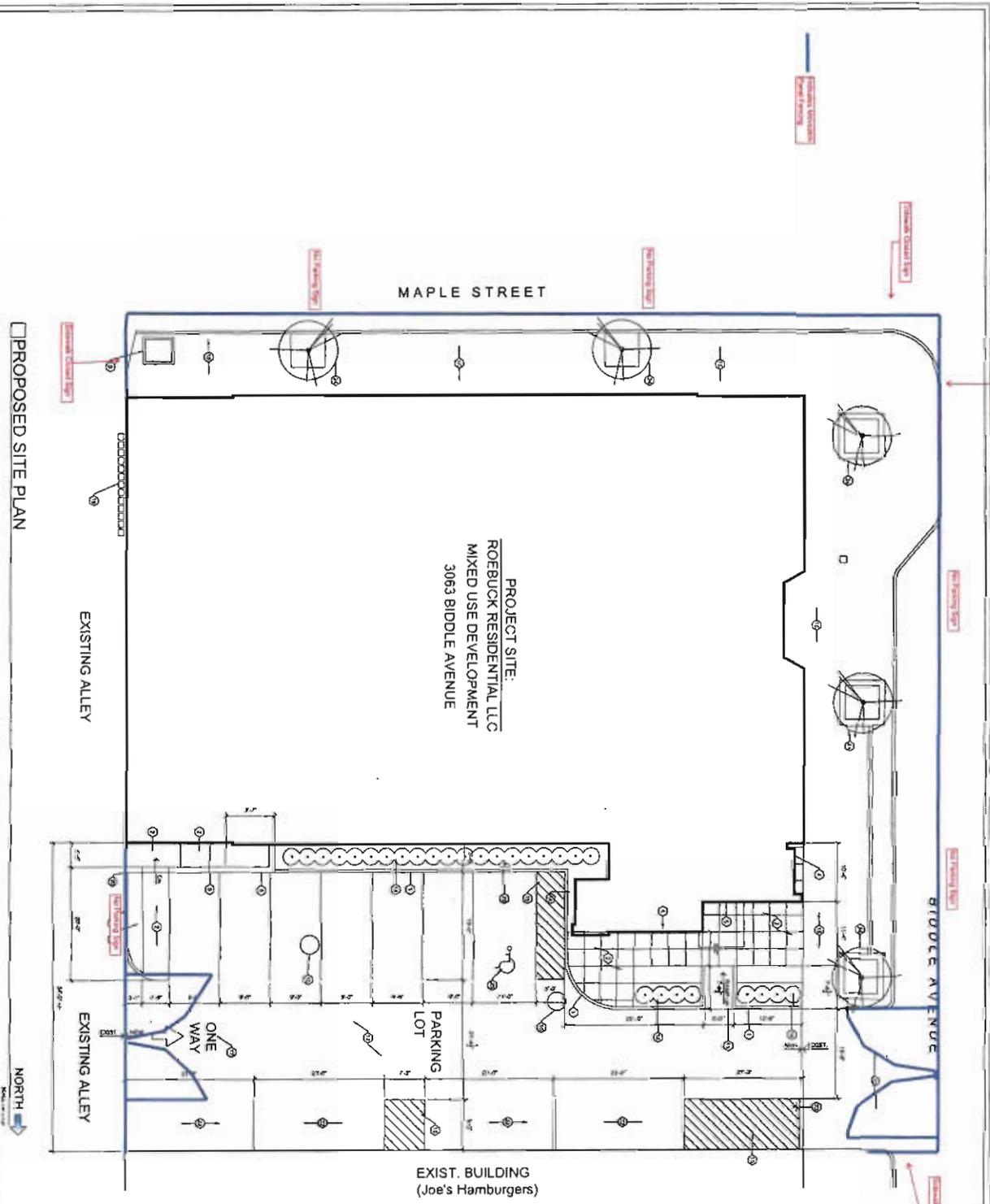
We are also in the process of confirming this plan with Wayne County, as the walkway on Biddle is in their jurisdiction. Preliminary conversations with them have been positive, and we expect their approval.

The construction on site is scheduled to start within the next 2-3 weeks and will be continue throughout 2015. Our goal is to complete the exterior work within the next 2-3 months, and allow the sidewalks to re-open as soon as possible. Specific start and finish dates will be forwarded to your office as soon as they are established.

We look forward to working with the city on this and all other components of this project.

Sincerely,

  
Dennis J. Levko  
Vice President



PROPOSED SITE PLAN

PROJECT SITE:  
ROEBUCK RESIDENTIAL LLC  
MIXED USE DEVELOPMENT  
3063 BIDDLE AVENUE

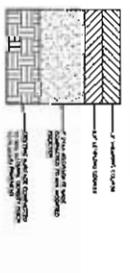
EXIST. BUILDING  
(Joe's Hamburgers)

NORTH

**SITE PLAN NOTES**

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**ASPHALT DETAIL**



**SITE NOTES**

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<p><b>A101</b> PROPOSED SITE PLAN</p>	<p><b>Roebuck Residential MIXED USE DEVELOPMENT</b></p> <p>3063 BIDDLE AVENUE WYANDOTTE, MICHIGAN</p>	<p>ARCHITECT: <b>Thomas Roberts Architect, LLC</b></p> <p>PREPARED BY: <b>Roebuck Residential, L.L.C.</b> 100 Maple Street, Wyandotte MI 48192</p>
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PERMITS ARE REQUIRED FOR CONSTRUCTION WITHIN A WAYNE COUNTY ROAD RIGHT-OF-WAY, COUNTY DRAIN OR COUNTY OWNED LAND AND FOR STORM WATER CONSTRUCTION APPROVAL.

WAYNE COUNTY PERMIT OFFICE  
 33809 MICHIGAN AVE  
 WAYNE MI 48184  
 PHONE: (734) 595-6504  
 FAX: (734) 595-6356  
 www.waynecounty.com



Wayne County  
 Department of Public Services  
 Engineering Division - Permit Office

WAYNE COUNTY USE ONLY	
DATE RECEIVED	DATE ACCEPTED
ASSIGNED TO:	REVIEW NUMBER
CHECK AMOUNT	CHECK DATE
CHECK NUMBER	

### Application for Construction Permit

PROJECT NAME <b>Roebuck Residential</b>		APPLICANT PROJECT NUMBER <b>1603</b>	
ROAD RIGHT-OF-WAY/DRAIN LOCATION OF PROPOSED WORK (RESIDENTIAL APPLICATION MUST HAVE ADDRESS HOUSE NUMBER ) <b>Biddle / Maple</b>		CITY/TWP <b>Wyandotte</b>	ZIP CODE <b>48192</b>
DISTANCE AND DIRECTION FROM NEAREST CROSS ROAD <b>North of Eureka / South of Oak on Maple.</b>	SIDE OF ROAD N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/>	TAX ID (REQUIRED FOR RESIDENTIAL APPLICATION)	
PROJECT LIMITS (INCLUDE MAJOR CROSS ROADS) <b>Biddle / Maple - Existing structure</b>			
TYPE OF PROPOSED WORK <b>Facade + building renovation / North, south + west elevation.</b>			
DESCRIPTION OF WORK INCLUDING ANY UNIQUE CHARACTERISTICS OF THE PROJECT OR ANY OTHER RELEVANT INFORMATION. <b>1940's Building - To receive New Facade Front / New Window + Door openings Building is situated on a corner lot.</b>			

APPLICANT NAME (OR COMPANY NAME) <b>J. S. Vig Construction</b>		APPLICANT CONTACT NAME <b>Michael Johnson</b>	
MAILING ADDRESS <b>16650 Racho Road</b>		CONTACT PHONE <b>734-991-3489</b>	CONTACT CELL PHONE <b>734-282-5320</b>
CITY <b>Taylor</b>	STATE <b>Mi</b>	ZIP CODE <b>48180</b>	CONTACT EMAIL <b>mjohnson@jsovig.com</b>
OWNER NAME (IF DIFFERENT FROM APPLICANT) <b>Roebuck Residential LLC</b>		OWNER CONTACT NAME <b>Wayne Dutton</b>	
MAILING ADDRESS <b>100 Maple St</b>		CONTACT PHONE <b>(734) 680-5815</b>	CONTACT CELL PHONE <b>(734) 680-5815</b>
CITY <b>Wyandotte</b>	STATE <b>Mi</b>	ZIP CODE <b>48192</b>	OWNER EMAIL <b>Wayne.Dutton@dalymerrett.com</b>

REMARKS: (WAYNE COUNTY USE ONLY)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> <b>Commercial Instructions:</b></p> <p>PLEASE SUBMIT THIS APPLICATION WITH:</p> <ul style="list-style-type: none"> <li>• MINIMUM OF (3) THREE PLAN SHEET SETS (SCALE 1 INCH = 20, 30 OR 40 FEET)</li> <li>• COMPLETED COMMERCIAL CONSTRUCTION PLAN CHECKLIST</li> <li>• ANY REQUIRED DOCUMENTS OR MATERIALS</li> <li>• APPLICABLE PLAN REVIEW COST PAYMENT PAYABLE TO "WAYNE COUNTY"</li> </ul> | <p><input type="checkbox"/> <b>Residential Instructions: (SINGLE HOME RESIDENTIAL)</b></p> <p>PLEASE SUBMIT THIS APPLICATION WITH:</p> <ul style="list-style-type: none"> <li>• MINIMUM (3) THREE SETS OF DRAWINGS</li> <li>• DRAWINGS SHOWING LOCATION OF HOUSE, DRIVEWAY LOCATION &amp; GEOMETRY, SURFACE TYPE, CULVERT (IF OVER DITCH), ROAD NAME, LOCATIONS OF UTILITY (WATER MAIN AND SANITARY), HYDRANTS, UTILITY POLES, TREES, TRAFFIC SIGNS, DITCH/SWALE, DRAINS ON SITE, HOUSE ADDRESS AND MUNICIPALITY. (REFER TO RESIDENTIAL CONSTRUCTION PLAN CHECKLIST)</li> <li>• APPLICABLE PLAN REVIEW COST PAYMENT PAYABLE TO "WAYNE COUNTY"</li> </ul> |
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**Notes:**

- CHECKS OF \$1,000 OR MORE, MUST BE CERTIFIED OR A CASHIERS CHECK.
- PLAN REVIEW COST SCHEDULE IS AVAILBALE ONLINE AT OUR WEBSITE.
- FOR RESIDENTIAL APPLICATIONS, IF LOT HAS BEEN SPLIT WITHIN LAST THREE YEARS, SUBMIT COPY OF APPROVED SPLIT BY MUNICIPALITY.
- NEW HOUSES REQUIRE A VISIBLE ADDRESS SIGN WITH PAINTED MARKINGS OR STAKING OF PROPOSED DRIVEWAY LOCATION.
- A HOUSE NUMBER FOR A NEW HOUSE MAY BE OBTAINED FROM THE LOCAL MUNICIPALITY
- FOR MORE INFORMATION GO TO:  
<http://waynecounty.com/mygov/dps/depts/engineering/permitOfc.aspx>

HOLD HARMLESS AND RELEASE

In consideration of the City of Wyandotte granting permission to J.S. Vig Construction Company, to utilize the sidewalk along Maple Street adjacent to 3061-3063 Biddle Avenue and install scaffolding to complete the exterior renovation of this building **and the use of the sidewalk along Biddle Avenue as approved by Wayne County**, the undersigned, hereby assumes all risk and liability relating to the aforementioned activity, and the undersigned agrees to hold harmless and indemnify the City of Wyandotte and all City Officials, employees, volunteers and agents from all liability or responsibility whatever for injury (including death) to persons, or for any damage to any City of Wyandotte property or to the property of others arising out of, or resulting from the aforementioned use.

The undersigned further does hereby remise, release, and forever discharge the City of Wyandotte its Officers, agents and employees from any and all claims, actions, causes of action, damages and liabilities resulting or arising out of either directly or indirectly, for the aforementioned use.

The undersigned represents personally that he/she is the authorized to execute this Agreement on behalf of the undersigned.

Agreed to this 4 day of June, 2015.

J.S. Vig Construction Company

Dennis J. Levko

BY: Dennis J. Levko, Vice President

Address: 16650 Racho Taylor Mi 48180  
Street City State Zip

Telephone: (734) 283-3002

## PROPOSED RESOLUTION

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the J.S. Vig Construction Company regarding the use of the sidewalk adjacent to Maple Street for exterior renovation at 3061-3063 Biddle Avenue is hereby approved provided the appropriate Hold Harmless Agreement is executed.

Anthony and Stephanie Miello  
3936 6th St. Wyandotte, MI 48192

May 30, 2015

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City Clerk's Office  
Communication for June 8<sup>th</sup> Meeting  
Wyandotte City Hall  
3200 Biddle Ave.  
Wyandotte, MI 48192

Dear Honorable Mayor Joe Peterson and Council,

We are writing to you today to provide our unequivocal support for the rezoning of the former McKinley School at 640 Plum.

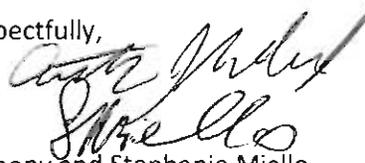
We live two blocks from McKinley and have seen this beautiful, structurally sound building at its best—alive with hundreds of students and non-stop activity and have, in recent years, seen the fast deterioration into the current state that this property is in today. It is with a bit of sadness that we pass this facility several times a day and think about the in-lay artwork tile pieces and the beautiful wood trim that make this facility unique and truly charming.

We all have an obligation to preserving the charm that makes our community unique. At the center of our McKinley neighborhood, this jewel can and should live on. In these changing times, it can still be an anchor for our south-side neighborhood albeit with a different purpose. We would welcome a planned senior housing apartment complex at this location. It would provide diversity to the housing stock in Wyandotte and service the increasing demand for dedicated housing for seniors. Further, we support the plans presented in the LOI amendments that should come before you that include increased parking. We have been keenly interested in this development since the first public hearing that we attended at the Copeland Center. We appreciate the availability and transparency the developer has provided the community and the council. The resident's feedback has been heard and the best that we can see have been incorporated into the revised plans.

This is a quiet neighborhood, we have a great new construction homes standing next to elegant older homes. McKinley can and should continue to live on as the center of our neighborhood. We encourage council to fast track their consideration to once again make McKinley vibrant again. This is the type of housing that we would encourage our own aging parents to consider, the setting is ideal and the proximity to all that Wyandotte offers is excellent. Who knows, in another couple of decades, it could be a terrific option for us too.

Thank you for your time and consideration.

Respectfully,



Anthony and Stephanie Miello

June 8, 2015

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Honorable Mayor and Council,

Over the years I have witnessed McKinley School fall further and further into disrepair. While the grass is cut, it is not maintained in a way that reflects the neighborhood. The boarded up windows and crumbling exterior are not an inviting sight. I am aware of the arguments for and against a planned senior living development at McKinley school. Suggestions and concerns by residents about the project have been addressed by the city and developer, and I believe future concerns will be addressed as well. Through a partnership between residents of the neighborhood, the City, and the developer I believe the senior living development will be an asset to the whole city. I am submitting this letter tonight to express my support for the senior living development.

TIM CALHOUN  


3634 7th  
WYANDOTTE, MI 48192

June 8, 2015

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*Francisco J. Pena De Melis*  
538 PINE ST.  
WYANDOTTE MI 48192

June 8, 2015

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*Valencia Lusk*  
621 Pine St  
Wyandotte, MI 48192

RECEIVED BY THE CITY

APPROVED BY THE CITY

June 8, 2015

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DAVID BEAUDRIE

David Beaudrie

Martha Beaudrie

MARTHA BEAUDRIE

3800 9TH

WYANDOTTE, MT 48192

June 8, 2015

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JOHN WILKIE  
719 ORCHARD ST.  


June 8, 2015

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Randal Demaggio  
816 Pine Street

Randal Demaggio 6-2-15

Ruth DeMaggio  
816 Pine St.

Ruth DeMaggio 6-2-15

Jodi DEMAGGIO  
816 Pine St  
Wyandotte

Jodi DeMaggio 6-2-15

June 8, 2015

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CHARLES FEGER 724 ORCHARD  
Charles Feger  
ESTELLE FEGERY  
Estelle Feger 724 ORCHARD

June 8, 2015

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Chris LUCZAK

JESSICA LUCZAK

725 ORCHARD ST.

*Chris L.*

*Jessica L.*

June 8, 2015

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Kenneth E Halasz  
714 plum  
Wyandotte Mi.

June 8, 2015

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Tina Hiner Tina Hiner  
705 Plum  
Wyandotte, MI  
48192

734-755-8186  
thiner@att.net

June 8, 2015

Honorable Mayor and Council,

Over the years I have witnessed McKinley School fall further and further into disrepair. While the grass is cut, it is not maintained in a way that reflects the neighborhood. The boarded up windows and crumbling exterior are not an inviting sight. I am aware of the arguments for and against a planned senior living development at McKinley school. Suggestions and concerns by residents about the project have been addressed by the city and developer, and I believe future concerns will be addressed as well. Through a partnership between residents of the neighborhood, the City, and the developer I believe the senior living development will be an asset to the whole city. I am submitting this letter tonight to express my support for the senior living development.

KATHLEEN KENNEDY

Karen Kennedy

703 CHERRY ST  
WYANDOTTE, MI 48192

June 8, 2015

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Kew Groat

708 - PINE

Wyandotte, MI



June 8, 2015

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Matt Hastings  
Matt Hastings  
805 PINE ST.  
WYANDOTTE, MI

June 8, 2015

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MERRI Kopke  
MERRI Kopke 435 Pine

Robert M Kopke Jr  
Bob Kopke 435 pine

June 8, 2015

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619 PLUM

Matt Purcell  
MATT PURCELL

June 8, 2015

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MARY Grabian  
742 Plum St  
Wyncette

June 8, 2015

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Joseph Jasinski 735 ORCHARD ST.  
Jennifer Jasinski 735 Orchard St.

Joseph M. Jasinski  
Jennifer Jasinski

June 8, 2015

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Virgilio Vasquez

Virgilio

746 Oakwood  
Wyandotte, MI

June 8, 2015

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Lucinda Reinas

734 Orchard St.  
Wyandotte, MI

Lucinda Reinas

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

5

**MEETING DATE:** June 8<sup>th</sup>, 2015

**AGENDA ITEM #**

**ITEM:** Purchase of Stancor Submersible Pump for Golf Course Pond on Hole #5

**PRESENTER:** Justin Lanagan, Superintendent of Recreation

**INDIVIDUALS IN ATTENDANCE:** Justin Lanagan, Superintendent of Recreation

**BACKGROUND:** For the 2015 Fiscal Year, \$5,000 has been allocated for the purchase of a new pond pump for the pond on hole #5 at the golf course. Hole #5 has a two-tiered pond. The purpose of this pump is to circulate the water from the lower pond up to the higher pond, the water from the higher pond then flows back into the lower pond creating a “waterfall” effect. The pump creates an aesthetically pleasing water feature, but it also creates movement within the ponds which is key to preventing algae buildup and the smell of stagnant water.

Over the past month and a half, David Cunningham of Davey Golf and myself have gone back and forth over different options, trying to find the most cost effective way to maintain a water feature while maintaining the water of the pond. We received price quotes on replacing the pump as well as pricing for aerating fountains to use in the pond instead of the “waterfall” feature. We would need to purchase two fountains (one for the higher pond and one for the lower pond) to perform the maintenance that the water pump will do. The most cost effective option is to replace the existing worn out pump with the same style pump that will create the “waterfall”.

**STRATEGIC PLAN/GOALS:** To continue to provide the finest services for the paying patrons of Wyandotte Shores

**ACTION REQUESTED:** Adopt a resolution concurring with the Superintendent of Recreation’s recommendation to purchase the Stancor Submersible Pump model P-40CS-2 from Stancor Corporation in the amount of \$4,588.30 (includes shipping costs).

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Funds for this purchase will come out of the Golf Course Equipment Account (525-750-850-540).

**IMPLEMENTATION PLAN:** Once approved by council, order will be submitted to Stancor

**COMMISSION RECOMMENDATION:** Concurs with Superintendent’s recommendation

**CITY ADMINISTRATOR’S RECOMMENDATION:** *Shupdal*

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

**MAYOR’S RECOMMENDATION:** *Alt*

- LIST OF ATTACHMENTS:**
- 1) Price quotes from three companies for the submersible pump to create the “waterfall” effect.
  - 2) Price quotes from Spartan Distributors for aerating fountains

**RESOLUTION:**

Wyandotte, Michigan  
Date: June 8<sup>th</sup>, 2015

RESOLUTION by Council Member \_\_\_\_\_

**Resolved by the City Council that Council hereby approves the purchase of and authorizes the Superintendent of Recreation to submit the order for a Stancor Submersible Pump model P-40CS-2 from Stancor Corporation for \$4,588.30 (includes shipping)**

I move the adoption of the foregoing resolution.

MOTION by

Councilmen \_\_\_\_\_

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

YEAS

COUNCIL

NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec



**Stancor, Inc.**  
**515 Fan Hill Road**  
**Monroe, CT 06468**

Phone 203-268-7513 Fax 203-268-7958  
 www.stancorpumps.com

# Pump Quotation

Date	Quote #
5/26/2015	7635

Name / Address
City of Wyandotte

Ship To:
----------

Tel. # Justin Lanagan
-----------------------

Requested date jnlanagan@wyan.org
-----------------------------------

Stancor Contact Person	Customer Contact	P.O. No.	Terms	FOB	Project
KAW				Monroe, CT	

Item	Description	Qty	Price Each	Total
P-40CS-2/460	Stancor Submersible Pump model P-40CS-2, 460 volt, 7.5 HP, 3" discharge, including 50' 1 1/4 cable. PRICE IS YOUR NET  \$205.70 to ship	1	4,382.60	4,382.60
Authorization to Purchase:				

THIS PROPOSAL IS FOR THE MATERIAL AS DESCRIBED ABOVE AND ONLY SUCH MATERIAL. PRICING VALID FOR 90 DAYS, UNLESS SPECIFIED ABOVE. SHOULD THIS PROPOSAL BECOME AN ORDER PLEASE SIGN ABOVE AND FILL ANY FIELDS NECESSARY TO FACILITATE ITS PROCESSING. RETURN VIA FAX TO : 203-268-7958 OR VIA E-MAIL TO THE APPROPRIATE CONTACT.

<b>Subtotal</b>	USD 4,382.60
<b>Sales Tax (6.35%)</b>	USD 0.00
<b>Total</b>	USD 4,382.60

**PLEASE REFER TO ABOVE QUOTE NUMBER  
WHEN PLACING ORDER**

**ARROW MOTOR AND PUMP**

692 CENTRAL  
 WYANDOTTE, MI 48192  
 Phone: (734)-285-5700  
 Fax: (734)-285-7758  
 Web: www.arrowmotor.net



**Sales Quote**

<b>Quote No.:</b>	0029990
<b>Quote Date:</b>	05/26/15
<b>Page:</b>	1

<b>Sold To:</b>	Customer Number: 237005	<b>Ship To:</b>	Ship To Number: 000001
	<b>CITY OF WYANDOTTE RECREATION</b> ENG & BLDG *SEE COMMENTS 3131 BIDDLE AVENUE WYANDOTTE, MI 48192		<b>WYANDOTTE SHORES GOLF COURSE</b> ATTN: AIMEE 3131 THIRD ST. WYANDOTTE, MI 48192

<b>Quote</b>	<b>Quote Date</b>	<b>Sales Code</b>	<b>Expire Date</b>	<b>Ship Via</b>	<b>Terms</b>
0029990	05/26/15	HG	06/26/15	BEST	NET 30 DAYS

<b>Customer PO:</b>	STANCOR PUMP	<b>PO Release:</b>		<b>Misc Number:</b>	
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Order	Item # / Description / Notes	Unit Price	Extension
1.0	REF: JOB21095 P40CS-2 6.4 HP REPLACEMENT PER S/N 43528-12 W/ MANUAL CONTROL 7-14 DAYS + FREIGHT PPD & ADD THANK YOU...!!  \$215 to Ship	4,511.50	4,511.50

<b>Sub Total</b>	4,511.50
<b>Discount</b>	.00
<b>Tax</b>	.00
<b>Freight</b>	.00
<b>Total</b>	4,511.50

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_



# QUOTATION

**Corrosion Fluid Products**  
 24450 Indoplex Circle  
 Farmington Hills, MI 48335  
 248-478-0100

Order Number	
1949277	
Order Date	Page
6/1/2015 15:18:54	1 of 1
<b>Taker:</b> Brent Martin	
<b>Email:</b> bmartin@corrosionfluid.com	

Quote Expires On 8/30/2015

**Bill To:**

City Of Wyandotte CFP14990  
 Dept Of Municipal Service  
 3005 Biddle Avenue  
 Wyandotte, MI 48192  
 USA  
 734-324-7112

**Ship To:**

City Of Wyandotte CFP14990  
 2555 Van Alstyne Drive  
 Wyandotte, MI 48192  
 USA

Requested By: Mr. JUSTIN LANAGAN

Customer ID: 151149

Requested Date	PO Number	Ship Route	Taker
6/1/2015 00:00:00	STANCOR PUMP		BMARTIN2

Quantities					Item ID Item Description	Pricing UOM Unit Size	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp.				

**Order Note:**

**Delivery Instructions:**

Ordered	Allocated	Remaining	UOM Unit Size	Disp.	Item Description	Pricing UOM Unit Size	Unit Price	Extended Price
1.00	0.00	1.00	EA		(001) STAP-40CS-2-460	EA	5,088.0000	5,088.00
				1.0	PUMP P-40CS-2-460 3in STANCOR W/ 7.5HP, 460V, MOTOR & 50' OF POWER CABLE			

Total Lines: 1

**SUB-TOTAL:** 5,088.000

**TAX:** 0.00

**AMOUNT DUE (freight excluded):** 5,088.00

U.S. Dollars

The enclosed pricing and or discounts are predicated on receiving an order for the quantities as listed.

Any significant deviation may result in a change in price and or discount.

All Orders Subject to FCx Terms & Conditions. For further information please visit [www.fcperformance.com](http://www.fcperformance.com).

Spartan Distributors Auburn \* 1050 N. Opdyke Rd \* Auburn Hills, MI 48326

\*\* Quotation \*\*

100895  
DAVEY - WYANDOTTE SHORES  
PO BOX 5200  
KENT, OH 44240

Ship To:  
WYANDOTTE SHORES GOLF COURSE  
4305 BIDDLE AVE.  
GOLF COURSE MAINTENANCE  
WYANDOTTE, MI 48192

Quote# :20532811 Written :Jim Higgs  
Prt Date:05/06/15 Ship-Via:Our Truck  
Qte Date:04/13/15 CustP/O :  
Exp Date:05/13/15 Contact :DAVE

Page :1 of 1  
Loc# :02  
Terms:Net 10th  
Reps :67 /

Product/Description	Quantity	U/M	Price/Extn
F-W-KIT INSTALLATION KIT 2 DUCKBILLS BAREBO	2	EA	89.9700 179.94
18-0038 SUNBURST PATTERN 60HZ BAREBO	1	EA	301.2000 301.20
18-0041 PHOENIX PATTERN 60HZ BAREBO	1	EA	1096.9200 1096.92
01-0011-216 AERATING FOUNTAIN 1HP/230/1/60 BAREBO	1	EA	3879.5800 3879.58
01-0012-216 AERATING FOUNTAIN 2HP/230/1/60 BAREBO	1	EA	4349.0800 4349.08
34-0002 8/3 POWER CABLE PER FOOT RAW BAREBO	475	FT	4.2196 2004.31
957-009 10/3 POWER CABLE PER FT RAW 1-3 HP BAREBO	575	FT	3.3055 1900.66

Merchandise	Handling	Misc.	Tax	Freight	Net Quote Total
13,711.69	0.00	0.00	0.00	35.00	13,746.69

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

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

6

**MEETING DATE:** June 8, 2015

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

**ITEM:** Study - Court Consolidation

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

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** PA 58 of 2014 was passed by the State and allows for the 27<sup>th</sup> District Court (Riverview and Wyandotte) and the 28<sup>th</sup> District Court (Southgate) to consolidate into a newly created 26<sup>th</sup> District Court. In order for this consolidation to occur, the governing bodies of the cities of Southgate, Wyandotte, and Riverview must approve, by resolution, the formation of the new court prior to January 1, 2016.

In order to determine the merits of this consolidation, the affected communities would like to engage Plante & Moran, PLLC, to perform an analysis of the costs associated with the potential consolidation of the courts. Plante & Moran, PLLC performs attestation services for each of the communities involved in this potential consolidation.

Attached you will find their engagement letter which outlines the scope of work which they will perform on our behalf. The total cost of the engagement is \$8,900 which will be allocated based on the populations of the three (3) communities. The City of Wyandotte's share is \$3,365.

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

**ACTION REQUESTED:** Approve the expenditure for our share of the study as outlined in the scope of services.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** None. Amount is available in the current General Fund budget (101-200-825-390 - Consulting Services).

**IMPLEMENTATION PLAN:** The City Administrator, District Court Judge, and Court Administrator will assist in providing the information necessary to complete the scope of work.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

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

**MAYOR'S RECOMMENDATION:** *J.P.*

**LIST OF ATTACHMENTS:**

1. Public Act 58 of 2014
2. Engagement Letter – Plante & Moran, PLLC

**MODEL RESOLUTION:**

RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the City Administrator regarding the potential consolidation of the 27<sup>th</sup> District Court with the 28<sup>th</sup> District Court and

CONCURS with the recommendation to participate in an analysis of the costs associated with a potential merger with the City of Southgate and City of Riverview with the City of Wyandotte's cost estimated to be \$3,365 and

FURTHER, RESOLVED BY THE CITY COUNCIL that the Council concurs with the recommendation to utilize Plante & Moran, PLLC for this engagement

Act No. 58  
Public Acts of 2014  
Approved by the Governor  
March 26, 2014  
Filed with the Secretary of State  
March 27, 2014  
EFFECTIVE DATE: March 27, 2014

**STATE OF MICHIGAN  
97TH LEGISLATURE  
REGULAR SESSION OF 2014**

Introduced by Reps. Cotter and Walsh

**ENROLLED HOUSE BILL No. 5123**

AN ACT to amend 1961 PA 236, entitled "An act to revise and consolidate the statutes relating to the organization and jurisdiction of the courts of this state; the powers and duties of the courts, and of the judges and other officers of the courts; the forms and attributes of civil claims and actions; the time within which civil actions and proceedings may be brought in the courts; pleading, evidence, practice, and procedure in civil and criminal actions and proceedings in the courts; to provide for the powers and duties of certain state governmental officers and entities; to provide remedies and penalties for the violation of certain provisions of this act; to repeal all acts and parts of acts inconsistent with or contravening any of the provisions of this act; and to repeal acts and parts of acts," by amending sections 518, 524, 8116, 8121, 8121a, and 8123 (MCL 600.518, 600.524, 600.8116, 600.8121, 600.8121a, and 600.8123), section 518 as amended by 2006 PA 99, section 524 as amended by 2012 PA 35, section 8116 as amended by 2012 PA 19, section 8121 as amended by 2012 PA 37, section 8121a as amended by 1988 PA 135, and section 8123 as amended by 2012 PA 624.

*The People of the State of Michigan enact:*

Sec. 518. The seventeenth judicial circuit consists of the county of Kent and has 10 judges. Subject to section 550, this judicial circuit may have 1 additional judge beginning January 1, 2017.

Sec. 524. (1) Except as provided in subsection (2), the twenty-third judicial circuit consists of the counties of Alcona, Arenac, Iosco, and Oscoda and has 2 judges. For purposes of the November 2008 general election only, the term of the candidate for circuit judge in this circuit who receives the highest number of votes is 8 years, and the term of the candidate receiving the second highest number of votes is 6 years.

(2) Beginning on the earlier of the following dates, the twenty-third judicial circuit has 1 judge:

(a) The date on which a vacancy occurs in the office of circuit judge in the twenty-third judicial circuit, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(b) The beginning date of the term for which an incumbent circuit judge in the twenty-third judicial circuit no longer seeks election or reelection to that office.

Sec. 8116. The seventh district consists of the county of Van Buren, is a district of the first class, and has 2 judges.

Sec. 8121. (1) The sixteenth district consists of the city of Livonia, is a district of the third class, and has 2 judges.

(2) The seventeenth district consists of the township of Redford in the county of Wayne, is a district of the third class, and has 2 judges.

(3) Except as otherwise provided in this subsection, the eighteenth district consists of the city of Westland, is a district of the third class, and has 2 judges. If the governing bodies of the cities of Westland and Wayne approve by resolutions the consolidation of the eighteenth and twenty-ninth districts prior to January 1, 2016, all of the following apply beginning January 1, 2016:

(a) The twenty-ninth district is abolished and the eighteenth district consists of the cities of Westland and Wayne, is a district of the third class, and has 3 judges. The additional judgeship in the eighteenth district shall be filled by the incumbent judge of the twenty-ninth district, who shall become a judge of the eighteenth district for the balance of the term to which he or she was elected or appointed. For purposes of the November 2018 general election only, the term of the candidate for district judge in the eighteenth district who receives the greatest number of votes is 10 years and the term of the candidate for district judge in the eighteenth district who receives the second greatest number of votes is 6 years.

(b) The clerks of the cities of Westland and Wayne shall file copies of the resolutions with the state court administrator, who, as authorized by the supreme court, shall notify the elections division of the department of state that the consolidation has been approved under this section. A resolution that is filed before January 2, 2015 is a valid approval of the consolidation.

(c) By proposing or authorizing the consolidation of the eighteenth and twenty-ninth districts, the legislature is not creating a new obligation for any affected district control unit. If a district control unit, acting through its governing body, approves the consolidation, then the approval constitutes an exercise of the district control unit's option to increase the level of activity and service offered in that district control unit beyond that required by existing law, as the elements of that option are provided by 1979 PA 101, MCL 21.231 to 21.244, and a voluntary acceptance by that district control unit of all expenses and capital improvements that may result from the consolidation of the districts. However, the exercise of the option does not affect the state's obligation to pay the same portion of each judge's salary that is paid by the state to other district judges as provided by law, or to appropriate and disburse funds to the district control unit for the necessary costs of state requirements established by a state law that becomes effective on or after December 23, 1978.

(4) The nineteenth district consists of the city of Dearborn, is a district of the third class, and has 3 judges.

(5) The twentieth district consists of the city of Dearborn Heights, is a district of the third class, and has 2 judges.

(6) The twenty-first district consists of the city of Garden City, is a district of the third class, and has 1 judge.

(7) The twenty-second district consists of the city of Inkster, is a district of the third class, and has 1 judge.

(8) The twenty-third district consists of the city of Taylor, is a district of the third class, and has 2 judges.

(9) The twenty-fourth district consists of the cities of Allen Park and Melvindale, is a district of the third class, and has 2 judges.

(10) The twenty-fifth district consists of the cities of Ecorse, Lincoln Park, and River Rouge, is a district of the third class, and has 2 judges.

(11) If the governing bodies of the cities of Southgate, Wyandotte, and Riverview approve by resolutions the formation of the twenty-sixth district by the consolidation of the twenty-seventh and twenty-eighth districts prior to January 1, 2016, all of the following apply beginning January 1, 2016:

(a) The twenty-sixth district is created by the consolidation of the former twenty-seventh and twenty-eighth districts, consists of the cities of Southgate, Wyandotte, and Riverview, is a district of the third class, and has 2 judges. The judgeships in the twenty-sixth district shall be filled by the individuals who were judges of the twenty-seventh and twenty-eighth districts on December 31, 2015, and who shall serve as judges of the twenty-sixth district for the balance of the terms to which they were elected or appointed. The twenty-seventh and twenty-eighth districts shall cease to exist as separate districts.

(b) The clerks of the cities of Southgate, Wyandotte, and Riverview shall file copies of the resolutions with the state court administrator, who, as authorized by the supreme court, shall notify the elections division of the department of state that the consolidation has been approved under this section. A resolution that is filed before January 2, 2015 is a valid approval of the consolidation.

(c) By proposing or authorizing the consolidation of the twenty-seventh and twenty-eighth districts, the legislature is not creating a new obligation for any affected district control unit. If a district control unit, acting through its governing body, approves the consolidation, then the approval constitutes an exercise of the district control unit's option to increase the level of activity and service offered in that district control unit beyond that required by existing law, as the elements of that option are provided by 1979 PA 101, MCL 21.231 to 21.244, and a voluntary acceptance by that district control unit of all expenses and capital improvements that may result from the consolidation of the districts. However, the exercise of the option does not affect the state's obligation to pay the same portion of each judge's salary that is paid by the state to other district judges as provided by law, or to appropriate and disburse funds to the district control unit for the necessary costs of state requirements established by a state law that becomes effective on or after December 23, 1978.

(12) Except as otherwise provided in subsection (11), the twenty-seventh district consists of the cities of Wyandotte and Riverview, is a district of the third class, and has 1 judge.

(13) Except as otherwise provided in subsection (11), the twenty-eighth district consists of the city of Southgate, is a district of the third class, and has 1 judge.

(14) Except as otherwise provided in subsection (3), the twenty-ninth district consists of the city of Wayne, is a district of the third class, and has 1 judge.

(15) The thirtieth district consists of the city of Highland Park, is a district of the third class, and has 1 judge.

(16) The thirty-first district consists of the city of Hamtramck, is a district of the third class, and has 1 judge.

(17) The thirty-second-a district consists of the city of Harper Woods, is a district of the third class, and has 1 judge.

(18) The thirty-second-b district consists of the cities of Grosse Pointe Woods, Grosse Pointe Park, Grosse Pointe, and Grosse Pointe Farms, and the village of Grosse Pointe Shores, is a district of the third class, and has 1 judge.

(19) The thirty-third district consists of the cities of Trenton, Gibraltar, Woodhaven, Rockwood, and Flat Rock and the townships of Brownstown and Grosse Ile in the county of Wayne, is a district of the third class, and has the following number of judges:

(a) Until the date determined under subdivision (b), 3 judges.

(b) Beginning on the earlier of the following dates, 2 judges:

(i) The date on which a vacancy occurs in the office of district judge in this district, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(ii) The beginning date of the term for which an incumbent district judge in this district no longer seeks election or reelection to that office.

(20) The thirty-fourth district consists of the townships of Sumpter, Van Buren, and Huron in the county of Wayne and the cities of Romulus and Belleville, is a district of the third class, and has 3 judges.

(21) The thirty-fifth district consists of the cities of Northville and Plymouth and the townships of Northville, Plymouth, and Canton in the county of Wayne, is a district of the third class, and has 3 judges.

Sec. 8121a. The thirty-sixth district consists of the city of Detroit, is a district of the third class, and has the following number of judges:

(a) Until 12 noon, January 1, 2015, 31 judges.

(b) Beginning 12 noon, January 1, 2015, 30 judges. The 1 judgeship eliminated from this district at 12 noon, January 1, 2015 shall be the judgeship of a judge who is not eligible to run for reelection in 2014 due to constitutional limitation on the effective date of the amendatory act that added this subdivision.

Sec. 8123. (1) The forty-third district consists of the cities of Madison Heights, Ferndale, and Hazel Park, is a district of the third class, and has 3 judges.

(2) Except as otherwise provided in this subsection, the forty-fourth district consists of the city of Royal Oak, is a district of the third class, and has 2 judges. Beginning January 2, 2015, the forty-fourth district consists of the cities of Royal Oak and Berkley and has the following number of judges:

(a) Until the dates determined under subdivisions (b) and (c), 3 judges.

(b) Beginning January 3, 2015, the forty-fourth district has 2 judges beginning on the earlier of the following dates:

(i) The date on which a vacancy occurs in the office of district judge in the forty-fourth district, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(ii) The beginning date of the term for which an incumbent district judge in the forty-fourth district no longer seeks election or reelection to that office.

(c) Following the reduction in the number of judgeships from 3 to 2 under subdivision (b), the forty-fourth district has 1 judge beginning on the earlier of the following dates:

(i) The date on which a vacancy occurs in the office of district judge in the forty-fourth district, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(ii) The beginning date of the term for which an incumbent district judge in the forty-fourth district no longer seeks election or reelection to that office.

(3) Except as otherwise provided in this subsection, the forty-fifth-a district is created, consists of the city of Berkley, is a district of the third class, and has 1 judge. The person serving as judge of the forty-fifth-a district on June 30, 2012, or his or her successor, shall serve as judge of the forty-fifth-a district until that district is abolished under this subsection. For purposes of the November 2014 general election only, the term of the person elected district judge in the forty-fifth-a district is 8 years. Beginning January 2, 2015, the forty-fifth-a district is abolished and the judge of the forty-fifth-a district shall become a judge of the forty-fourth district for the balance of the term to which he or she was elected or appointed. Sections 8175 and 8176 do not apply to the reorganization of the forty-fourth, forty-fifth, forty-fifth-a, and forty-fifth-b districts. Any physical reorganization required to accomplish the reorganization of district boundaries under this subsection and subsection (2) shall be completed no later than January 1, 2021.

(4) Except as otherwise provided in this subsection, the forty-fifth-b district consists of the cities of Huntington Woods, Oak Park, and Pleasant Ridge and the township of Royal Oak in the county of Oakland, is a district of the third class, and has 2 judges. Beginning July 1, 2012, the forty-fifth district is created. The forty-fifth district consists of the cities of Huntington Woods, Oak Park, and Pleasant Ridge and the township of Royal Oak in the county of Oakland, is a district of the third class, and has 2 judges. Beginning July 1, 2012, the forty-fifth-b district is abolished and the judges of the forty-fifth-b district shall become judges of the forty-fifth district for the balance of the term to which they were elected or appointed. For purposes of the November 2014 general election only, the term of the candidate for district judge in the forty-fifth judicial district who receives the greatest number of votes is 8 years and the term of the candidate for district judge in the forty-fifth judicial district who receives the second greatest number of votes is 6 years.

(5) The forty-sixth district consists of the cities of Southfield and Lathrup Village and the township of Southfield in the county of Oakland, is a district of the third class, and has 3 judges.

(6) The forty-seventh district consists of the cities of Farmington and Farmington Hills, is a district of the third class, and has 2 judges.

(7) The forty-eighth district consists of the cities of Birmingham, Bloomfield Hills, Sylvan Lake, Keego Harbor, and Orchard Lake Village and the townships of Bloomfield and West Bloomfield in the county of Oakland, is a district of the third class, and has the following number of judges:

(a) Until the date determined under subdivision (b), the forty-eighth district has 3 judges.

(b) The forty-eighth district has 2 judges beginning on the earlier of the following dates:

(i) The date on which a vacancy occurs in the office of district judge in this district, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(ii) The beginning date of the term for which an incumbent district judge in this district no longer seeks election or reelection to that office.

(8) The fiftieth district consists of the city of Pontiac, is a district of the third class, and has the following number of judges:

(a) Until the date determined under subdivision (b), 4 judges.

(b) The fiftieth district has 3 judges beginning on the earlier of the following dates:

(i) The date on which a vacancy occurs in the office of district judge in this district, unless the vacancy occurs after the vacating judge has been defeated in a primary or general election.

(ii) The beginning date of the term for which an incumbent district judge in this district no longer seeks election or reelection to that office.

(9) The fifty-first district consists of the township of Waterford in the county of Oakland, is a district of the third class, and has 2 judges.

(10) The fifty-second district consists of the county of Oakland except the cities of Madison Heights, Ferndale, Hazel Park, Royal Oak, Berkley, Huntington Woods, Oak Park, Pleasant Ridge, Southfield, Lathrup Village, Farmington, Farmington Hills, Northville, Sylvan Lake, Keego Harbor, Orchard Lake Village, Birmingham, Bloomfield Hills, and Pontiac and the townships of Royal Oak, Southfield, West Bloomfield, Bloomfield, and Waterford, is a district of the second class, and is divided into the following election divisions:

(a) The first division consists of the cities of Novi, South Lyon, Wixom, and Walled Lake and the townships of Milford, Highland, Commerce, Lyon, and Novi and has 3 judges.

(b) The second division consists of the city of the village of Clarkston and the townships of Springfield, Independence, Holly, Groveland, Brandon, Rose, and White Lake and has 2 judges.

(c) The third division consists of the cities of Rochester, Auburn Hills, Rochester Hills, and Lake Angelus and the townships of Oxford, Addison, Orion, and Oakland and has 3 judges.

(d) The fourth division consists of the cities of Troy and Clawson and has 2 judges.

Enacting section 1. Section 8121 of the revised judicature act of 1961, 1961 PA 236, MCL 600.8121, as amended by this amendatory act, takes effect on January 2, 2015.

Enacting section 2. This amendatory act does not take effect unless all of the following bills of the 97th Legislature are enacted into law:

(a) House Bill No. 5121.

(b) House Bill No. 5122.

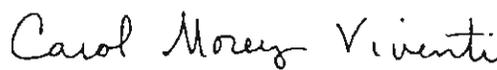
(c) House Bill No. 5124.

(d) House Bill No. 5125.

This act is ordered to take immediate effect.



.....  
Clerk of the House of Representatives



.....  
Secretary of the Senate

Approved .....

.....  
Governor



Plante & Moran, PLLC  
27400 Northwestern Highway  
P.O. Box 307  
Southfield, MI 48037-0307  
Tel: 248 352 2500  
Fax: 248 352 0018  
plantemoran.com

April 29, 2015

Mr. Brandon Fournier, City Manager  
City of Southgate  
14400 Dix-Toledo Highway  
Southgate, MI 48195

Dear Brandon:

We have always appreciated the opportunity to serve as the City's auditor and look forward to ways to providing additional services to the City, its Council, and its residents. Recently, with the passage of House Bill 5123, the City is interested in understanding the expected ongoing cost implications associated with merging the 28th District Court with the 27th District Court to create the 26th District Court. We are pleased to provide this engagement letter that outlines our approach to identify the costs associated with this potential court merger for your consideration. We understand that this engagement letter will be reviewed with the Cities of Riverview and Wyandotte as well.

### **Scope of Services**

The objective of this project is to estimate the operating costs associated with a merged court structure. Per our conversation, we are assuming that the consolidated court will reside in the current facility of the 27<sup>th</sup> District Court. As discussed, our analysis will not include any capital costs associated with potential renovation or one time project costs associated with moving staff to a new location. Several logistics often associated with a municipal consolidation will be identified but the costs associated with those logistics will not be estimated at this time. In addition, we will not review court processes or procedures to determine what changes will need to occur to assimilate the two operations, although we will share any observations we have.

To achieve your objective while minimizing engagement costs, the following is our proposed project plan:

#### **1. Project Kick-Off**

Plante Moran will meet with you and others you deem appropriate and share the project approach and expectations. During this meeting, we will answer any questions that your staff may have about the project and our approach, and the project timeline will be finalized along with roles and responsibilities.

We will gather any pertinent documents that will be necessary for a sound organizational review, including:

- Organization charts;
- Most recent Court caseload filings with the State Court Administrative Office;
- Court operating budgets and capital budgets, if available;
- Authorized personnel list;
- Position descriptions for both courts, if available;

- Facility design for 27<sup>th</sup> District Court;
- Additional materials may be requested.

During this meeting, we will clarify expectations of this project and share the general content that the final deliverable will include. Reasonable adjustments to project scope and deliverable can be agreed upon in this meeting. Adjustments that may have cost implications can also be negotiated.

We will also have questions related to operations so that we can understand issues that each court is facing that may have implications on operations and costs. As an example, we will want to know what the key technologies are that are in use in each court, and whether these are in need of replacement.

Finally, we will request that a project manager is appointed by the cities. This person will be responsible for following through on additional requests for information with the courts.

## **2. Document Review and Model Development**

Plante Moran will review the organizational documents that are supplied. We will identify the key cost categories for each court (personnel, supplies, etc.) as well as the key indicators of workload (caseload). Workload indicators will be analyzed to estimate the expected staffing for particular functions in a consolidated organization.

During this process, it is anticipated that a series of conversations may be required with the project manager to clarify some of the material and reporting requirements. We may also request interviews with the judiciary in order to understand operational variances that might exist.

## **3. Draft Deliverable Meeting**

A deliverable letter will be compiled that will include a summary of the process, the results of the analysis, observations, and recommended next steps for the municipalities to take. A draft of this document will be sent to you for review prior to a scheduled meeting to discuss findings in detail. We will use this meeting to discuss potential next steps for you to consider including communication with Council and staff.

Any clarifications to the deliverable will be incorporated and resubmitted as a final document.

## **4. Public Presentation (optional)**

In our experience, strategic decisions like a court merger can impact the communities significantly. We are willing to attend a public meeting and present our analysis but we do not have this included as a part of this engagement. Should you choose to retain us for this purpose, we recommend that it be on an hourly, as-needed basis.

## **Project Staffing**

One key to project success can be found in the abilities of the individuals assigned to the engagement. The team for this project is comprised of individuals who have experience in local government strategic planning, municipal service delivery and finances, organizational and operational reviews, and local government efficiency and effectiveness. Mr. Adam Rujan will be the partner responsible for this engagement. Mr. Scott Patton will be the project manager and Mr. Daniel Block, audit manager for Southgate, will also assist in the project.

**Adam Rujan, MBA | Partner**

Adam has more than twenty-five years of experience consulting to government and public sector organizations. Mr. Rujan's experience includes assisting governmental units with organizational and operational analyses, productivity and cost studies, and system reviews. He has developed specific expertise in assisting organizations understand and implement new technology. Mr. Rujan has significant experience assisting clients redesign complex processes to improve performance. His clients have included a wide range of local municipalities, counties, agencies and authorities and state government. He is a frequent presenter and has authored numerous articles on improving operational efficiency and effectiveness. Mr. Rujan earned a B.S. degree in engineering from Wayne State University and an M.B.A. from the University of Michigan.

**Scott Patton, MPA | Manager**

Scott has more than fifteen years of experience in local government operations and management, joining Plante Moran after a career in County government. He brings expertise in organizational efficiency, local government collaboration, organizational development, and public safety/ justice processes. Scott uses a variety of tools to add value for clients including process mapping, systems thinking, strategic planning, gap analysis, and performance assessment. Scott earned his Bachelor of Arts degree in philosophy from Hope College and his Masters of Public Administration degree from Michigan State University. He lives in Howell, Michigan, where he has served in elected office and remains an active volunteer in a variety of community causes.

**Dan Block, CPA | Audit Manager**

Dan is a manager with six years of experience providing assurance and consulting services to clients. Dan is licensed to practice as a CPA in the State of Michigan and specializes in local government auditing and consulting. Recent experience beyond job organization, management, training, and supervision of staff includes preparation of long-range financial forecasts, administrative cost allocation plans, assistance with annual budgets, performance of compliance audits of federally funded programs, internal control reviews, process improvement efficiency reviews through the use of technology, and GASB 63, 65, and 67 implementation assistance.

**Project Fees & Timing**

Plante & Moran is prepared to begin project work immediately upon your approval. Our fees for this engagement will not exceed \$8,900. We anticipate project would begin in May and the project wrap-up would occur in July. An expedited timeline can be arranged; however, our experience is that in intergovernmental analyses of this nature, much of the project timeline is dependent upon our clients' coordination of schedules and public meeting requirements.

If you are in agreement with our understanding of this engagement, as set forth in this engagement letter and the accompanying Professional Services Agreement, please sign the enclosed copy of this letter and return it to us with the accompanying Professional Services Agreement.

Thank you for the opportunity to serve you. If you have any questions, please do not hesitate to call me at (248) 223-3328.

Very truly yours,  
**PLANTE & MORAN, PLLC**

Adam Rujan  
Partner

Cc: Mr. Doug Drysdale, Wyandotte City Manager

Agreed and Accepted

We accept this engagement letter and the accompanying Professional Services Agreement, which set forth the entire agreement between City of Southgate and Plante & Moran, PLLC with respect to the services specified in the "Scope of Services" section of this engagement letter. This agreement may be amended by written agreement between Plante & Moran, PLLC and the City of Southgate.

For City of Southgate:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

Professional Services Agreement – Consulting Services  
Addendum to Plante & Moran, PLLC Engagement Letter Dated April 29, 2015

This Professional Services Agreement is part of the engagement letter for our consulting services dated April 29, 2015 between Plante & Moran, PLLC (referred to herein as “P&M”, “we”, “our” or “us”) and the City of Southgate (referred to herein as “City”, “you” and “your”).

1. **Management Responsibilities** – The consulting services we will provide are inherently advisory in nature. We have no responsibility for any management decisions or management functions in connection with our engagement to provide these services. Further, you acknowledge that the City is responsible for all such management decisions and management functions; for evaluating the adequacy and results of the services we will provide and accepting responsibility for the results of those services; and for establishing and maintaining internal controls, including monitoring ongoing activities, in connection with our engagement. You have designated Brandon Fournier, City Manager, to oversee the services we will provide.
2. **Nature of Services** – Our project activities will be based on information and records provided to us by the City. We will rely on such underlying information and records and our project activities will not include audit or verification of the information and records provided to us in connection with our analysis.

The project activities we will perform will not constitute an examination or audit of any City financial statements or any other items, including the City’s internal controls. This engagement also will not include preparation or review of any tax returns or consulting regarding tax matters. If you require financial statements or other financial information for third-party use, or if you require tax preparation or consulting services, a separate engagement letter will be required. Accordingly, you agree not to associate or make reference to P&M in connection with any financial statements or other financial information of the City. In addition, our engagement is not designed and cannot be relied upon to disclose errors, fraud or illegal acts that may exist. However, we will inform you of any such matters that come to our attention.

3. **Use of Report** – At the conclusion of our project activities, we will provide you with a written report as described in the engagement letter. Our report will be restricted solely to use by management of the City and you agree that our report will not be distributed to any outside parties for any purpose other than to carry out legal responsibilities of the City. We will have no responsibility to update our report for any events or circumstances that occur or become known subsequent to the date of that report.
4. **Confidentiality, Ownership and Retention of Workpapers** – During the course of this engagement, P&M and P&M staff may have access to proprietary information of the City, including, but not limited to, information regarding trade secrets, business methods, plans, or projects. We acknowledge that such information, regardless of its form, is confidential and proprietary to the City, and we will not use such information for any purpose other than our consulting engagement or disclose such information to any other person or entity without the prior written consent of the City.

In some circumstances, we may use local or international third-party service providers or P&M affiliates to assist us with our engagement. In order to enable these service providers to assist us in this capacity, we must disclose information to these service providers that is relevant to the services they provide. Disclosure of such information shall not constitute a breach of the provisions of this agreement.

In the interest of facilitating our services to you, we may communicate or exchange data by internet, e-mail, facsimile transmission or other methods. While we use our best efforts to keep such communications and transmissions secure in accordance with our obligations under applicable laws and professional standards, you recognize and accept that we have no control over the unauthorized interception of these communications or transmissions once they have been sent, and consent to our use of these electronic devices during this engagement.

Professional standards require that we create and retain certain workpapers for engagements of this nature. All workpapers created in the course of this engagement are and shall remain the property of P&M. We will maintain the confidentiality of all such workpapers as long as they remain in our possession.

Both the City and P&M acknowledge, however, that we may be required to make our workpapers available to regulatory authorities or by court order or subpoena. Disclosure of confidential information in accordance with requirements of regulatory authorities or pursuant to court order or subpoena shall not constitute a breach of the provisions of this agreement. In the event that a request for any confidential information or workpapers covered by this agreement is made by regulatory authorities or pursuant to a court order or subpoena, we agree to inform the City in a timely manner of such request and to cooperate with the City should you attempt, at your cost, to limit such access. This provision will survive the termination of this agreement.

We reserve the right to destroy, and it is understood that we will destroy, workpapers created in the course of this engagement in accordance with our record retention and destruction policies, which are designed to meet all relevant regulatory requirements for retention of workpapers. P&M has no obligation to maintain workpapers other than for its own purposes or to meet those regulatory requirements.

Upon the City's written request, we may, at our sole discretion, allow others to view any workpapers remaining in our possession if there is a specific business purpose for such a review. We will evaluate each written request independently. You acknowledge and agree that we will have no obligation to provide such access or to provide copies of our workpapers, without regard to whether access had been granted with respect to any prior requests.

5. **Fee Estimates** – In any circumstance where we have provided estimated fees, fixed fees or not to exceed fees, these estimated, fixed or not-to-exceed fees are based on City personnel providing P&M staff the assistance necessary to satisfy City responsibilities under the scope of services. This assistance includes availability and cooperation of those City personnel relevant to our project activities and providing needed information to us in a timely and orderly manner. In the event that undisclosed or unforeseeable facts regarding these matters causes the actual work required for this engagement to vary from our estimates, our estimated fees will be adjusted for the additional time we incur as a result.

In any circumstance where our work is rescheduled, we offer no guarantee, express or implied, that we will be able to meet any previously established deadline related to the completion of our work. Because rescheduling our work imposes additional costs on us, in any circumstance where we have provided estimated fees, those estimated fees may be adjusted for additional time we incur as a result of rescheduling our work.

Any fee adjustments will be determined in accordance with the Fee Adjustments provision of this agreement.

6. **Payment Terms** – Our invoices for professional services are due upon receipt unless otherwise specified in our engagement letter. In the event any of our invoices are not paid in accordance with the terms of this agreement, we may elect, at our sole discretion, to suspend work until we receive payment in full for all amounts due or terminate this engagement. In the event that work is suspended, for nonpayment or other reasons, and subsequently resumed, we offer no guarantee, express or implied, that we will be able to meet any previously established deadlines related to the completion of our consulting work or issuance of our consulting report upon resumption of our work.
7. **Fee Adjustments** – Any fee adjustments for reasons described in this agreement will be determined based on the actual time that P&M staff expend at our standard hourly rates, plus all reasonable and necessary travel and out-of-pocket costs incurred, and included as an adjustment to our invoices related to this engagement. You acknowledge and agree that payment for all such fee adjustments will be made in accordance with the payment terms provided in this agreement.
8. **Termination of Engagement** – This agreement may be terminated by either party upon written notice. Upon notification of termination, our services will cease and our engagement will be deemed to have been completed. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination of this engagement.
9. **Hold Harmless and Indemnification** - As a condition of this engagement, the City agrees to hold P&M, and all of its partners and staff, harmless against any losses, claims, damages, or liabilities, to which P&M may become subject in connection with services performed in the engagement, unless a court having jurisdiction shall have determined in a final judgment that such loss, claim, damage, or liability resulted primarily from the willful misconduct or gross negligence of P&M, or one of its partners or staff. This hold harmless includes the agreement to reimburse P&M for any legal or other expenses incurred by P&M, as incurred, in connection with investigating or defending any such losses, claims, damages, or liabilities. This provision shall survive any termination of this engagement.
10. **Conflicts of Interest** - Our engagement acceptance procedures include a check as to whether any conflicts of interest exists that would prevent our acceptance of this engagement. No such conflicts have been identified. You understand and acknowledge that P&M may be engaged to provide professional services, now or in the future, unrelated to this engagement to parties whose interests may not be consistent with yours.
11. **Agreement Not to Influence** – The City and P&M each agree that each respective organization and its employees will not endeavor to influence the other's employees to seek any employment or other contractual arrangement with it, during this engagement or for a period of one year after termination of the engagement. The City agrees that P&M employees are not "contract for hire." P&M may release the City from these restrictions if the City agrees to reimburse P&M for its recruiting, training, and administrative investment in the applicable employee. In such event, the reimbursement amount shall be equal to two hundred hours of billings at the standard hourly rate for the P&M employee.
12. **Governing Law** – This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

End of Professional Services Agreement – Consulting Services

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

MEETING DATE: June 8, 2015

AGENDA ITEM #

7

**ITEM:** Hiring – Laborer/Equipment Operator (Department of Public Service)

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

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** A resignation of a Laborer/Equipment Operator has occurred in the Department of Public Service (DPS). Based on a review of the City's current resources, organizational structure, and staffing expectations, the filling of this position appears necessary to provide effective services to the citizens of the City of Wyandotte. As such, the hiring of Thomas M. Powers is recommended. Mr. Powers has been a part-time employee of the DPS since August of 2014 and has been recommended for hire by the Superintendent of the DPS.

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

**ACTION REQUESTED:** The undersigned recommends approval of the hiring.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Minimal budgetary savings as the employee who resigned was recently hired in September of 2014.

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

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

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

**MAYOR'S RECOMMENDATION:**

*Joseph R. Peterson*

**LIST OF ATTACHMENTS:** 1. Application for Employment – Thomas M. Powers

**MODEL RESOLUTION:**

RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the City Administrator regarding the Laborer/Equipment Operator position at the Department of Public Service and

CONCURS with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy and

FURTHER, RESOLVED BY THE CITY COUNCIL that the Council approves the hiring of Thomas M. Powers as a Laborer/Equipment Operator in the Department of Public Services contingent on the successful completion of a physical and drug screen examination



CITY OF WYANDOTTE, MICHIGAN 48192

APPLICATION FOR EMPLOYMENT

(PLEASE PRINT PLAINLY)

The Civil Rights Act of 1964 prohibits discrimination in employment practice because of race, color, religion, sex or national origin. The Age Discrimination in Employment Act prohibits discrimination on the basis of age with respect to individuals who are at least 40 years of age. The laws of Michigan also prohibit all of the above types of discrimination, as well as discrimination based on height, weight, marital status or handicap.

EMPLOYMENT DESIRED

Position applied for DPW

Have you read the description of this job? [X] Yes [ ] No

Are you qualified to perform these duties? [ ] Yes [ ] No

Other position you would consider

Type of employment desired: [X] Full-Time [ ] Part-Time [ ] Temporary

Date you can start ASAP Wage expected \$

PERSONAL INFORMATION

Name Powers Thomas Mach Social Security Number
Last First Middle

Address Webster Ecorse MI 48229
Street City State Zip Code

Telephone (including area code)

Other last names used while working, if any

Are you a U.S. Citizen? [X] Yes [ ] No

If no, specify type of entry document and work authorization

Have you ever been convicted of a crime? [ ] Yes [X] No

If yes, please give specifics

Are there any felony charges pending against you? [ ] Yes [X] No

If yes, please give specifics

Have you ever served in the U.S. Military?

Yes  No

If yes, indicate branch of military? \_\_\_\_\_

Dates of duty: From \_\_\_\_\_ To \_\_\_\_\_ Type of discharge \_\_\_\_\_  
Month Day Year Month Day Year

Do you have a reliable means of transportation to enable you to get to work in timely manner?  Yes  No

If you are applying for a position requiring the use of an automobile or other motor vehicle, do you have a driver's license and a motor vehicle available for your use?  Yes  No

Are you licensed to drive a motor vehicle other than an automobile?  Yes  No

If yes, what type of license do you hold? CD 1 C 1955 B

Have you ever employed by the City of Wyandotte?  Yes  No

If so, when? 08-11-14

Have any of your relatives ever been employed by the City of Wyandotte?  Yes  No

If yes, indicate names and dates employed \_\_\_\_\_

Are you a smoker?  Yes  No

If yes, will you abide by the City's smoking policy?  Yes  No

Have you used, possessed or sold any illegal drugs in the past five years?  Yes  No

If yes, state which drugs and explain if you used, possessed or sold them \_\_\_\_\_

Have you ever been bonded on a job?  Yes  No

If so, where and when? \_\_\_\_\_

**IN CASE OF AN ACCIDENT OR EMERGENCY, PLEASE NOTIFY:**

Name Marge Ratliff Telephone (including area code) \_\_\_\_\_

Address 4488 Webster Ecorse MI 48229  
Street City State Zip Code

**PERSONAL REFERENCES (Not former employers or relatives)**

Name and Occupation	Address	Phone Number
<u>Marge Ratliff</u>	<u>4488 websters</u>	
<u>Chris Kadlubovskl DPS</u>	<u>4469 HIGH ST</u> <u>Ecorse</u>	

**EDUCATION**

Identify any special skills, training or licenses you have which are related to the position you are applying for:

	NAME	CITY/STATE	DEGREE	MAJOR
High School	ECORSE HIGH SCHOOL	ECORSE, MI		
College				
Other	PENN FOSTER	SCRANTON, PA	DIPLOMA	

**EMPLOYMENT HISTORY** (Begin with most recent and use additional sheet, if necessary)

1. Firm name CITY OF WYANDOTTE DPS

Employed from AUG 2014 to PRESENT  
month year month year

Type of business MUNICIPAL

Address 4201 13TH WYANDOTTE MI 48192  
Street City State Zip Code

Telephone Number 734-320-7557 Name of supervisor GARY ELLISON

Positions DPS SEASONAL Starting salary \$ 8.15 Final salary \$ 8.15

Duties performed CITY SERVICES

Reason for leaving N/A

If presently employed, may we contact your supervisor?  Yes  No If yes, telephone \_\_\_\_\_

2. Firm name \_\_\_\_\_

Employed from \_\_\_\_\_ to \_\_\_\_\_  
month year month year

Type of business \_\_\_\_\_

Address \_\_\_\_\_  
Street City State Zip Code

Telephone Number \_\_\_\_\_ Name of supervisor \_\_\_\_\_

Positions \_\_\_\_\_ Starting salary \$ \_\_\_\_\_ Final salary \$ \_\_\_\_\_

Duties performed \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Have you ever been suspended or discharged from employment?  Yes  No

If yes, please explain \_\_\_\_\_

The facts set forth are true and complete. I hereby authorize investigation of all statements contained in this application and full disclosure of my present and prior work record. I grant permission to the City of Wyandotte ("City") to obtain information concerning my general reputation, character, conduct and work quality and authorize any person or organization contacted to furnish information and opinions concerning my qualifications for employment, whether same is a matter of record or not, including personal evaluation of my honesty, reliability, carefulness and ability to take orders from my supervisor. I understand that this may include a record of disciplinary action assessed by previous employers. I hereby release any such person or organization from any and all liability which may result in furnishing such information or opinion. I hereby release the City and any person, organization or prior employer from any obligation to provide me with written notification of such disclosure. I hereby authorize the City of Wyandotte to perform a background investigation which may include address verification, criminal history, employment history, driving record and credit history. I understand employment is contingent upon this investigation and, if employed, false statements in this application shall be considered sufficient cause for dismissal. I understand and agree if, in the opinion of the City, the results of the investigation are unsatisfactory, an offer of employment that has been made may be withdrawn or my employment with the City may be terminated. I understand that the City requires residency within twenty (20) miles of a City boundary for all employees and that if I do not satisfy this requirement at the time of hire that I will have six (6) months to establish and maintain compliance.

I further understand the City may require a medical examination by a City-designated physician (1) after I have received an offer of employment and prior to my commencement of employment duties; and, (2) during the course of my employment as required by business necessity or for job-related purposes. I hereby consent to such examination and recognize that employment is contingent upon receipt of satisfactory medical evaluation. I further understand and agree that prior to commencing employment or after I am employed, I may be requested to submit to tests to determine the presence of alcohol or illegal drugs, and agree to the release of such test results to appropriate personnel, and agree that if I refuse such tests before commencing employment, my offer of employment will be revoked, or if I refuse such test after being employed, my employment will be terminated.

**APPLICANTS FOR UNION POSITIONS**

I recognize that if I am employed by the City in the position for which I have applied, I will be subject to the provisions of a labor agreement between the City and Union. I further recognize that I have no contract for employment other than the above-referenced labor agreement and that no documents, statement, or other communication in any way constitutes an agreement between the City and me and that the Labor agreement will be the only agreement between me and the City and I must abide by that agreement and all City published rules and regulations.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT.

Dated: 06-02-15 Signature: Thomas M. Power Jr

**APPLICANTS FOR NON-UNION POSITIONS**

I agree this application is not an offer of employment. I agree that if I am employed by the City (1) my employment is a will and may be terminated at any time, with or without cause, at the option of either the City or myself; (2) I will receive wages and be subject to the rules and regulations of the Personnel Policy Handbook and such wages, benefits, rules and regulations are subject to change by the City at any time; (3) that my assigned work hours may be modified by the City, and if requested, I will be required to work overtime; (4) and that this constitutes the entire agreement between the City and myself and all prior agreements are null and void, and nothing in any documents published by the City either before or after this agreement, shall in any way modify the above terms; (5) this agreement cannot be modified by any oral or written representation made by anyone employed by the City, either before or after this agreement, except by a written document directed exclusively by me and signed by the Mayor and City Clerk.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT.

Dated: 06-02-15 Signature: Thomas M. Power Jr

**CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION**

8A

**MEETING DATE:** June 8<sup>th</sup> 2015

**AGENDA ITEM #** 8A

**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 2015. 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 2015 Wyandotte Street Art Fair, July 8<sup>th</sup> through the 11<sup>th</sup>.

**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:** *Spuydal*

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

**MAYOR'S RECOMMENDATION:** *J.P.*

**LIST OF ATTACHMENTS**

2015 Parking Lot Contract

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: June 8<sup>th</sup> 2015

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

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the contract between the City of Wyandotte and the Wyandotte

Goodfellows and the old Time Ballplayers for the 2015 Wyandotte Street Art Fair.

I move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec

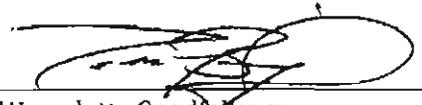
## City of Wyandotte Street Art Fair Parking Concession Agreement

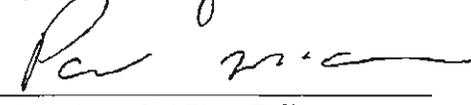
The City of Wyandotte Recreation, Leisure and Culture Department enter into an agreement with the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association for the rental of the City Hall Parking Lot located at 3<sup>rd</sup> & Eureka. This agreement will take place July 8 through July 11, 2015.

- The Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association will supply the manpower to staff the Chase Parking Lot from 7:30 am to 10 pm each of the days listed above. The Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association will collect a fee of \$5.00 per vehicle and \$20 per vendor vehicle.
- There are over 200 parking spaces to the west of the bank. Chase Bank/City Hall will have exclusive use of the east part of the lot for customers /employees during regular business hours.
- The Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association will allow the Eureka entrance for ATM and Chase Bank Drive-thru usage.
- The Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association will provide their shirts, money aprons, and start-up funds for the event.
- The Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association will submit a check to the Wyandotte Street Art Fair no less than two weeks following the event:
- If the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association collects under \$18,000, they will split the collection 50% with the City of Wyandotte. The maximum amount the City would receive is \$10,000. Any revenues over \$18,000 will go to the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association.
- Money to be collected by City Treasurer/Special Events Coordinator at the end of each night (9 pm) and will be held in city treasurers vault until the week after the fair. Then counted by City Treasurer and a report and check to be provided to the Goodfellows/Old Time Ball Players the week after the fair.
- The City will provide the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association with two golf carts from the Wyandotte Shores Golf Course. The carts will be picked up each day at 7:30 am and be returned by 9 pm each evening.
- The City of Wyandotte Department of Public Service will provide barricades by 7:30 am Wednesday, July 8, 2015.

\_\_\_\_\_  
Joseph Peterson, Mayor

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

  
\_\_\_\_\_  
Wyandotte Goodfellows

  
\_\_\_\_\_  
Wyandotte Old Time Ball  
Players Association

**CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION**

813

**MEETING DATE:** June 8<sup>th</sup> 2015

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

**ITEM:** Special Event Applications - Wyandotte Business Association

**PRESENTER:** Heather A. Thiede, Special Events Coordinator

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

**BACKGROUND:** Below please find the requested date for streets/property the Wyandotte Business Association (WBA) would like to utilize for their June Third Friday and special event. The WBA is asking permission for the following items:

June 19<sup>th</sup> 2015

- Permission to utilize city sidewalks/property Biddle from Eureka to Chestnut (East and West)
- Permission to utilize the theatre lot
- Permission to utilize Elm Street for the placement of the Showmobile

If there are any costs for any city staff/material/property for said event, the WBA will be responsible for those fees no later than 30 days after said event date. Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse. Clean up before/during and after the event must be done by the WBA. This means any glass, spills; broken items will need to be cleaned during the event. The WBA must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached applications).

**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 Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their events held:

**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:** *S. Dysdal*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS

Information sheet

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: June 8<sup>th</sup> 2015

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

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event held a June 8<sup>th</sup> 2015.

I move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Fricke  
Galeski  
Miciura  
Sabuda  
Schultz  
Stec

# Art on the Avenue



WED  
3rd Friday

JUNE 20  
5pm - 9pm

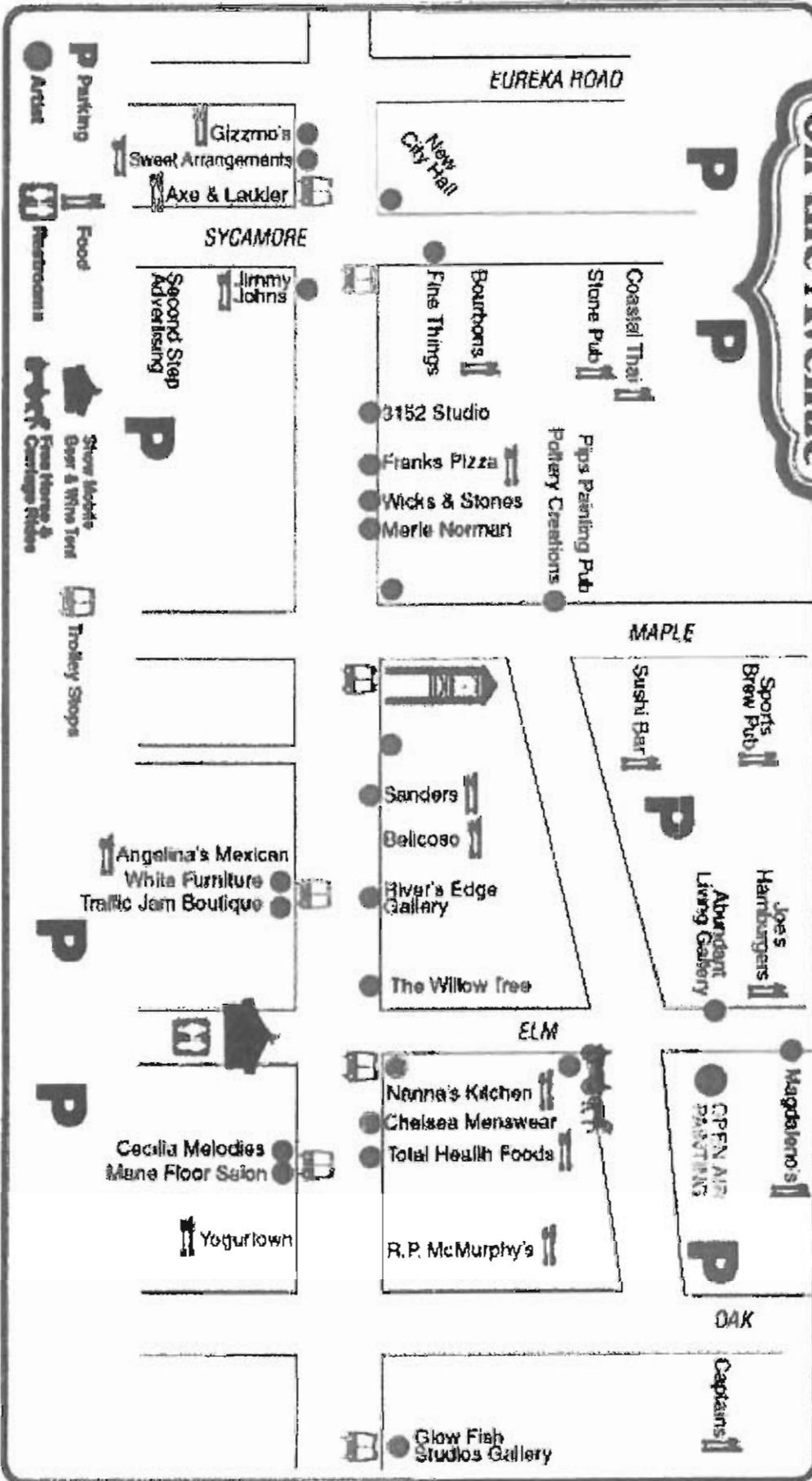


Art on the Avenue



### Free to Enter! All Ages Welcome!

- Register to participate at the State Museum at Eureka & Elm from 5:00 to 7:00pm
- Ask for the Open Air Paintings
- Judging dates of local galleries as well as the art shows start at 7pm



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

9

**MEETING DATE:** June 4, 2015

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

**ITEM:** City of Wyandotte Brownfield Redevelopment Authority Fund Amended Deficit Elimination Plan (Revised)

**PRESENTER:** Robert J. Szczechowski, Deputy Treasurer/Assistant Finance Director *RJS*

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** For the fiscal year ending 9/30/14, the Brownfield Redevelopment Authority Fund reported a deficit in unrestricted net assets. The Michigan Department of Treasury requires a deficit elimination plan documenting the elimination of the deficit within five years. The deficit began with the year ended 9/30/10 and the initial plan was approved on 6/27/11. The state is requiring an update to the plan since our original plan did not meet the 9/30/14 projection.

**STRATEGIC PLAN/GOALS:** To comply with all the requirements of our laws and regulations. The amended plan will achieve the goal of eliminating the deficit by 9/30/15, as required by the Michigan Department of Treasury.

**ACTION REQUESTED:** Adopt the attached budget amendments and resolution concurring with the Deputy Treasurer/Assistant Finance Director's recommendation of the Amended Brownfield Redevelopment Authority Fund Deficit Elimination Plan.

**BUDGET IMPLICATIONS & ACCOUNT NUMBERS:** See attachment C.

**IMPLEMENTATION PLAN:** The resolution and all necessary documents will be forwarded to the Michigan Department of Treasury for its approval.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur with recommendation. *Shydale*

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

**MAYOR'S RECOMMENDATION:** Concur with recommendation. *JPL*

- LIST OF ATTACHMENTS:**
1. Actual and Budget Projections (Attachment A)
  2. Unrestricted Net Asset Calculation (Attachment B)
  3. Budget Amendments (Attachment C)
  4. Journal Entry (Attachment D)
  5. State of Michigan email with attachment

**MODEL RESOLUTION:**

ADOPTING AN AMENDED DEFICIT ELIMINATION PLAN FOR THE BROWNFIELD  
REDEVELOPMENT AUTHORITY FUND

WHEREAS, The financial statements of the City of Wyandotte show a deficit in the Brownfield Redevelopment Authority Fund net assets; and

WHEREAS, The City of Wyandotte is required to adopt a Deficit Elimination Plan that addresses said deficit in the Brownfield Redevelopment Authority Fund's net assets; and

WHEREAS, Staff has prepared the attached proposed Amended Deficit Elimination Plan along with budget amendments to address the requirement; now therefore

BE IT RESOLVED BY CITY COUNCIL, That Council adopts the attached Amended Deficit Elimination Plan, approves the budget amendments; and

BE IT FURTHER RESOLVED BY CITY COUNCIL, That the Deputy Treasurer/Assistant Finance Director be and hereby is directed to make any necessary filings of the Amended Deficit Elimination Plan to ensure compliance with accounting requirements.

City of Wyandotte  
 Analysis of Brownfield Redevelopment Authority Fund  
 Actual and Budget Projections  
 Deficit Elimination Plan  
 June 2, 2015

Attachment A

	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015
231-000-411-003 School Taxes #3					
231-000-411-014 School Taxes #14		4,950.47	5,337.10	5,133.29	6,193.00
231-000-421-004 Non-School Taxes #4	64,944.65	56,824.54	56,123.29	58,768.49	55,959.00
231-000-421-007 Non-School Taxes #7	15,567.90	15,695.87	15,156.36	29,747.82	29,748.00
231-000-421-008 Non-School Taxes #8	27,780.20	28,071.43	30,960.78	34,111.90	32,761.00
231-000-421-009 Non-School Taxes #9	7,358.49	6,847.16	6,808.71	6,808.36	6,809.00
231-000-421-010 Non-School Taxes #10	2,517.56	2,168.50	478.92	2,545.25	2,546.00
231-000-421-011 Non-School Taxes #11	8,415.69	8,123.98	8,089.01	7,995.24	7,996.00
231-000-421-014 Non-School Taxes #14		955.11	996.33	937.09	946.00
231-000-655-010 Interest Earnings	34.51	0.15	22.51	13.91	
231-000-655-040 Miscellaneous Revenue		130,363.23	75,897.64	84,618.16	83,618.00
231-000-691-010 Operating Transfer-TIFA					100,000.00
<b>Total Revenue</b>	<b>128,619.00</b>	<b>254,000.44</b>	<b>199,870.65</b>	<b>230,679.51</b>	<b>326,576.00</b>
231-103-926-110 Principal Reimbursement #3					
231-103-926-120 Interest Reimbursement #3					
231-104-925-790 City-wide Remediation Fund-#4		2,500.00			
231-104-926-110 Principal Reimbursement #4					
231-104-926-120 Interest Reimbursement #4		25,799.30	12,439.20	12,164.93	11,738.00
231-107-825-030 Due Care Activities #7					
231-107-825-040 Additional Response Activities #7	155,179.86	3,838.30			
231-107-925-010 Demolition #7					
231-107-926-110 Principal Reimbursement #7					
231-107-926-120 Interest Reimbursement #7		36,627.00	16,054.00	14,366.00	14,366.00
231-108-825-040 Due Care Activities #8	77,112.39				
231-108-925-790 City-wide Remediation Fund-#8					
231-108-926-110 Principal Reimbursement #8					
231-108-926-120 Interest Reimbursement #8		19,636.31	13,802.05	13,614.57	13,244.00
231-109-926-110 Principal Reimbursement #9		10,652.65	5,005.71	4,987.09	4,988.00
231-110-926-110 Principal Reimbursement #10					
231-110-926-120 Interest Reimbursement #10					
231-111-928-110 Principal Reimbursement #11		13,516.67	6,566.01	6,472.24	6,473.00
231-114-926-110 Principal Reimbursement #14		4,950.47	5,309.13	5,133.29	5,185.00
231-200-750-210 AO-Equipment and Supplies	524.66	1,000.00	445.97		
231-200-750-220 AO-Training, Memberships, Travel,		1,000.00			
231-200-750-225 AO-US EPA RLF-Training & Travel					
231-200-825-315 Legal Fees					
231-200-825-320 AO-Obligated Envir. Prep Activities		67,966.00			
231-200-925-335 AO-Project Development Services					
231-200-926-110 AO-Salary	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00
<b>Total Expenditures</b>	<b>255,816.91</b>	<b>210,486.70</b>	<b>82,622.07</b>	<b>79,738.12</b>	<b>78,994.00</b>
Excess Revenue/(Expenditures)	(129,197.91)	43,513.74	117,248.58	150,941.39	247,582.00
Fund Balance - Beginning of Year	(1,277,060.71)	(1,406,258.62)	(1,362,744.88)	(1,245,496.30)	(1,094,554.91)
Fund Balance - End of Year	(1,406,258.62)	(1,382,744.88)	(1,245,496.30)	(1,094,554.91)	(846,972.91)

**City of Wyandotte**  
**Analysis of Brownfield Redevelopment Authority Fund**  
**Unrestricted Net Asset Calculation**  
**Deficit Elimination Plan**  
**June 2, 2015**

Attachment B

	Audited FYE 2011	Audited FYE 2012	Audited FYE 2013	Audited FYE 2014	Budgeted FYE 2015
Beginning Unrestricted Net Assets (Deficit)	(1,494,929)	(1,624,127)	(1,580,613)	(1,463,365)	(1,312,423)
Change in Net Assets	(129,198)	43,514	117,249	150,941	247,582
Ending Unrestricted Net Assets (Deficit)	(1,624,127)	(1,580,613)	(1,463,365)	(1,312,423)	(1,064,841)
Non-current Liabilities	1,574,335	1,430,342	1,346,710	1,231,819	1,120,291
Net Assets (Deficit)	<u>(49,792)</u>	<u>(150,271)</u>	<u>(116,654)</u>	<u>(80,604)</u>	<u>55,450</u>

City of Wyandotte  
 Budget Amendments  
 June 2, 2015

Attachment C

2015 Fiscal Year

Fund	Account	Account Description	Current Budget Amount	Amended Budget Amount	Amendment/ Change
Brownfield Redevelopment Authority Fund	231-000-691-010	Operating Transfer-TIFA	\$0.00	(\$100,000.00)	(\$100,000.00)
TIFA Fund	492-000-691-012	Operating Transfer-BRDA	\$0.00	\$100,000.00	\$100,000.00
Total Increase/(Decrease) in Expenses/(Revenues)					<u>\$0.00</u>

**Amend line items in order to eliminate the Unrestricted Net Assets Deficit by 9/30/15, as required by the State of Michigan Department of Treasury.**



**bob szczechowski**

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**From:** Sanders, William (TREASURY) <SandersW1@michigan.gov>  
**Sent:** Thursday, May 21, 2015 4:43 PM  
**To:** bob szczechowski  
**Subject:** RE: City of Wyandotte Brownfield Fund Deficit Elimination Plan - Municode: 82-2-330  
**Attachments:** NumberedLetter2014-1\_454879\_7.pdf; Wyandotte FY 2010 DEP Certification.pdf

Good Afternoon, Mr. Szczechowski,

Thank you for your submission of the Deficit Elimination Plan. The Plan has been denied based upon unacceptable evidence to support a plan. The City's Brownfield Redevelopment Authority was originally certified through 2015 for a deficit occurring in FY 2010. The Plan you sent indicates that this deficit would not be eliminated until 2016. There is a five-year limit for plans approved with a projected budget. As such, your projected budget cannot go past FY 2015. Please see attached Numbered Letter 2014-1 page 4 for acceptable evidence. I have also attached the FY 2010 plan certification.

Let me know if you have any questions.

Bill Sanders

**From:** bob szczechowski [<mailto:bszczechowski@wyan.org>]  
**Sent:** Tuesday, April 28, 2015 2:41 PM  
**To:** Treas\_MunicipalFinance  
**Subject:** City of Wyandotte Brownfield Fund Deficit Elimination Plan - Municode: 82-2-330

Please see attached PDF.

Sincerely,

Robert J. Szczechowski  
Deputy Treasurer/Asst. Finance Director  
City of Wyandotte  
3200 Biddle Avenue, Suite 300  
Wyandotte, MI 48192  
Tel: 734-324-4542  
Fax: 734-324-4519

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



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

R. KEVIN CLINTON  
STATE TREASURER

## NUMBERED LETTER 2014-1

### DEFICIT ELIMINATION PLANS

**Issued By:** Local Audit and Finance Division, Bureau of Local Government Services

**Issue Date:** May 1, 2014

2014-1 This numbered letter repeals numbered letter 2012-1, and further clarifies when a deficit elimination plan is required and how to determine the amount of deficit to be eliminated. Significant changes since numbered letter 2012-1 include the calculation of current liabilities and certain situations where deferred inflows of resources minus taxes and special assessments receivable may offset the deficit.

The Glenn Steil State Revenue Sharing Act of 1971, Public Act 140 of 1971, Section 21(2), states that units of local government (local units) who end their fiscal year in a deficit condition shall formulate a deficit elimination plan (plan). Any assessment of a local unit's deficit condition should be made at the fund level of reporting, not at the government-wide level. The plan shall be filed with the Department of Treasury (Treasury) for evaluation and certification. Primary local units are responsible for filing the plans of discretely presented component units.

#### **Determining a Deficit for Governmental Funds (Modified Accrual)**

For all governmental funds (not proprietary funds, fiduciary funds, or discretely presented component units), a plan is necessary to eliminate most "unrestricted fund balance" deficits. For governmental funds other than the General Fund, if the "deferred inflows of resources minus taxes and special assessments receivable" is greater than the "unrestricted fund balance", no plan is necessary. Unrestricted fund balance is the sum of the Committed, Assigned, and Unassigned balances. An unrestricted fund balance deficit exists when the local unit does not have sufficient resources available to cover the deficit. This occurs when the sum of the Nonspendable and Restricted fund balances is greater than the total fund balance. Resources available to cover the deficit includes assets that are not restricted by federal, state, or local laws, regulatory authorities, bond covenants, contractual agreements, or other legal constraints. Therefore, when funds have a total fund balance surplus and an unrestricted fund balance deficit, sufficient unrestricted resources do not exist to eliminate the deficit.

**Determining a Deficit for Proprietary Funds, Fiduciary Funds, and Discretely Presented Component Units (Full Accrual)**

Various methods have been used to determine the amount of a deficit in a proprietary fund, fiduciary fund, or a discretely presented component unit. For purposes of uniformity among all units of local government, effective immediately, Treasury will define a deficit as stated below. Local units will be expected to apply the same test to determine if a deficit elimination plan is necessary.

**Proprietary Fund, Fiduciary Fund, and Discretely Presented Component Unit Deficit Test**

Step 1: Does the “unrestricted net position” or “total net position” have a deficit? If both are “no”, no plan is necessary. If one is “yes”, is the “deferred inflows of resources minus taxes and special assessments receivable” greater than either deficit? If “yes”, no plan is necessary. If “no”, proceed to Step 2.

Step 2: Calculate current assets minus current liabilities. For this calculation, current liabilities should not include the current portion of long-term obligations. If the answer is positive, no plan is necessary. If the answer is negative, proceed to Step 3.

Step 3: Compare A) the larger deficit between the “unrestricted net position” and the “total net position”, and B) current assets minus current liabilities.

Step 4: Submit a plan to eliminate the smaller deficit between A and B.

**Example 1**

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 60,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 60,000 = 15,000$ . Answer is positive. No plan is necessary.

Step 3: Not Applicable

Step 4: Not Applicable

**Example 2**

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 510,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 510,000 = (435,000)$ . Answer is negative. Proceed to Step 3

Step 3: A (430,000) or 1,800,000, B (435,000)

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (430,000) unrestricted net position deficit.

**Example 3**

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 200,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 200,000 = (125,000)$ . Answer is negative. Proceed to Step 3.

Step 3: A **(430,000)** or 1,800,000, B (125,000)

Step 4: B is a smaller deficit than A. Submit a plan to eliminate the (125,000) difference between current assets and current liabilities.

**Example 4**

Unrestricted Net Position = (430,000), Total Net Position = (1,500,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 510,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 510,000 = (435,000)$ . Answer is negative. Proceed to Step 3.

Step 3: A (430,000) or **(1,500,000)**, B (435,000)

Step 4: B is a smaller deficit than A. Submit a plan to eliminate the (435,000) difference between current assets and current liabilities.

**Example 5**

Unrestricted Net Position = (430,000), Total Net Position = (450,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 610,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 610,000 = (535,000)$ . Answer is negative. Proceed to Step 3.

Step 3: A (430,000) or **(450,000)**, B (535,000)

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (450,000) total net position deficit.

**Example 6**

Unrestricted Net Position = (470,000), Total Net Position = (450,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 610,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2:  $75,000 - 610,000 = (535,000)$ . Answer is negative. Proceed to Step 3.

Step 3: A **(470,000)** or (450,000), B (535,000)

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (470,000) unrestricted net position deficit.

**Example 7**

Unrestricted Net Position = (130,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 55,000, Current Liabilities = 60,000

Step 1: Unrestricted Net Position has a deficit < Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. No plan is necessary.

Step 2: Not Applicable

Step 3: Not Applicable

Step 4: Not Applicable

Local units whose only deficit is for a proprietary fund, fiduciary fund, or discretely presented component unit where it has been determined a plan is not necessary should select “Yes” to question #2 on their Auditing Procedures Report (Form 496).

**Filing Requirements**

It is the position of Treasury that a reasonable plan to eliminate a deficit condition is vital to the fiscal well-being of a local unit as is early implementation of that plan. Therefore, local units should not wait until Treasury sends a request letter for a deficit elimination plan to develop one. By providing better guidance on what constitutes a deficit, it is the expectation of Treasury that a local unit will submit a plan as soon as possible after the close of its fiscal year end. A plan should be filed prior to or concurrent with the submission of the local unit’s audit report to Treasury.

A plan generally should be for one year, but in no case longer than five years. Local units with multiple year plans that do not meet their subsequent year deficit projections must submit a revised plan that adheres to the time frame that was originally certified, not to exceed five years. The continued certification of a plan may be contingent on the filing of monthly or quarterly update reports with Treasury, as deemed necessary. Plans and acceptable evidence (defined below) can be emailed to [Treas\\_MunicipalFinance@michigan.gov](mailto:Treas_MunicipalFinance@michigan.gov) or to the postal address provided. If a plan has been sent via email, it is not necessary to also send a copy via postal mail.

**Acceptable Evidence to Support a Plan**

- Certified copies of board/council resolutions (describing funds and amounts) approving additional appropriations sufficient to eliminate the deficit and a copy of the journal entry that shows that the transfer has been made or a trial balance.
- Projected budget approved by the legislative body as evidenced by a certified resolution itemizing yearly revenues by source, expenditures/expenses by activity, and changes in the fund balance/retained earnings through the year of the deficit’s eventual elimination. There is a five-year limit for an approved plan; the plan must be amended if the deficit increases or the plan is not otherwise followed.

**Failure to Submit an Acceptable Plan**

Should a plan not voluntarily be submitted, Treasury will no longer “request” a plan. The local unit will be sent, via U.S. Postal Service, a Notice of Intent to Withhold State Payments. The local unit will have 30 days from the date of the notice to file a plan. Should a plan not be filed within 30 days, we will withhold 25% of the local unit’s State Incentive Payments or payments issued under Public Act 140 of 1971, the Glenn Steil State Revenue Sharing Act of 1971. Once withheld, payments are released not when a plan has been filed, but when a plan has been evaluated and certified by Treasury.

If you have any questions, please contact our office.

Michigan Department of Treasury  
Local Audit and Finance Division  
P.O. Box 30728  
Lansing, MI 48909  
517-373-3227



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

RICK SNYDER  
GOVERNOR

ANDY DILLON  
STATE TREASURER

DEFICIT  
CERTIFICATION  
82-2330

June 27, 2011

Mr. Robert J. Szczechowski,  
Assistant Finance Director  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, Michigan 48192

RE: Certification Pursuant to MCL 141.921 (2)

Dear Mr. Szczechowski:

We have evaluated the financial plan of the City of Wyandotte, County of Wayne, for the correction of the deficit condition as of Fiscal Year Ending September 30, 2010, in the following funds.

Brownfield Redevelopment Authority (Through 2015)  
Golf Course (Through 2012)

The plan, as submitted under the requirements of PA 140 of 1971, as amended, should correct the deficit condition of the above-mentioned funds. Should you have any questions regarding this letter, please contact Harlan Goodrich at (517) 373-0660.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frederick Headen".

Frederick Headen, Director  
Bureau of Local Government Services

c: Municipal Finance Systems Review Section

CITY OF WYANDOT  
REQUEST FOR COUNCIL ACTION

June 8, 2015

MEETING DATE: June 8, 2015

AGENDA ITEM :

10

**ITEM:** The rezoning of the former McKinley School 640 Plum

**PRESENTER:** Mark A. Kowalewski, City Engineer; Todd A. Drysdale, City Administrator and Ben Tallerico, City Planner *MM Kowalewski 5-6-15*

**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, Todd A. Drysdale, and Ben Tallerico

**BACKGROUND:** The Planning Commission held a public hearing on July 17, 2014, wherein they recommended denying the rezoning request. The City Council took no action on the proposed rezoning request and directed the City Engineer to schedule a public hearing at the Copeland Center to allow Coachlight Properties to present their proposed development and answer the public's questions. The public hearing took place at the Copeland Center on September 24, 2014.

The City's Planning Consultant's recommendation regarding the rezoning is attached.

The Planned Development District (PD) requires the proposed property owner to apply to the City Council with a preliminary plan of the entire area in such detail to show the land use being requested. The City Council refers this plan to the Planning Commission to hold a public hearing. The Planning Commission reviews said plan and makes recommendation to the City Council. City Council has authority to approve the preliminary plan which is approval of the use and serves as guidance for preparation of a final plan. The final plan is submitted to the City Council for referral to the Planning Commission who then makes a recommendation to City Council. Once City Council approves the final plan, an ordinance is adopted.

Based on the above, the City Council is requested to rezone the property to PD.

**STRATEGIC PLAN/GOALS:** We are committed to maintaining and developing excellent neighborhoods by utilizing vacant school properties and other space to add age-appropriate public amenities to residential areas and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructure in residential areas.

**ACTION REQUESTED:** Approve the application for rezoning for the former McKinley School, 640 Plum Street, from RA (Single Family Residential District) to PD (Plan Development District) and refer same to the Legal Department to prepare the proper ordinance amendment.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Future taxable value in the City including TIFA.

**IMPLEMENTATION PLAN:** Authorized the Legal Department to prepare the Ordinance and proceed with first and final readings.

**COMMISSION RECOMMENDATION:**

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Drysdale*

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**

*Joseph R Peterson*

**LIST OF ATTACHMENTS:**

- A: Planning Commission Minutes of July 7, 2014
- B: City Council Resolution of July 21, 2014, no action on rezoning schedule public hearing at Copeland Center.
- C: Minutes of Public Meeting at Copeland of September 24, 2014
- D: Ben Tallerico, City's Planning Consultant recommendation

**RESOLUTION**

Wyandotte, Michigan

Date: ~~May 11, 2015~~

*June 8, 2015*

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

BE IT RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer, City Administrator and City Planner regarding the rezoning of the former McKinley School Site at 640 Plum Street is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council concur with the recommendation of the City Engineer, City Administrator and City Planner and refers the rezoning from RA (Single Family Residential District) to PD (Plan Development District) to the City Attorney to prepare the proper 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	_____

Planning Commission  
Meeting July 17, 2014

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, July 17, 2014, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Vice- Chairperson Stanley Pasko at 6:30 p.m .

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier

COMMISSIONERS EXCUSED: Krimmel

ALSO PRESENT: Ben Tallerico, City Planner  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

None

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to approve the minutes of the Meeting of June 19, 2014. MOTION PASSED.

**OLD BUSINESS:**

1. PUBLIC HEARING #306 – Request from City of Wyandotte (Owner) and Jonathan R. Crane, P.C. (Appellant) for a Building Permit for a communication antenna at 266 Maple, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 2202.II.1 of the City of Wyandotte Zoning Ordinance.

This item was removed from the Planning Commission agenda at the request of the City Engineer.

**NEW BUSINESS:**

1. PUBLIC HEARING #032414 – Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6<sup>th</sup> to 7<sup>th</sup> Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte). Lot Size 350' x 520'. It is proposed that said property be rezoned from Single Family Residential District (RA) to Plan Development District (PD).

1<sup>st</sup> MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to recommend to the City Council that the request from the City Engineer to rezone the property at 640 Plum (former McKinley School), Lots 8 to 14 Block 178 including vacated Cherry Street from 6<sup>th</sup> to 7<sup>th</sup> Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte, from Single Family Residential District (RA) to Plan Development District (PD) be **DENIED** for rezoning.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: None ABSENT: Krimmel MOTION PASSED

Planning Commission  
Meeting July 17, 2014

2<sup>nd</sup> MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to recommend to the City Council that the Council meets with the McKinley Neighborhood to brain storm with neighbors for proposed projects for the site.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: None ABSENT: Krimmel MOTION PASSED

**OTHER BUSINESS:**

Request from Rick DeSana, Owner of Captains Pub, 126 Oak Street, Wyandotte, requesting a change to the approved plan for their Outdoor Café on Oak Street by eliminating the gate to the café.

No one was present at the meeting, therefore no action was taken by the Commission.

**BILLS AND ACCOUNT:**

Motion by Commissioner Benson, supported by Commissioner Lupo, to pay the Planning Consultant fee for July 2014 to Beckett & Raeder, \$700.00 and hours for Secretarial Services: 06/01/14 to 06/30/14.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: None ABSENT: Krimmel MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to adjourn the meeting at 8:15 p.m.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: None ABSENT: Krimmel MOTION PASSED

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**PUBLIC HEARING** – 032414 Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6<sup>th</sup> to 7<sup>th</sup> Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte).

Vice-Chairperson Pasko opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing

January Wagner, 555 Cherry, Wyandotte, present

Mrs. Wagner stated she was opposed to the rezoning. The City has spent a lot of money to clear up this area and rezoning this property would be a step backwards. Mrs. Wagner asked who was informed of this meeting.

Planning Commission  
Meeting July 17, 2014

Ben Tallerico, the City Planner, indicated that the Planning Law only requires that property owners within 300 feet of the property be notified and a notice is placed in the local paper.

Mrs. Roberts, Secretary to the Commission, indicated that someone took the notice that was sent out and changed it and placed it in the mailboxes of the residents in the neighborhood. Mrs. Roberts further indicated that the Post Master General, in Wyandotte, contacted her to inform her that this was illegal. Mrs. Roberts explained to the Post Master that the City did not place the notice in the boxes.

Mr. Welch, 551 Cherry, Wyandotte, present

Mr. Welch indicated that he has lived in this area for 60 years and has seen improvement in the neighborhood. Mr. Welch further stated that rezoning the property would be going backwards. Mr. Welch stated that the additional units would mean more traffic in the neighborhood which he does not want to see. Mr. Welch is 100% opposed to the rezoning.

Vice- Chairperson Pasko asked Mr. Tallerico to read the preamble to the PD Zoning.

Mr. Tallerico read the preamble of the PD District. Mr. Tallerico further stated that the rezoning would allow for single family dwellings. Mr. Tallerico further stated that this Commission is only making a recommendation to the City Council and the Council would be approving or denying the rezoning of the property.

Patrick Hacsclbach, 446 Cherry, Wyandotte, present

Mr. Hacsclbach stated that he is opposed to the rezoning he sees no benefit to the neighborhood. Mr. Hacsclbach stated that he has lived in his home for 20 years and wants to see homes be constructed on this site.

Vice-Chairperson Pasko indicated that the Commission is not looking at the project, at this time, only the rezoning.

John Darin, 851 Orchard, Wyandotte, present

Mr. Darin indicated that he was the spoke person for the McKinley Neighborhood United and at this time the group is unable to agree or disagree with the rezoning. Mr. Darin indicated that the group would need additional information.

Mr. Darin stated that he feels that there are options for the property. It could be utilized as another school or a satellite branch of a college. Mr. Darin indicated that the City needs to think out of the box and find a use for this property. Mr. Darin stated that the playground/park needs to stay.

Mr. Darin stated that he was part of the festival of homes years ago and the City should consider another project like that at this location. Mr. Darin feels that there has been an upswing in single family development.

Planning Commission  
Meeting July 17, 2014

Tom Carson, 564 Plum, Wyandotte, present

Mr. Carson indicated that he feels that the entire neighborhood should have been notified and not just the people within the 300 feet of the property. Mr. Carson asked what a PD District is and what can go in if the property is rezoned.

Mr. Tallerico read what was allowed in the PD District.

Mr. Patrick, 523 Cherry, Wyandotte, present.

Mr. Patrick indicated that he has lived in this area for 30 years. The McKinley Neighbors United along with Jim DeSana has revived this area. There were a lot of rental units that were removed and new single family homes built. The area was rezoned to single family so multiple units could not go back in.

Mr. Patrick indicated that the City should not have traded properties with the School Board and now the City is in a jam and has to do something with this property. Mr. Patrick further stated that in his opinion the City should not be in the land acquisition business.

Mr. Patrick stated that he feels the school should be removed and the park should stay, then you could probably get about 21 new homes on the site which is what belongs on the site.

Mr. Patrick stated that there is no benefit to the residents only the City if this property is rezoned.

Mr. Patrick indicted that he is 100% against the rezoning of this property.

Al Sliwinski, 728 Cherry, Wyandotte, present.

Mr. Sliwinski indicated that he lives within the 300 feet of the property and he is against the rezoning of this property. Mr. Sliwinski indicated that if there is no specific project, then why rezone the property. Mr. Sliwinski indicated that he is against the rezoning.

Christopher and Kathleen Gibson, 567 Cherry, Wyandotte, present.

Mrs. Gibson indicated that he lives adjacent to the school and he feels that the school should be repurposed like has been done in other communities. Mrs. Gibson further indicated that the park is used quite a bit and he would hate to see that removed. Mrs. Gibson indicated that he does not want to see an apartment building constructed on this site. Mrs. Gibson indicated that she is opposed to the rezoning.

Mrs. Gibson indicated that she moved here because of the park and the school and the quaint neighborhood and since the school closed the property has not been maintained. Mrs. Gibson realizes that this property might not be on the top of the City's list for maintenance, but the park is utilized a lot and it should be maintained.

Mrs. Gibson further stated that she does not see a market for apartments, if that is what the project will be.

Planning Commission  
Meeting July 17, 2014

Mr. Tallerico indicated that the City did bid the property out and received two (2) proposals for the property. The City is working with one of the proposal makers and it was recommended that the property be rezoned.

Mrs. Gibson asked if there were any grants available to re-develop this property.

Mr. Tallerico stated that she should contact the City's Administration Department.

Commissioner Benson asked for a show of hands in the audience of how many people are against the rezoning.

The entire audience raised their hands about 35 to 40 people.

Branson Crupi, 334 Cherry, Wyandotte, present.

Mr. Crupi asked the Commissioners if they looked around the City, there are a lot of for rent signs and there is not a demand for apartments. Mr. Crupi stated that he is not against apartments, but not in this neighborhood. Mr. Crupi stated that the traffic will increase and that is not good for the neighborhood.

Denise Dicks, 446 Plum, Wyandotte, present.

Ms. Dicks stated that she is opposed to anything on this lot except single family homes. Ms. Dicks stated that the City has put a lot of funds into this property when they closed Cherry Street and built the park, putting anything but single family homes would be a mistake.

Mr. Wagner, 555 Cherry, Wyandotte, present.

Mr. Wagner stated that he moved here from Royal Oak and he is sure there is a developer because there is a rendering on the 2<sup>nd</sup> floor. Mr. Wagner continued that he feels that more than 300 feet adjacent to the property should have been notified. Mr. Wagner asked the Commissioners how many of the members lived in the area. Mr. Wagner stated that the Commission should take into consideration the views of the neighborhood.

Bonnie Schnieder, 453 Plum, Wyandotte, present.

Ms. Schnieder stated that she is opposed to this rezoning. It was zoned single family and should stay that way. Ms. Schnieder continued that she is not ok with the other neighbors not getting notified. Ms. Schnieder continued that the park is used a lot and should not be removed.

Vice-Chairperson Pasko stated that the notices were sent out as determined by the law.

Brad Lewis, 764 Plum, Wyandotte, present.

Mr. Lewis stated that he is opposed to this rezoning. Mr. Lewis stated that he would like to see the park stay because that is the only park in the area for the kids and there are lots of kids that use this park.

Planning Commission  
Meeting July 17, 2014

Mr. Lewis stated apartments are not wanted or needed in this area, single family homes should be the only thing considered.

John Darin, 851 Orchard, Wyandotte, present.

Mr. Darin asked how much of the property is proposed to be rezoned.

Mr. Tallerico reviewed the map of the area with the audience.

Mr. Darin stated that if all the property is going to be rezoned to PD the McKinley Neighborhood's United rejects the rezoning.

David and Nancy Lowery, 705 Orchard, Wyandotte, present.

Ms. Lowery stated that she is opposed to this rezoning.

Chris Harper, 434 Plum, Wyandotte, present.

Ms. Harper stated that she owns a historical home that was built in 1886 and she indicated that the City won't even let them remove a tree to construct a driveway and the City feels that an 86 unit apartment building is a good idea for this site. Ms. Harper stated that Wyandotte has always been unique and the school should be restored.

Joe Migliaccio, 546 Plum, Wyandotte, present

Mr. Migliaccio asked the Commission if they are hearing what the residents here are saying everyone is against this rezoning.

Linda Hogge, 446 Cherry, Wyandotte, present.

Mrs. Hogge stated that she is opposed to the rezoning.

Douglas Golema, 554 Plum, Wyandotte present.

Mr. Golema stated that the McKinley Area is a small area and should not have apartments built on this site. Mr. Golema stated that developing apartments will add additional traffic that will not help the City or the area. Mr. Golema continued that Wyandotte has an ordinance that makes landlords maintain their properties and this is a step backwards. Mr. Golema continued that the single family home is what saved this area. Mr. Golema stated that he is opposed to this rezoning. Mr. Golema stated to the Commission to put their head and heart into what the neighborhood is saying here tonight when making their decision.

One (1) communication was received opposing this rezoning.

Rec. 7/17/14

641 Plum  
Wyandotte, MI 48192  
Phone (734) 286-2040  
Gs3835@yahoo.com

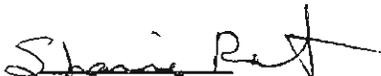
July 16, 2014

Planning Commission  
3200 Biddle Avenue  
Suite 200  
Wyandotte, MI 48192

Dear Kelly Roberts

This letter is in response to the letter sent by the planning commission dated for July 2, 2014, that was in regards to the rezoning of 640 Plum Wyandotte, MI 48192 formally known as McKalee School. We would have to disagree with the rezoning of this property, for the purpose of an 86 unit apartment building.

Sincerely,

  
Shante Root

  
Greg Root

**OFFICIALS**

**William R. Grigg**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



**JOSEPH PETERSON**  
MAYOR

**COUNCIL**

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

July 22, 2014

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

By Councilman Lawrence S. Stec  
Supported by Councilwoman Sheri M. Fricke

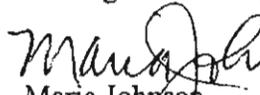
RESOLVED by the City Council that no action be taken concerning the proposed rezoning of the property located at the former McKinley School site until the public hearing as required by the letter of intent entered into between the City and Coachlight Properties is held. BE IT FURTHER RESOLVED that the City Engineer schedule a public hearing at the Copeland Center to allow Coachlight Properties to present their proposal and answer the public's questions.

YEAS: Councilmembers Fricke Miciura Sabuda Schultz Stec

NAYS: None

RESOLUTION DECLARED ADOPTED

I, Maria Johnson, Deputy City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte at the regular meeting held on July 21, 2014.

  
Maria Johnson  
Deputy City Clerk

CC: Coachlight properties; Planning Commission, City Engineer

**OFFICIALS**

**Thomas Woodruff**  
CITY ASSESSOR

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
TREASURER



**COUNCIL**

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

**JOSEPH R. PETERSON**  
**MAYOR**

July 21, 2014

The Honorable City Council  
City of Wyandotte  
3200 Biddle Avenue – Ste. 300  
Wyandotte MI 48192

RE: McKinley School Site

Gentlemen and Madam:

Due to the recent questions and concerns that were discussed at the July 17, 2014 Planning Commission Meeting regarding the McKinley School site, I am requesting your approval that all discussions regarding this development be held in abeyance until the proposed developer, Coachlight Properties, schedules a public meeting with the residents of the McKinley neighborhood, as per the Letter of Intent. I am proposing that this meeting take place at the Copeland Center for a date and time to be determined. This meeting is imperative so that residents can get their questions answered.

Further, the City Engineer should be present at this meeting. The Mayor and City Council should also be invited to attend.

Thanking you in advance for your support.

Sincerely,

Joseph R. Peterson  
Mayor

Key: A – Audience D – Developer (Joe DiSanto & Timothy Morgan) C – City Official (Mark Kowalewski)

C - The meeting was called to order at 6:30 p.m. Introductions were made which included the following elected officials:

Councilman Galeski	Councilman Sabuda	Councilman Stec
Councilman Miciura	Councilwoman Fricke	Mayor Peterson
Members of the Zoning Board of Appeals		
Members of the Planning Commission		

Developers – Joe DiSanto, Coachlight Properties, LLC and Timothy Morgan, Jonesboro Investments, Inc.

C – The Planned Development Zoning was explained along with the process which is what the City was trying to accomplish by rezoning the McKinley School Property.

D – Explained their proposed project – approximately 90 units, will be remodeling a portion of the existing school and constructing two (2) wings along 6<sup>th</sup> and 7<sup>th</sup> Streets. The units will be 1 and 2 bedroom for senior living which is persons of the age of 55 and over. There will be no subsidy. Investment is approximately \$7 million.

A - Indicated that there is a development in Ypsilanti that converted an existing school into senior housing and it looks very nice. Asked why the entire McKinley School building can't be rehab.

D – The physical building was built in 1924 and the thickness of the walls would make it difficult to install the mechanicals and electrical required to convert to residential uses. Further, the efficiency of the building would not be that good. They indicated that they would review this development to gather additional information.

A - Asked about parking.

D – There would be 95 parking spaces for the building and they feel that is sufficient. Jonesboro Investments, Inc. general experience is that 1 parking space per unit is sufficient.

A – Stated today's senior are more active and more parking is needed?

D – Perhaps 1.5 vehicles is needed or an extra 50 cars. The Phase I and Phase 2 process would determine this. Each project could be different; the reason for meeting is to determine things such as number of parking spaces needed.

A - What if the use of the property changes and it is no longer used as a senior living building what insurances do the residents have that the building will not change into an apartment.

D – They would sign a covenant that would not allow any use changes to the building.

A – What about parking on the street and traffic flow.

D – They would allow for parking on the site and they would encourage occupants to utilize that parking not the street.

A – Audience

D – Developer (Joe DiSanto & Timothy Morgan)

C – City Official (Mark Kowalewski)

A - He does not want to see City turn into "Rental Unit City".

D – They would not object to a restriction to the deed. Each rental unit would permit two (2) people that are related. This is senior living project with full time care taker, community room and activities planned.

A - Did not like the concept as rental units in the McKinley Area. 27 single family homes could be built if the school was removed. Asked who is in favor of this project. The Planning Commission voted no as a recommendation for rezoning.

D – If the City were to sell for 27 single family homes, the City would have no control over those 27 homes from becoming rentals.

A – But it would only be 27 rental units not 90 units. What about making the units condos?

D – 27 homes would eliminate the park, we are proposing to upgrade the park and this is a quality project with high demand. There is no demand for condos.

C – If the park stays then there would be property for 14 single family homes. With 27 homes, the park would be gone.

A – What is the age of the seniors that can live in the unit.

D – 55 or older

A – The property in its current state looks bad, the grass is high and the park is not taken care of. This project is better then what is currently there.

D – This is just the beginning, we only have a Letter of Intent with the City, a Purchase Agreement and architect plans still need to be developed. Further, all this will take a vote of the City Council.

A – Question was raised about the environmental issues when demolishing the property.

C – The asbestos has been removed by the School District. The environmental reports are available for viewing. The estimated cost to remove the building is approximately \$500,000.

A – The City has done a bad job keeping the property maintained. Also, what is the effect if these units do not rent.

D – Feel these units will rent well or we would not be proposing the project. His current vacancy rate is 7%. With the rehab of the building this will be a good impact on the neighborhood. The long term value on the neighborhood will be positive.

A – Would like to see what impact 90 rental units will have on the neighborhood. There will be additional traffic and parking on the streets.

D – The traffic will be off peak because the seniors are on a different schedule and historically, it has been their experience that these types of projects do not have parking issues on the street. There would be 2 adults per unit and the development will offer guest parking on site. If there is a concern by the City, additional parking could be developed.

A – Audience

D – Developer (Joe DiSanto & Timothy Morgan)

C – City Official (Mark Kowalewski)

A – Moved into McKinley School area 19 years ago and never envisioned apartment at this location, too much traffic which will depreciate the housing values.

D – This development will be good for the City it will increase people in the downtown area.

A – There is a concern that people park too close to the stop signs currently which make it hard to see when you come up to the corners and with additional cars on street this is concern.

D - That is an issue that would need to be addressed by the Police. If there is a parking issue, the answer might be to down scale the units and increase the onsite parking. Our plan is to give the City a better project than what is there. The renderings that were submitted were for discussion and are not architectural renderings. Depending on the outcome of these meetings, the drawings could change. Currently, we are proposing 25% of greenbelt around the building, the park is 1.3 acres, and the park will be preserved. The tennis courts will be preserved if requested. A walking path with a community garden will be added on the site. We would not object to parking streets one-way.

A – Who will maintain the park.

D – Developer would.

A – This development is not for the neighborhood, don't agree with an apartment this is not the vision of the neighborhood. This development will depreciate the property values. There are rentals in the neighborhood that are not kept up. This type of development belongs on Biddle Avenue.

A – Will the 95 parking spaces be developed right away or in phases.

D – The parking would be development as the units are developed. The plan is to do the project in two (2) phases. If phase one is not received well, there would be no phase two.

A – Questioned the convenient parking for the residents. If the entrance is closer to the street everyone will be parking on the street.

D – The convenient parking will be located in the parking lot. The plan for this development is that we do not see people parking on the street to enter the building.

A – What is the time frame for the project.

D – Once all approvals are received, it will take about a year to complete the building.

A – Will there be a security management on site.

D – They will have a management company running the day to day business. But no matter what, the building will be used as a senior living center that use will not change.

A – Asked if the building will have geothermal.

D- The building will meet the green standards, but we are not at that point in the development phase to say yes or no to geothermal.

A – Audience

D – Developer (Joe DiSanto & Timothy Morgan)

C – City Official (Mark Kowalewski)

A – Agree that use is better than what is there, but there is a concern about the size, looks and the parking. The exterior could be developed to compliment the neighborhood and the building could be broke up. A smaller development would help with the parking.

A – Asked if there was other developers interested in the property.

C – There was another developer who wanted to build additional buildings on the site, remove the park area, the units would be for low to moderate income tenants, and it would be non-taxable. This was not a desirable project.

A – An occupied project is much better than a vacant building. The proposed additions to the building along 6<sup>th</sup> and 7<sup>th</sup> Street should be looked at it should be broken up which might bring higher rent then one big building. Eliminate large building along 7<sup>th</sup> Street.

A – Not interested in this type of project, we only want to see single family homes built on this site.

A – St. Helena's looks bad.

A – What is the next step to this project.

D – We would need to see if this project is worth wild in moving forward as far as the development goes.

C – The rezoning is the next step for the City. The City Council will need to consider if the property should be rezoned to PD zoning.

A – Has this developer developed this type of project anywhere else.

D – Yes we have 33 properties in 7 states the closest one is in Monroe. There are 77 units at that location.

A – What if this does not go well financially.

D – We would take money from one site that is doing well and use it at the site that needs the funding.

A – What if property is sold, what then.

D – Yes, it could be sold. Any buyer would have to agree as a successor owner to keep it a senior project. New buyer would have to accept the deed restriction as a senior project. This protection would be on title work and recorded against the property.

A – An occupied project much more valuable than vacant run down project.

D – Definitely agree with this opinion.

A – What is the size of the units.

D – Generally they are 1-bedroom 700-825 square feet; 2-bedroom 975 to 1,000 square feet.

D – A market study will need to be done and that will determine the size of the building and what make sense financially and for the neighborhood.

A – Audience

D – Developer (Joe DiSanto & Timothy Morgan)

C – City Official (Mark Kowalewski)

A – What is long term impact on values?

D – There would be no negative impact. There vacancy experience is very good at approximately 7%.

A – Who would do maintenance of Park?

D – Developer would agree to provide maintenance as part of Agreement.

A – What is time line?

D – This project is a long way off. The developer would next have to enter into a Purchase Agreement.

A – Why not do plan with fewer units?

D – We will have to conduct a Market Study and this will assist in determining the number of units.

A – This project is better than a bad school.

D - This senior project versus a school is integrated much better. The green space will be enhanced and be very much an upgrade.

A – A Community Garden is my suggestion. Do it right would be great. What are names of other projects?

D – Closest is 74 units in Monroe. 1235 South Monroe Street. There are gardens on some properties cared for by tenants.

A – The auditorium is beautiful. I am glad this will be saved with this project.

A – The project is zoned 1-family. City rules need to be enforced such as weeds, graffiti, parking and animals running loose. Could see how Management Company overseeing maintenance would be better. Other senior buildings are maintained beautifully .

A – Graffiti is bad. Vacant building is bad for neighborhood think this is a great idea.

A – Put in a community center.

D – Would consider using auditorium for possible public use.

A – What happens now?

C – The next step is for the City Council to determine if the property should be rezoned. If rezoned, the developers will need to proceed with development documents and follow the PD requirements.

A – What if this developer does not follow through?

C – Property would stay PD zoning if approved by City Council.

D – Thanked everyone for their input.

Meeting adjourned at 8:20 p.m.

Attached the sign-in sheet.

A – Audience

D – Developer (Joe DiSanto & Timothy Morgan)

C – City Official (Mark Kowalewski)

Mckinley Place - September 24, 2014 - Neighborhood Meeting

Name	Address	Email	Phone
Beth Swinard	Plawn. 05 Commission		282-6616
JOHN BARKIN	851 ORCHARD ST WYANDOTTE	jdavinc@wyom.ry	734-282-2178
Carl Brakes	555 Cherry WYANDOTTE		734-282-2021
Mary Kay Wagner	555 Cherry WYANDOTTE	Catalina99@hotmail.com	" "
Douise Dickes	446 River WYANDOTTE	Dickes@HHS.org	734-282-4956
Johnny + Mildred	802 Cherry		
Just Bob's Middle	815 Cherry		
Tacy Kuderik	453 Plum St. WYANDOTTE		734-673-5612
Berene Taraska	212 1st	atwood@water.org	734-851-6132
Coerc + Bob	404 VINEWOOD	coerc@wyandot.org	
Stephanie Badalamenti	451 + 2519 FOREST ST. WYANDOTTE	Stephanie.Badalamenti@bandt.com	734-246-3894
Nora Wassner	3485 2nd		734-282-4951
Alan Brand	308 Pine		734-612-7119
Amy Miller	514 Cherry ST		734-502-7253
Sharon Metz	806 Forest		
Andy June	406 Forest		
SEAN REMISOSKY	456 ORANGE		
Vic HARRINGTON	501 PINE ST		734-2831992
DAVE ZANLEY	255 ELM	dzanley@sidelighting.com	
Richard Seymour	2775 31st	Zanley	734-244-8251
Robert Repasky	520 Cherry	bob@seedwithfaith.org	734-283-2523
Barb Duvahn	3326-12th	bduvahn3326@yahoo.com	734-281-1408
James Cillen	547 Plum	cillenjames@gmail.com	734-283-6091
Regina Nick Pittman	464 Cherry	Nick.464@aol.com	
Samuel Shaw Lepp	530 Orchard	slapp@wyandot.org	
Laura ETC Tavealer	185 Vinewood	ytavealer@wyandot.org	735-615-3570
Loey Stec	CITY HALL		
DOUGLAS ZANK	546 CHERRY		734-282-4069
Matt Purcell	419 Plum	mpurcell@nrc-1.org	734.625.8059
Joan + David	843 Cherry	joanmckinley@yahoo.com	734 624 1005
Leody			



Date: 03.10.2015

From: Benjamin J. Tallerico, AICP, HDFP, NCI, FBCI

To: **Mark A. Kowalewski, PE**  
City Engineer  
City of Wyandotte  
3200 Biddle, Suite 200  
Wyandotte, MI 48192

Project: **640 Plum Street**  
Rezoning Request for the above noted parcel

Remarks:

**Section 1: Background**

Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7<sup>th</sup> Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte). Lot Size 350' x 520'. It is proposed that said property be rezoned from Single Family Residential District (RA) to Plan Development District (PD).



Photo credit: Google Maps

**Applicant's Status:**

The City of Wyandotte owns the lots and is requesting the rezoning on behalf of the proposed developers.

**Applicant's Request:**

The applicant is requesting reclassification of their lots from their present Single Family Residential District (RA) to Plan Development District (PD).

**Purpose of Request:**

The applicant wants to market the properties for additional uses as permitted by a PD District.

**Site Size and Location:**

The lot is a full city block, from 6<sup>th</sup> to 7<sup>th</sup> street, approximately 350 feet wide. It also has a depth of approximately 520 feet. The lot has frontage along the north side of Plum Street and extends northward to the alley between Cherry and Pine Streets.

**Existing Land Use and Zoning:**

Existing land use and zoning around the subject properties is outlined below.

<u>Direction</u>	<u>Existing Land Use</u>	<u>Zoning</u>
North	Single Family Residential District	RA
East	Single Family Residential District	RA
South	Single Family Residential District	RA
West	Single Family Residential District	RA

**Master Plan Recommendation:**

The City’s adopted Master Plan for Future Land Use Map proposes the subject properties as Schools, and the surrounding parcels as low density residential.

**Analysis:**

When the current master plan was developed, it was decided that the subject parcel would remain as Schools.

Changes in the economy have brought modifications to the buying habits of homeowners. The depression in the housing market has greatly reduced the purchase price of many stand alone single-family homes. This has decreased the demand for single-family units and diminished the need for this type of housing in many areas. This has been borne out by the 2010 Census. In addition, data from the Southeast Michigan Council of Governments (SEMCOG) concurs with the challenges of single-family housing development in Wyandotte; SEMCOG data showed a drop in population from 2000 to 2010 and predicts a continued drop in population in 2020, 2025, and 2030.

Single-family home permits have also been significantly less than before the great recession. Between 2000-2005 the high was 38 permits in 2003 and the low was 16 in 2000. From 2006 to 2015 the City has never been more than the least amount between 2000 -2005. Additionally there were only 6 home permits issued in 2014 and none so far in 2015. And every year since 2007 the City has demolished more homes than it has built.

School age children in Wyandotte have decreased, causing school closings, and SEMCOG predicts children aged 5-17 will continue to decrease by over 25% from 2010 -2030.

Census data showed that all four age groups between 65 and 84 years old (65-69, 70-74, 75-79, and 80-84) have increased between 2000-2010.

The parcel is surrounding by residential development.

### **Conclusion**

From the foregoing information we have concluded that from a planning perspective consideration should be given to a master plan and zoning change for the lots from Schools and Single-Family to PD Planned Development. Our conclusion is based on the following determinations:

1. Though inconsistent with the Future Land Use Recommendations of the City of Wyandotte Master Plan, there is no demand for additional schools in this area and a reclassification of the future use to a PD would allow for single-family homes, condominium projects and other uses.
2. Rezoning the parcel from single-family residential to PD to allow for a housing development would be consistent with the use of the site as a school in terms of traffic, parking, and general activity.
3. Population and single-family housing units have decreased, and the analysis continues to anticipate future decreases.
4. Changes in the economy and demand for single-family has greatly diminished in recent years making the potential of this site for a single-family development much less than were it was originally planned for single-family.
5. There appears to be a market for senior housing developments due to the increase in people aged 65-84 in Wyandotte.
6. PD districts allow for flexibility, creativity, advance smart growth/sustainability planning, and broader housing options.
7. Abandoned/vacated school sites have proved challenging for redevelopment in many communities. PD districts allow flexibility providing a greater chance of these sites becoming active again.
8. Developing that parcel as senior housing would not be inconsistent with the surrounding area.

*p l a n n i n g r e  
v i e w*

We will be prepared to discuss the foregoing comments with you in greater detail at your convenience.

RESOLUTION

Wyandotte, Michigan  
Date:

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

BE IT RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer, City Administrator and City Planner regarding the rezoning of the former McKinley School Site at 640 Plum Street is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council concur with the recommendation of the City Engineer, City Administrator and City Planner and refers the rezoning from RA (Single Family Residential District) to PD (Plan Development District) to the City Attorney to prepare the proper 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	_____

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



**JOSEPH PETERSON**  
MAYOR

**COUNCIL**

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

May 12, 2015

**RESOLUTION**

Mark A. Kowalewski  
City Engineer  
3200 Biddle Avenue  
Wyandotte, Michigan 48192

By Councilman Ted Miciura Jr.  
Supported by Councilwoman Sheri M. Fricke

RESOLVED by the City Council that the communication from the City Engineer, City Administrator and City Planner regarding the rezoning of the former McKinley School Site at 640 Plum Street is hereby held in abeyance until Monday, June 8, 2015.

YEAS: Councilmembers: Fricke Galeski Miciura Sabuda Schultz Stec

NAYS: None

**RESOLUTION DECLARED ADOPTED**

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on May 11, 2015.

William R. Griggs  
City Clerk

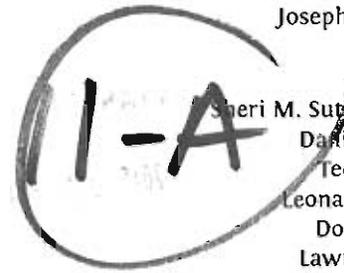
CC: City Administrator, City Attorney

OFFICIALS

William R. Griggs  
CITY CLERK

Todd M. Browning  
TREASURER

Thomas Woodruff  
CITY ASSESSOR



MAYOR  
Joseph R. Peterson

COUNCIL  
Seri M. Sutherby-Fricke  
Daniel E. Galeski  
Ted Micuira Jr.  
Leonard T. Sabuda  
Donald Schultz  
Lawrence S. Stec

JODY L. EGEN  
DIRECTOR OF MUSEUMS AND CULTURAL AFFAIRS

Monday, June 01, 2015

Mayor & City Council  
City of Wyandotte  
3131 Biddle Ave.  
Wyandotte, MI 48192

Monday, June 01, 2015;

Honorable Mayor and City Council Members;

The history and heritage of a place creates a distinctness of character that enhances self-identity and adds to the quality of life. Historic preservation is the most visible way of highlighting that heritage.

The goal of preservation is not simply to save the old, but to bring to life that which lies within the old for the purpose of enriching our lives. It involves the appreciation of something created in the past, restored and enjoyed in the present and secured for future generations.

Concerning the recent discussions on the McKinley School project at 640 Plum, we have compiled some information regarding the history of the school property denoting its historic nature.

There has been a school on the site of the present day McKinley since 1872, the *Third Ward School*. In 1901, a two-story, eight-room brick building replaced this first Third Ward school. It was given the name "McKinley School" because of a resolution introduced and unanimously accepted by the Board of Education that Wyandotte school buildings be named after martyred presidents of the United States.

On May 7, 1939, the cornerstone was laid for the existing McKinley building, with the school being dedicated on March 11, 1940. Designed by architect C.R. Jensen in a classic and detailed Art Deco style, it was intended to hold 690 children at a cost of \$281,608 of city money and \$178,500 Federal Grant. The bricks of the old building were removed to recycle to construct the wall at the Roosevelt High School athletic field.

Unlike the old McKinley, the new McKinley rooms were built for special instruction, including art, health, science and kindergarten. There was also an auditorium and a library. The kindergarten room had (and

still has) a built-in tiled sandbox, aquarium, built-in benches and fireplace with unique tiles. The building contains marble and quartz Terrazzo floors, and tile walls. Many of the whimsical decorative tile surrounds of fireplaces and drinking fountains are believed to be from the Detroit Pewabic tile company.

From an undated Wyandotte Herald article: "Mosaic tile work in the halls of the first floor deserve special mention. The designs were made by Superintendent F. W. Frostic and his daughter, Gwendelyn [Gwen Frostic, renowned 20<sup>th</sup> century Michigan artist]. One shows the sun, with the other planets in their actual comparative size and approximate relation; another gives the four principal points of the compass." Of note, the planet Pluto is not included in this celestial representation. Although Pluto was discovered in 1930, it wasn't commonly accepted as a planet at the time the school was built.

Issues of historic preservation and the education thereof are of great interest of the Wyandotte Cultural and Historical Commission, and are considered to be among their most prime directives. Effective preservationists know that a wide range of considerations sometimes tip the balance in favor of replacing the old with the new. At other times they make their stand. Each situation needs to be considered on its own merits and in its wider context.

In 2007, the City of Wyandotte was designated a Preserve America community by the federal government, which supports adaptive reuse of historic structures. We hope this information will assist in determining the future of this historic and valued property.

Sincerely,



Jody L. Egen  
Director of Museums and Cultural Affairs



Wally Hayden  
President  
Wyandotte Cultural & Historical Commission

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

11-B

**MEETING DATE:** June 8, 2015

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

**ITEM:** Fair Housing Act (Senior Living Communities)

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

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** During the discussion at the City Council Meeting held on May 11, 2015, Councilman Miciura opined that the creation of a residential living facility with an age restriction would violate the Fair Housing Act (FHAct). Attached you will find an opinion from the Department of Legal Affairs refuting those statements.

Note that the FHAct does not even apply to age requirements but does address housing opportunities for families. A quick and cursory review of the website for the Federal Department of Housing and Urban Development ([www.hud.gov](http://www.hud.gov)) clearly states the following as it relates to familial status:

**Senior Housing Exemption**

Although the FHAct was amended in 1988 to prohibit discrimination on the basis of disability and familial status, Congress intended to preserve housing specifically designed to meet the needs of senior residents. Housing that meets the FHAct definition of housing for older persons is **exempt** from the law's familial status requirements, provided that:

- HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or
- It is occupied solely by persons who are 62 or older or
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Therefore, housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.

Considering that there are two (2) senior housing facilities already in the City of Wyandotte, it is not a surprise that the proposed redevelopment of Mckinley Elementary school to an age 55+ senior housing facility does not violate Federal law.

**STRATEGIC PLAN/GOALS:** To stand for all requirements of our laws and regulations.

**ACTION REQUESTED:** Receive and place on file.

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

**IMPLEMENTATION PLAN:** N/A

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

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

**MAYOR'S RECOMMENDATION:**

A handwritten signature in black ink that reads "Joseph R. Peterson". The signature is written in a cursive style with a prominent initial "J".

**LIST OF ATTACHMENTS:** 1. Correspondence from the Department of Legal Affairs –  
Fair Housing Act

**MODEL RESOLUTION:**

RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the City Administrator regarding the Fair Housing Act and

Receives and places it on file.

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

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

WILLIAM R. LOOK  
STEVEN R. MAKOWSKI

RICHARD W. LOOK  
(1912 - 1993)

TO: Todd Drysdale

FROM: William R. Look

Re: Fair Housing Act and Communities with Residents of age 55 and up

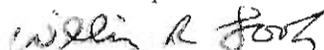
Dear Mr. Drysdale,

You have asked me to summarize the provisions of the Fair Housing Act with regards to requirements of the resident being age 55 or older. There is a provision in the Fair Housing Act which exempts senior housing from the prohibition against familial status discrimination. The housing for older persons act permits housing for occupancy by persons of 55 years of age or older where at least 80% of the units are occupied by at least one person who is 55 years of age or older. It also eliminates the requirement that the housing have significant services and facilities specifically for the elder residents. The facility claiming the exemption must establish age verification procedures by doing a survey of the residents every two years to ensure the 80% requirement is met. The housing community may have a requirement that 100% of the units are occupied by at least one person 55 years of age or older or that 80% of the units may be occupied exclusively by persons aged 55 years of age or older.

Examples of policies and procedures that would demonstrate intent to provide housing for persons 55 years of age or older could include written rules, regulations, lease provisions, deed or other restrictions. Also the method of advertising to attract perspective residents to the housing facility and the facility's verification procedures would further show intent to comply with the requirements.

The provisions of this law would apply to a leased property under common private ownership.

Respectfully submitted  
LOOK, MAKOWSKI and LOOK  
*Professional Corporation*

  
William R. Look

WRL:ks

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

MEETING DATE: June 8, 2015

AGENDA ITEM #

11-2

**ITEM: File #4630 Qualifications for Redevelopment of McKinley School**

**PRESENTER:** Mark A. Kowalewski, City Engineer and Todd A. Drysdale, City Administrator

*Mark Kowalewski 6-2-15*

**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, Todd A. Drysdale, Giuseppe DiSanto and Tim Morgan

**BACKGROUND:** At the June 2, 2014, City Council meeting a Letter of Intent (LOI) was approved with Coachlight Properties for the sale for the former McKinley School Site, 640 Plum Street. The LOI indicates Coachlight Properties will request the City to pursue rezoning of the property to Planned Development (PD). There is a separate agenda item regarding the rezoning. During the public meeting at the Copeland Center on September 24, 2014, one (1) audience participant indicated that there is a development in Ypsilanti that converted an existing school into senior housing and it looks very nice. This comment resulted in Coachlight Property representatives, City Staff, Planning Commission Members and some City Council Members to visit Cross Street Village in Ypsilanti. All Council Members were invited to view this property. Attached is a pamphlet from this redevelopment. In addition, pictures will be shown during the Council meeting of this development. An additional public meeting was held on April 22, 2015, to review Coachlight Properties revised proposal. Attachment C is a summary of this meeting.

Based on visits to Cross Street Village and the public hearing at Copeland Center, Coachlight Properties desires to amend their LOI to include the following changes:

**PROPOSED**

- a. Existing building will be maintained
- b. Number of units will be reduced to 70
- c. Parking will be provided at a rate of 1.5 parking spaces per unit
- d. Any additions to the building will be of same architectural style as existing building
- e. LOI will expire six (6) months after rezoning to Planned Development (PD) is approved with option to extend monthly for an additional six (6) months at \$6,000

**CURRENT**

- a. Demolition of east and west portion of building. Keeping gym, auditorium, community space, library, kitchen, support offices and remodel for four (4) units
- b. Total 91 units (new three story 60 unit building on west side, new three (3) story 27 unit building on east side and four (4) remodeled units)
- c. 95 Parking spaces provided or one (1) parking space per unit
- d. LOI silent on architectural style although City Council has review via Planned Development Zoning requirements
- e. Expires after six (6) months

Three (3) options are included in this communication for this property (attached). *First Option* is to redevelop the property for market rate apartments for seniors (55 years or older). *Second Option* is the demolition of building and sale of vacant property for the construction of single family homes. *Third Option* is no action or leaves the building "as is".

The First Option would generate revenue of approximately \$171,000 per year in taxes. The Second Option would require additional investment on the City's part of at least \$632,000 to demolish the school and provide infrastructure improvements. Annual taxes would be between \$45,000 and \$70,000 annually.

There currently is a diminished interest in the building of new single family homes as evidenced by the City's current inventory of 70 lots for sale. The Third Option is to do nothing. This creates continued maintenance costs of approximately \$23,590 annually. Since the building has been vacant there have been 217 incidents dispatched by the Police Department. This includes juvenile complaints, malicious destruction of property, breaking and entering, suspicions incidents and person as well as other problems. This vacant school has created an atmosphere of blight which has increased crime and lessens property values.

A competent successful developer has submitted a proposal to redevelop this school in accordance with the First Option. The Developer has successfully completed 30 similar multifamily developments with approximately 1,800 units. Their proposal has been amended to accommodate the input from the neighborhood. In addition, the neighborhood will have various opportunities to continue to provide input on this development. A Sales Agreement would need approval by City Council to proceed beyond the LOI. The Planned Development Zoning requires a preliminary and final plan to be submitted to the Planning Commission for recommendation and approval by the City Council. This is at least five (5) opportunities for the public to provide additional input.

The attached article indicates there is a need for senior housing with the demand increasing approximately 18,000 units per year nationally.

The recommendation is to proceed with entering into the revised LOI and authorize the Mayor and City Clerk to sign the revised LOI (attached).

**STRATEGIC PLAN/GOALS:** We are committed to maintaining and developing excellent neighborhoods by utilizing vacant school properties and other space to add age-appropriate public amenities to residential areas and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructure in residential areas.

**ACTION REQUESTED:** Authorize the Mayor and City Clerk to execute the revised LOI.

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

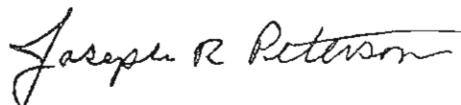
**IMPLEMENTATION PLAN:** Enter into the revised LOI and work towards the development of Senior Housing.

**COMMISSION RECOMMENDATION:**

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:**

- A: City Council Resolution of June 2, 2014, approval of LOI
- B: Pamphlet from Cross Street Village
- C: Public meeting at Copland of April 22, 2015
- D: Summary of Options, including summary of 217 Police incidents
- E: Letter from City Assessor regarding potential future taxes
- F: Article from Plante Moran regarding senior housing
- G: Revised Letter of Intent (LOI)

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



**JOSEPH PETERSON**  
MAYOR

**COUNCIL**

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

June 3, 2014

**RESOLUTION**

Mark A. Kowalewski  
City Engineer  
3200 Biddle Avenue  
Wyandotte, Michigan 48192

By Councilman Lawrence S. Stec  
Supported by Councilwoman Sheri M. Fricke

RESOLVED by the City Council that Council CONCURS with the City Engineer and City Administrator as set forth in their communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to sign the Letter of Intent; AND FURTHER grants permission to the City Engineer and City Administrator to continue negotiations with Coachlight Properties, LLC for the sale of the former McKinley School at 640 Plum, Wyandotte.

YEAS: Councilmembers Fricke Sabuda Schultz Stec Mayor Peterson  
NAYS: Councilman Miciura

**RESOLUTION DECLARED ADOPTED**

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on June 2, 2014.

*William R. Griggs*  
William R. Griggs  
City Clerk

CC: City Administrator

# the Neighborhood

Cross Street Village is located in a residential area with many single family homes, museums, and retail establishments, all within minutes of the community. The ever popular Depot Town Historic District is also nearby, featuring local retailers and shops, an ice cream parlor, many restaurants and a museum.



CrossStreet  
V I L L A G E

210 West Cross Street  
Ypsilanti, Michigan 48197

# Welcome



To The Lovely Restored  
Historical Community of

CrossStreet  
V I L L A G E

Classic Elegance  
in the Heart of Ypsilanti

Attachment B

Welcome to

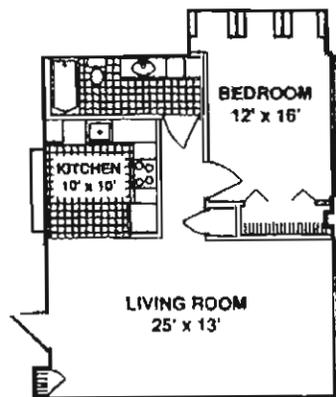
# Cross Street VILLAGE

*Your Home in a  
Community of Friends!*

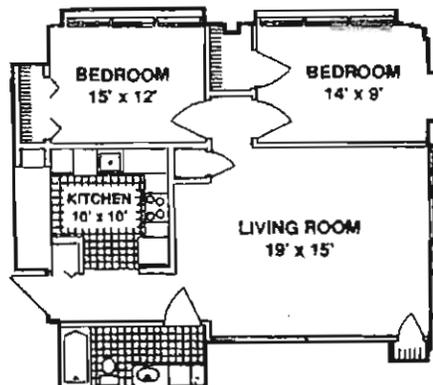
A luxury community of apartment homes designed to fit every lifestyle of people 55 and older!

Centrally located in the heart of Ypsilanti, formerly the original Ypsilanti High School, this lovely three-story building has been carefully remodeled under the historic guidelines preserving and incorporating much of the architecture from the early 1900's.

At Cross Street Village, residents can continue the same independent lifestyle that they have always enjoyed, plus have the opportunity to connect with their peers, participate in activities, and even form new friendships.



1 Bedroom Apartments  
starting at \$ \_\_\_\_\_



2 Bedroom Apartments  
starting at \$ \_\_\_\_\_

- Heat and Hot Water Included
- Intercom Entry Security System
- Fully Appointed Kitchen with Frost-Free Refrigerator, Hooded Range, Dishwasher, and Garbage Disposal
- Central Air
- Blinds
- Cable Ready
- Emergency Pulkord in Bedroom and Bathroom
- Central Laundry Facilities on Each Floor
- State-of-the-Art Movie Theater
- Library
- Community Room with Planned Social Activities
- Barrier-Free Homes Available

*Cross Street Village is an uncommon blend of community and independent living – that's what makes it such a special place.*

*We take pride in respecting the privacy and individuality of our residents, while at the same time creating that real sense of community.*

# Cross Street VILLAGE



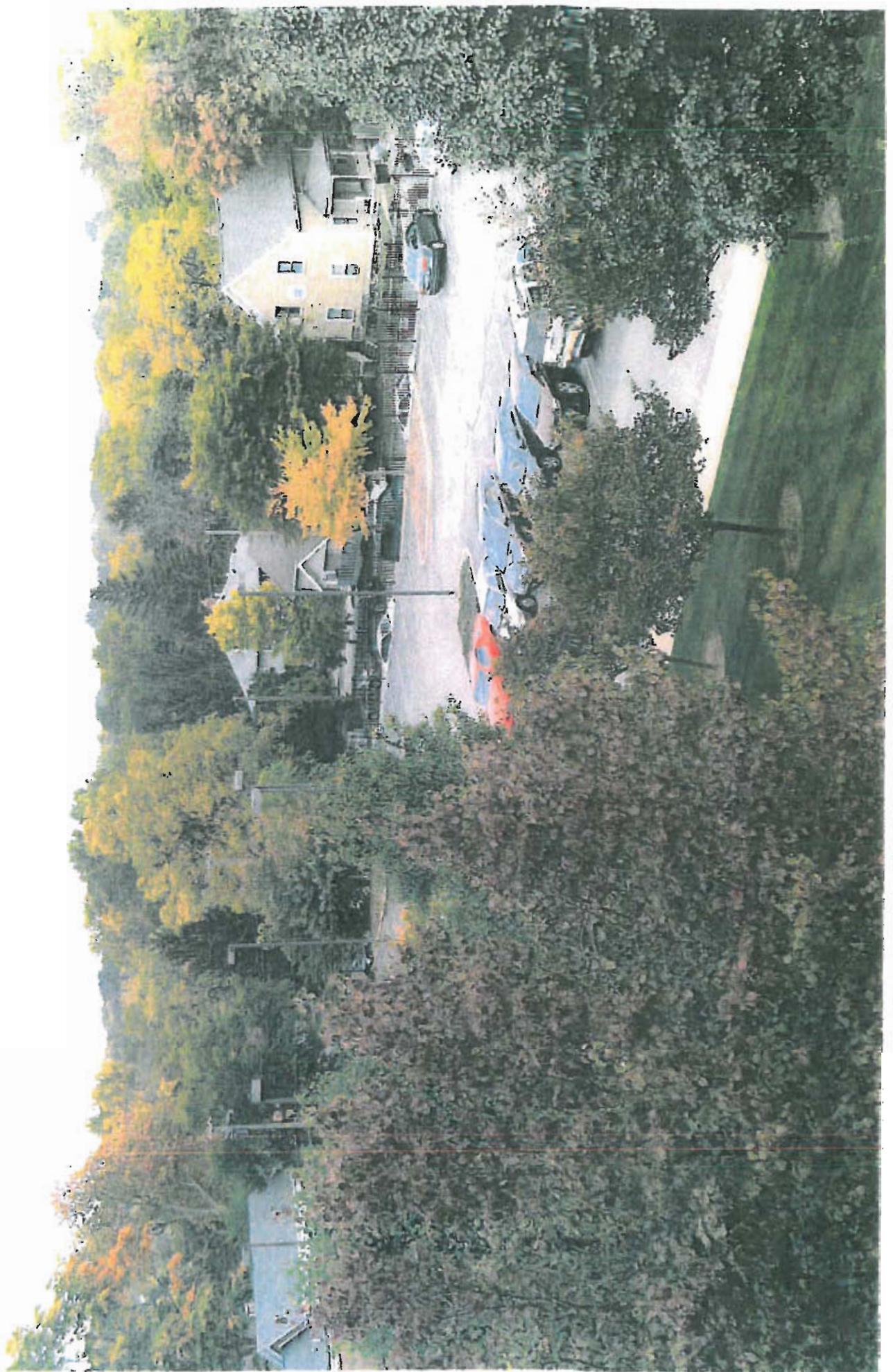
210 West Cross Street  
Ypsilanti, Michigan 48197

(734) 483-8300  
Call us for more information

T.D.D. (800) 567-6857



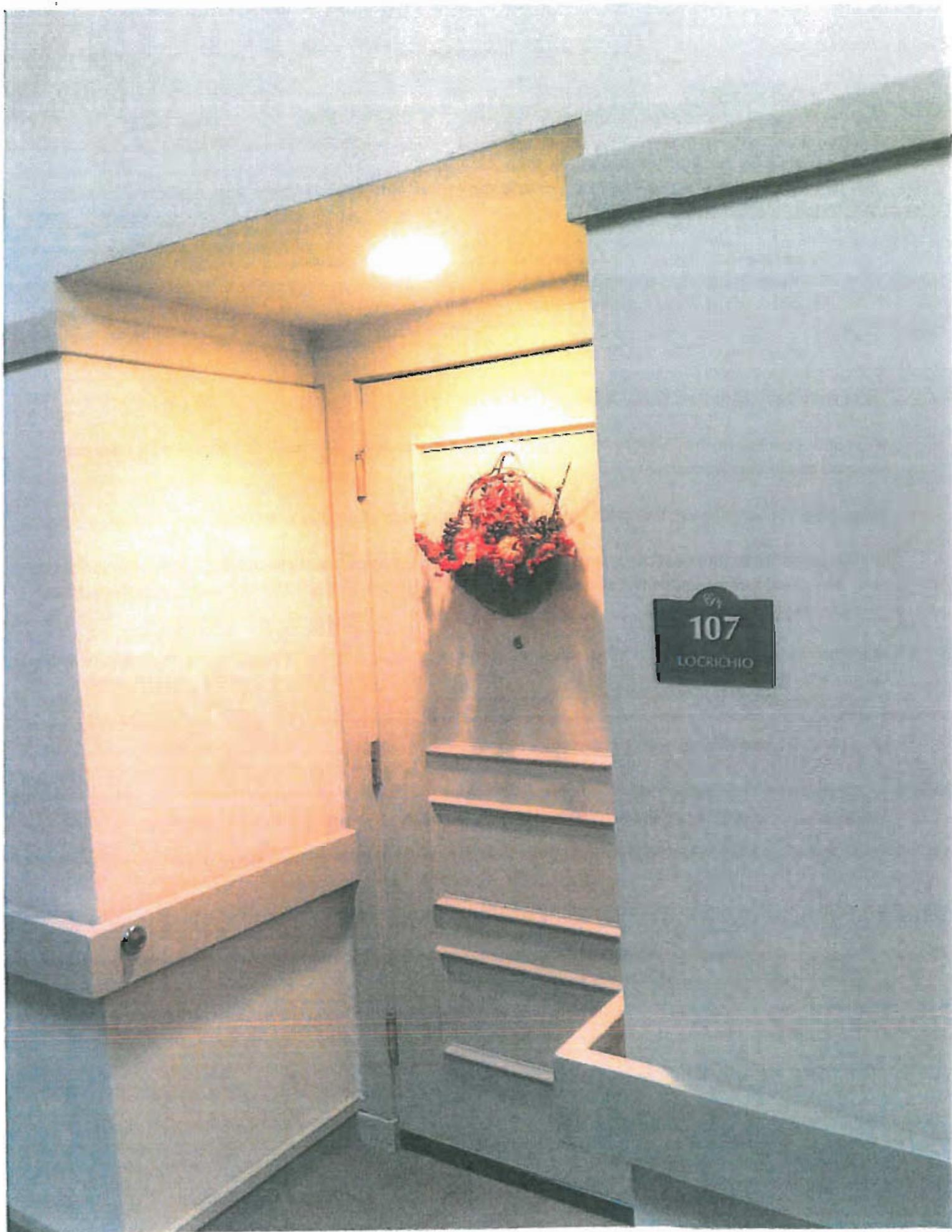












ATTACHMENT C

Minutes of April 22, 2015  
McKinley School Meeting - Copeland Center

Page 1 of 1

The meeting was called to order by Mark Kowalewski at 6:30 p.m. Introduction s were made which included the following elected officials:

Councilman Sabuda            Councilman Stec            Mayor Peterson  
Members of the Zoning Board of Appeals  
Members of the Planning Commission

Developer– Joe DiSanto, Coachlight Properties, LLC

There were approximately 39 residents in attendance.

Most of the comments from the residents were in favor of this development. There was one (1) resident opposed to the development.

There were concerns about the number of parking spaces and the entrance only being on 6<sup>th</sup> Street.

The Developer indicated that they reduced the number of units and they are supplying 1 ½ parking spaces per unit. The Developer reviewed the entrance question and will develop alternatives that are acceptable to the neighborhood.

Mr. Kowalewski indicated that they will be sending the communication that the residents received to the City Council asking them to approve the Letter of Intent – Amended and the rezoning of the property to Plan Development (PD).

Meeting adjourned at 8:30 p.m.

Attached is the sign-in sheet and Information distributed by the Developer at the meeting.



# McKinley School Redevelopment Project Project Summary - Updated

## McKinley Place

Preserving History  
&  
Aligning with  
Neighborhood Goals

### The Project will...

- Improve Physical & Economic Health of the Neighborhood
- Expand on Neighborhood Housing Options
- Establish a Strong Sense of Community to those who choose to call Wyandotte Home

### Project Timeline

- City Purchased McKinley School...2012
- City Issued RFQ/P..... 10-7-2013
- RFQ/P Submitted.....
- Interviews.....
- Development Team Selected....2-10-2014
- Letter of Intent..... 6-2-2014
- Neighborhood Meeting.....9-24-2014
- Various site visits to Cross Street Village
- Revised site plan and LOI—March 2015

### Next Steps

- Amend LOI.....
- Purchase Agreement.....
- Site Plan Review & Approval.....

### Development Partners

Coachlight Properties LLC  
&  
Jonesboro Investments Corp.

### Proposed Senior/Active Adult Housing Development

- Market-rate rental units (resident 55 years and above)
- No subsidized rental units
- One and two bedroom units, two story building

### Traffic and Parking

- The revised preliminary plan will provide 1.5 parking spaces per unit. A total of 108 parking spaces will be provided with a banked area that will allow for an additional 20 spaces if needed.
- Number of morning and evening trips are typically lower...not impacting capacity during peak volumes
- Off-street parking for residents and visitors...no on-street parking impacts

### Project Amenities/Features

- All best efforts will be made to preserve the school structure.
- A two new addition will be constructed to match the architectural features of the existing school building.
- The total number of units has been reduced from 91 units to a maximum of 70 units varying between one and two bedrooms.
- Existing park to remain and enhanced
- Retain school building central core, renovate gymnasium and auditorium, and construct communal living spaces/meeting rooms, library, event catering kitchen, support offices, etc.
- New site and building entrances
- Site enhancements including landscaping, site lighting, courtyards/patios

**Kelly Roberts**

---

**Subject:** FW: McKinley School Proposed Development

**From:** sharon frost [mailto:midwestfrost@hotmail.com]  
**Sent:** Saturday, April 25, 2015 9:27 PM  
**To:** mayor@wyandotte.org  
**Subject:** McKinley School Proposed Development

Dear Mayor Peterson,

I am writing to you as a supporter of the proposed senior housing development of the old McKinley School. I have attended both public meetings thus far regarding the possible future development. Both my husband and I are not native born to Wyandotte; we're both transplants from Milford and Chicago respectively. Six years ago we specifically had our realtor seek out homes for sale in the McKinley neighborhood because our son was going to attend Roosevelt High School and we wanted to live close by the school so he could walk to and from RHS on his own.

It is my opinion that the proposed senior housing project will most likely improve the marketability of the single family homes within the McKinley neighborhood for the same reason that people buy houses close to schools. If a family has a loved one that resides in the proposed senior complex, they will want to live close by to be near that family member. Couple that with Wyandotte's own Henry Ford Hospital being rated in the top 100 hospitals in the nation, and excelling in geriatric care, I believe this is a win-win situation not only for the McKinley neighborhood, but Wyandotte as a whole. I think it would be a wise decision to offer more housing to seniors since a good portion of the current population in our country is aging and seeking out areas that are conducive to their needs. It is my opinion that we should be proactive and embrace a corner of this ever-growing market for Wyandotte.

Respectfully,

Sharon Metz  
806 Forest

ATTACHMENT D

SUMMARY OF OPTIONS

OPTIONS AVAILABLE TO THE CITY	Cost to City	No. of Units	Annual Taxes
I. Sale of property for senior (55 yrs or older) market rate apartments	\$0.00	70	\$ 171,100.00
II. Demolition of Building			
II.A. Market Nine (9) Single Family Homes Site	\$ 632,000.00	9	\$ 45,000.00
II.B. Market Fourteen (14) Single Family Homes Sites	\$ 838,174.00	14	\$ 70,000.00
III. No Action	Maintenance Cost of \$23,590 Annually. Potential liability associated with large vacant building		

**COST TO CITY FOR DEVELOPMENT OF SINGLE FAMILY HOMES AT MCKINLEY SITE**

<b>Nine (9) Buildable Lots</b>			
<u>Expenses</u>	<u>Amount</u>	<u>Revenue</u>	<u>Amount</u>
Demolition Preliminary Bid	\$ 380,000.00	nine (9) homes	\$45,000.00/yr
Environmental Conditions Est.	\$ 225,000.00	@\$5,000/yr in taxes	
Extend Sewer Est.	\$ 27,000.00		
<b>Total</b>	<b>\$632,000.00</b>	<b>Total</b>	

<b>Fourteen (14) Buildable Lots</b>			
<u>Expenses</u>	<u>Amount</u>	<u>Revenue</u>	<u>Amount</u>
Demolition Preliminary Bid	\$ 380,000.00	Fourteen (14) homes @	\$70,000.00/yr
Environmental Conditions Est.	\$ 225,000.00	\$5,000/yr in taxes	
Pave new Cherry Street Est.	\$ 223,174.00		
Relocate Park Equipment Est.	\$ 10,000.00		
<b>Total</b>	<b>\$ 838,174.00</b>		

NOTE: If this is considered a viable option then additional information should be obtained including:

1. Hire consultant to do environmental assessment of site to determine conditions requiring abatement before demolition
2. Televiser existing sewer to determine condition
3. Determine cost of other utility upgrades

**SALE TO DEVELOPER FOR SENIOR (55 years or older) MARKET RATE APARTMENTS**

<u>Cost to City</u>	<u>Revenue</u>
\$0.00	70 units valued at \$3,208,000 = \$171,000.00/yr

NOTE: Developer's will likely request Brownfield reimbursement for recovery of possible environmental conditions (\$225,000 estimated).

## CURRENT MAINTENANCE COSTS AT MCKINLEY SITE

Since acquiring the building in 2013, the City has spent \$38,307.42 for grass cutting, snow removal, repairs to fence, boarding up building, clean up debris, removal poles, wood chips and graffiti removal. Electric utility costs during this period were \$4,940.56. The total cost has been \$43,247.98. This is an average monthly cost of \$1,966 or \$23,590 annually.



**21st Century Salvage, Inc.**

10750 Martz Road  
Ypsilanti, MI 48197  
(734) 485-4855 Phone  
(734) 485-6959 Fax

Proposal Number
11764

March 2, 2015

City of Wyandotte  
Greg Meyring  
3200 Biddle Avenue. Suite 300  
Wyandotte, MI 48192

*Sent via in person: Hand Delivered*

Regarding: Total Demolish of properties 353 Elm, 140 Superior & Budget for McKinley School

Dear Greg,

21st Century Salvage, Inc. is pleased to submit the following proposal for the above referenced project. This proposal is based upon site visit/specifications. 21st Century Salvage, Inc. proposes to furnish all supervision, labor, equipment, materials, and miscellaneous items required for the removal work as outlined below:

**I SCOPE OF WORK:**

**Demolish and remove the following - 353 Elm & 140 Superior:**

- Complete demolish/abatement of the properties 353 Elm and 140 Superior including foundation walls, footings and backfilling.
- Removal of one (1) underground storage tank located at the 140 Superior property. Scope includes removal, testing and sampling of liquid, impacted soil removal up to 30 CY and backfilling with class II sand @ 30 CY.

**II BUDGET:**

**McKinley School Complete Demolish:**

***Three Hundred Eighty Thousand Dollars.....\$380,000.00***

- *Budget excludes asbestos abatement.*

**III PROJECT SCHEDULE:**

- B. Utility disconnection work (electrical and/or mechanical) to be performed by others prior to demolition of the subject area.
- C. This proposal is based on a single day shift, Monday through Friday.
- D. The schedule is predicated upon obtaining required permits and releases.

**IV COMPLETION, BILLINGS, AND PAYMENTS:**

- A. Upon mobilization, 21st Century Salvage, Inc. will invoice immediately for equipment and materials stored on site. This invoice is due and payable within thirty (30) days.
- B. During each successive thirty (30) day period, 21st Century Salvage, Inc. will submit a progress billing which is due and payable in thirty (30) days.
- C. Upon completion 21st Century Salvage, Inc. will submit an invoice for a full amount due; payment of invoice shall be net thirty (30) days.
- D. Late payment of 21st Century Salvage, Inc. invoice will incur a 1 1/2 % late charge.
- E. This proposal is valid for thirty (30) days.

**V SPECIAL CONDITIONS:**

- A. This proposal includes one million (\$1,000,000.00) / two million (\$2,000,000.00) general liability insurance coverage with a nine million (\$9,000,000.00) umbrella.
- B. Lead abatement is not included in this proposal.
- C. Salvage of existing equipment for owner or other contractors is not included in this proposal.
- D. Disconnects, capping, purging and/or rerouting of any components are to be completed by the Owner prior to 21st Century Salvage, Inc. removal activities.
- E. Shoring or bracing is not included in this proposal.
- F. This proposal is based on performance of the scope of work as specified during non-freezing weather conditions.
- G. 21<sup>st</sup> Century Salvage, Inc. will call for and arrange public utility disconnects if applicable. Any fees associated with this work are not included in this proposal.

**VI ASSUMPTIONS:**

- A. All scrap generated by 21st Century Salvage, Inc. removal activities shall become the property of 21st Century Salvage, Inc.
- B. This proposal will be considered part of the contract documents upon award of a contract with your firm.
- C. This proposal is based on quantities and information provided during our walk through and included in specifications.
- D. This proposal does not include provisions for unknown, hidden, concealed or defective conditions.
- E. This proposal is based on 21<sup>st</sup> Century Salvage, Inc. being project managers with complete control over means and methods of our work.

Sincerely,  
**21st Century Salvage, Inc.**

*Kyle Martin*

**Kyle Martin**  
**Estimator/Project Manager**

**Please fax to 734.485.6959 upon acceptance of the proposal and appropriate signatures have been obtained.**

**Accepted by:**

\_\_\_\_\_  
Company

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchase Order No. / Contract No.

CONFIDENTIAL

March 02, 2015

City of Wyandotte  
City Clerk – City Hall  
3200 Biddle Ave.  
Wyandotte, MI 48192

Re: Proposal Estimate for the Demolition of McKinley School  
640 Plum  
Wyandotte, MI

We are pleased to submit our proposal estimate proposal for work to be performed at the above referenced project as follows:

Provide all necessary labor, equipment and material to perform the demolition, removal and legal disposal of the McKinley School structure, including slabs and foundations. Area to be back filled with clean fill compacted.

*The above work to be performed for an estimated sum of.....\$386,000.00  
\*\*THREE HUNDRED EIGHT SIX THOUSAND AND NO/100 DOLLARS\*\**

- NOTES:
- If any item not explicitly noted above, it is not included
  - Quote/Proposal is based on current conditions
  - Performance and Payment Bonds are not included, unless noted above
  - Homrich, Inc. standard current liability insurance will apply
  - Removal of hazardous and/or contaminated material is not included (i.e. asbestos (friable and/or non-friable), PCB's, mercury, lead, Freon, etc.)
  - Soil erosion not included
  - Utility disconnects not included

If you have any questions or require additional information, please contact Michael T. Brant at (734) 654-9800, ext. 27.

Sincerely,

Michael T. Brant  
Vice President  
Homrich  
Proposal is good for 30 days.

pjg

i. 48138

# PRO EXCAVATION, INC. & DEMOLITION

4036 Biddle Ave. Wyandotte MI. 48192  
Office 734-676-6069 or 734-284-DEMO

03-2-2015

Att: City of Engineering

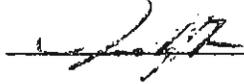
Proposal # McKinley School

Demolition of building , no asbestos or environmental work in proposal price.

**Total Proposal \$850,250.00**

We are a company built from pride and quality work.

Thank you, Jason Azagalian



Date 3-2-15

Acceptance of agreement :

Date

The above prices, specifications and conditions are satisfactory and are hereby accepted. Pro Excavation Inc. is authorized to do the work as specified. Payment will be made upon Completion of job.

Agreement Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

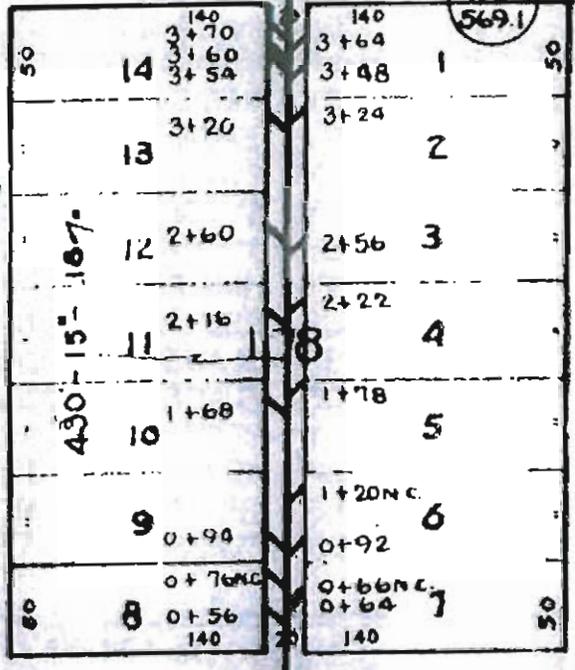
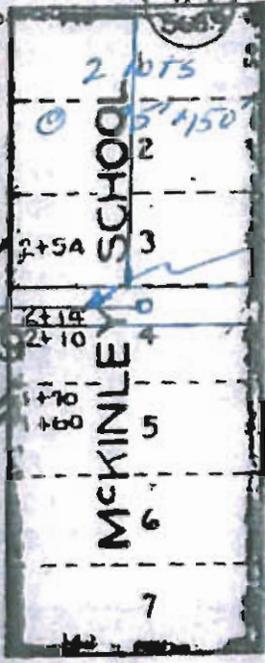
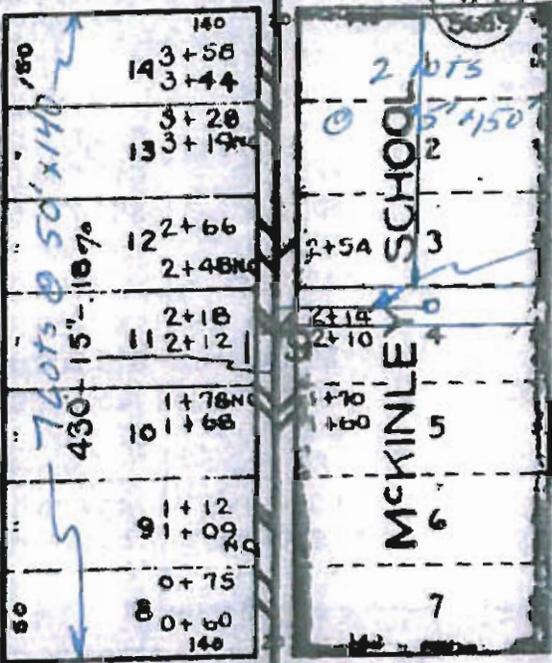
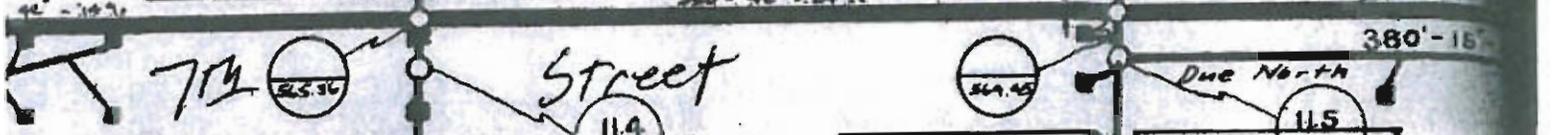
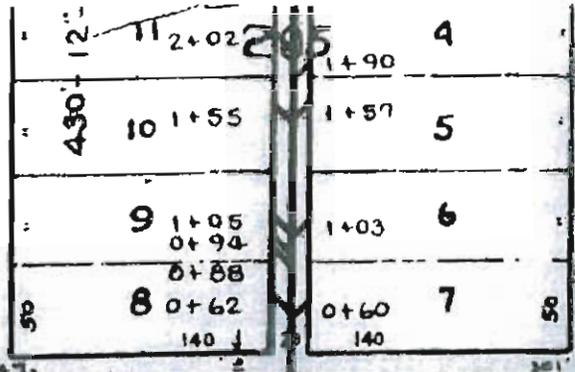
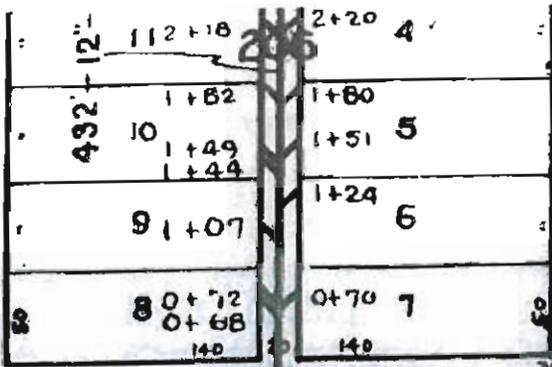
CONCRETE STREET CONSTRUCTION

STREET: PROPOSED CHERRY STREET - 7TH ST TO 6TH ST

ESTIMATED QUANTITIES AND COSTS

<u>QUANTITY</u>	<u>UNIT</u>	<u>ITEM</u>	<u>UNIT RATE</u>	<u>COST</u>
1.00	EA	ADJUST & SEAL MANHOLE	\$600.00	\$600.00
2.00	EA	INSTALL NEW CATCH BASIN	\$3,000.00	\$6,000.00
1.00	EA	INSTALL NEW MANHOLE	\$4,000.00	\$4,000.00
280.00	LF	6" PVC STORM SEWER	\$45.00	\$12,600.00
130.00	SY	REMOVE EXTG CONC PAVEMT	\$6.00	\$780.00
1600.00	CY	EXCAVATION	\$15.00	\$24,000.00
480.00	TN	21A STONE FILL	\$25.00	\$12,000.00
1505.00	SY	8" CONC PAVEMT W/DOWELS	\$55.00	\$82,775.00
30.00	SY	8" CONCRETE PAVEMENT	\$50.00	\$1,500.00
5.00	TN	HMA PATCH	\$120.00	\$600.00
1300.00	SF	REMOVE 4" CONCRETE	\$1.10	\$1,430.00
3600.00	SF	PLACE 4" CONCRETE	\$4.50	\$16,200.00
1000.00	SF	PLACE 4" CONCRETE ADA RAMP	\$5.50	\$5,500.00
1860.00	SY	REGRADE AND SOD	\$15.00	\$27,900.00
40.00	LF	ADA DETECTABLE WARNING	\$50.00	\$2,000.00
1.00	LS	TRAFFIC CONTROL	\$3,000.00	\$3,000.00
1.00	LS	CLEAN UP	\$2,000.00	\$2,000.00
		TOTAL		\$202,885.00
		PLUS 10% CONTINGENCY		\$223,173.50

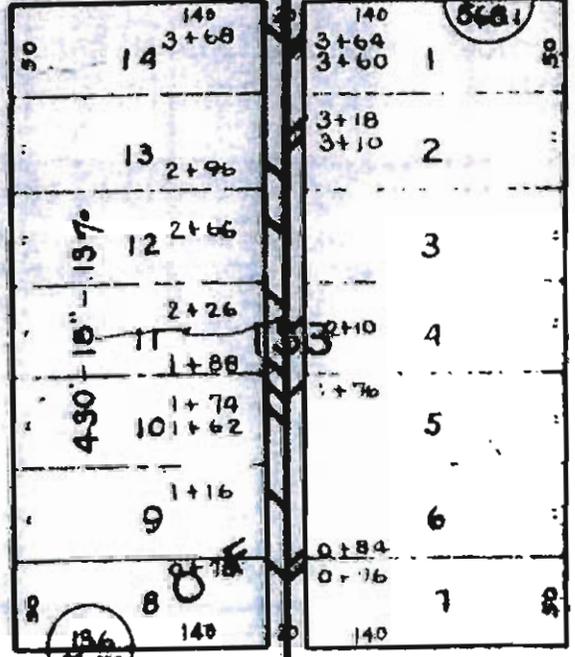
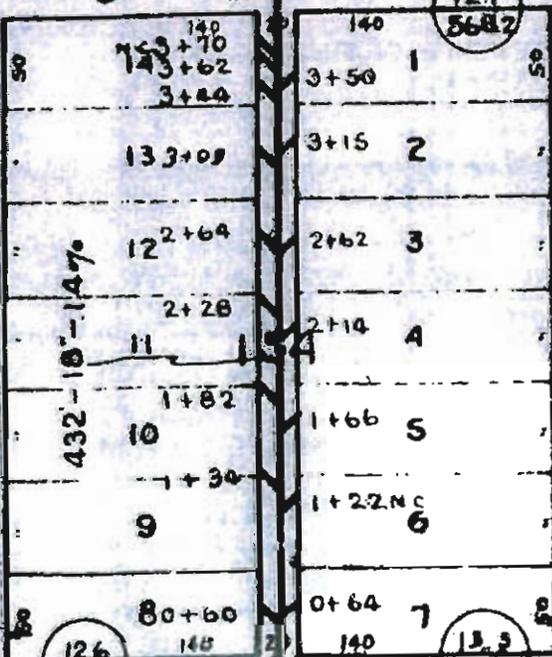
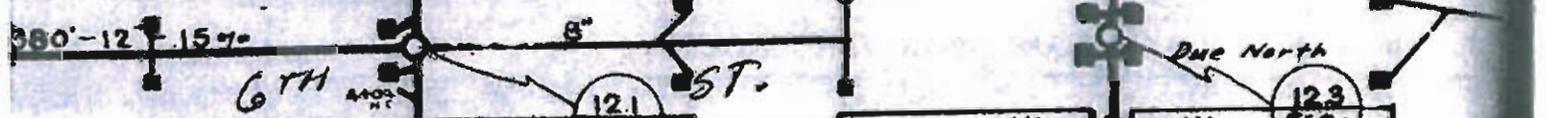
\*\*WORK DOES NOT INCLUDE PLAYGROUND EQUIPMENT, FENCE, OR TREE REMOVAL



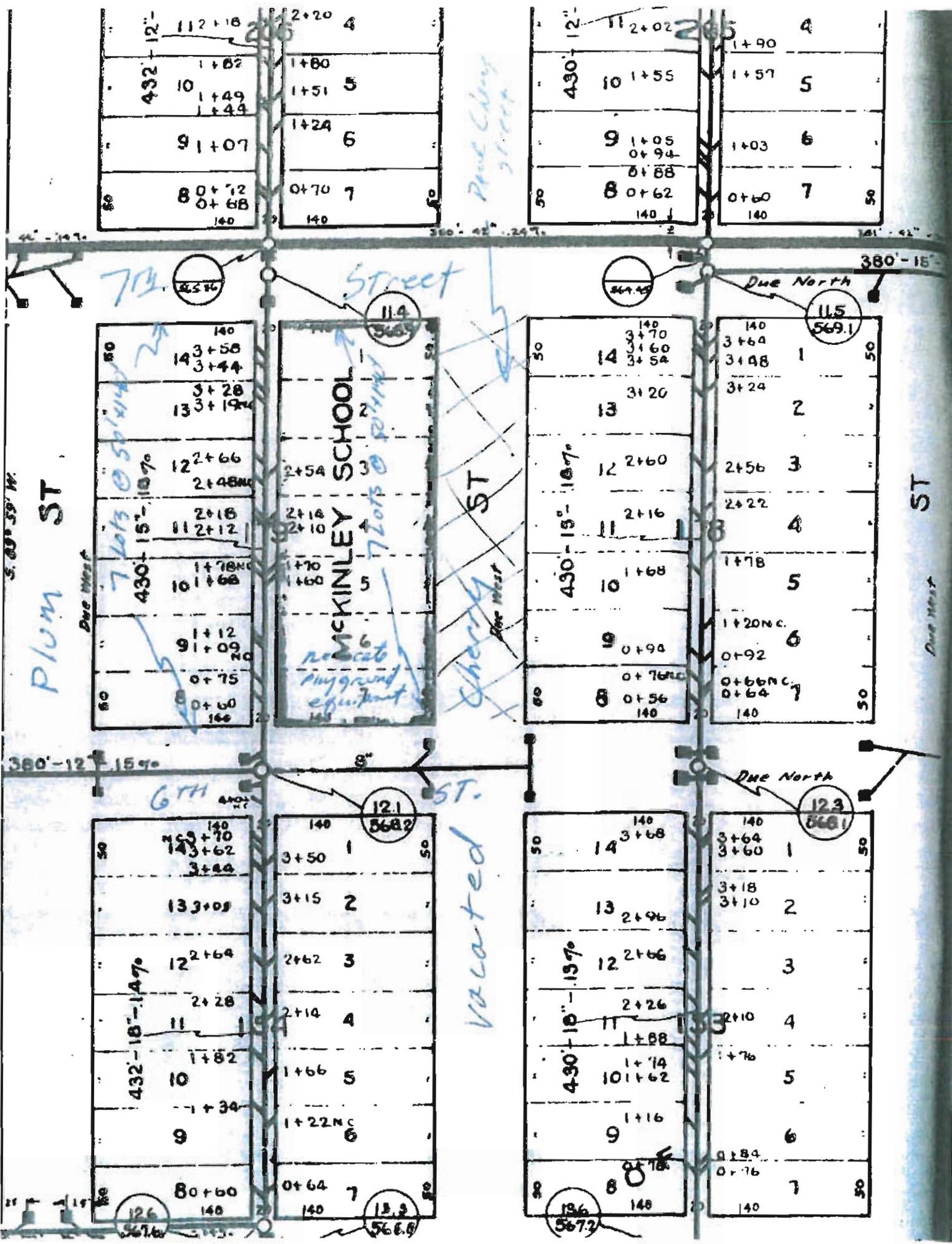
Plum ST  
Due West

Cherry ST  
Due West

5th ST  
Due West



Vacated



112+18	2+20	4
1+82	1+80	
10 1+49	1+51	5
1+44		
9 1+07	1+24	6
8 0+72	0+70	7
0+68		
140	140	

112+02	2+02	4
1+90		
10 1+55	1+57	5
9 1+05	1+03	6
0+94		
0+88	0+60	7
8 0+62		8
140	140	

140	140	
143+58	3+44	
3+28	133+19	
122+66	2+48	
2+54		
12 2+66	2+18	3
2+48	2+10	
11 2+12	1+70	4
1+78	1+60	5
10 1+68		
9 1+12	0+94	6
1+09	0+76	
0+75	0+56	7
8 0+60		
140	140	

140	140	
3+70	3+64	1
3+60	3+48	
3+54	3+24	2
3+20		
13 3+20	2+56	3
12 2+60	2+22	
11 2+16	1+78	4
10 1+68	1+20	5
9 0+94	0+92	6
8 0+56	0+66	7
140	0+64	
	140	

140	140	
143+70	3+50	1
143+62	3+15	2
3+44		
133+09	2+62	3
12 2+64	2+14	4
2+28	1+66	5
11 2+28	1+22	6
1+82	0+64	7
10 1+34		
9 1+22		
8 0+60		
140	140	

140	140	
3+68	3+64	1
3+60	3+60	
3+48	3+18	2
3+10		
13 2+96	3+10	2
12 2+66		3
11 2+26	2+10	4
1+88	1+76	
10 1+62	1+76	5
9 1+16		6
8 0+76	0+84	7
140	0+76	
	140	

## Wyandotte Police Department CAD EVENTS

640 PLUM

[5/31/2007 – 5/22/2015]

Nature Code	Nature Description	Number of Incidents
BUILD	BUILDING CHECK	90
PC	PATROL CHECK	29
JUVEN	JUVENILE COMPLAINT	20
MDP	MALICIOUS DESTRUCTION	14
BREAK	BREAKING & ENTERING	9
SUSINC	SUSPICIOUS INCIDENT	9
SUSPER	SUSPICIOUS PERSON	7
FIGHT	FIGHT	3
ALARM	ALARM	3
SUSVEH	SUSPICIOUS VEHICLE	3
BRKIP	BREAKING & ENTERING IN	3
ASSAUL	ASSAULT & BATTERY	2
ANIMAL	ANIMAL COMPLAINT	2
LARC	LARCENY	2
CHECKN	CHECK WELL BEING	2
NOISE	NOISE COMPLAINT	2
FIRE	FIRE	2
MISC	MISCELLANEOUS	1
INDEXP	INDECENT EXPOSURE	1
ASSIST	ASSIST OTHER AGENCY	1
PARK	PARKING COMPLAINTS	1
DETAIL	DETAIL	1
ORDVIO	ORDINANCE VIOLATION	1
FIREWK	FIREWORKS	1
HARASS	HARASSMENT	1
VPHC	DRUG VIOLATIONS	1
RA	ROBBERY	1
DISORD	DISORDERLY	1
TRSTOP	TRAFFIC STOP	1
ORV	OFF ROAD VEHICLE	1
HITRUN	HIT & RUN ACCIDENT	1
MISREC	MISSING PERSON-RECOVERED	1
TOTAL INCIDENTS		217

Attachment E

**OFFICIALS**

William R. Griggs  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Thomas R. Woodruff  
CITY ASSESSOR



THOMAS R. WOODRUFF  
CITY ASSESSOR

**MAYOR**  
Joseph R. Peterson

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

March 25, 2015

Mark Kowalewski  
City Engineer  
3200 Biddle  
Wyandotte MI 48192

Mr. Kowalewski,

My staff and I have reviewed the preliminary plans submitted for the McKinley School project, which includes Twenty-two (22) renovated units and Forty-eight (48) newly constructed units. The project also includes renovation to the existing building to be used as common areas.

The estimated total taxable value is \$3,208,000. This will generate approximately \$171,000 in annual taxes.

In addition, newly constructed homes in Wyandotte that are approximately 2,000 square feet have a taxable value of \$92,000 and generate approximately \$5,000 in annual taxes.

If you have any additional questions please contact me.

Regards,

Thomas R. Woodruff  
City Assessor

\*Additional School Operating millage of 18 mils not calculated in the figure

Attachment F

Senior Housing Shortages On The Horizon: Where Will All The Boomers Go?

Mar 13, 2015

Healthcare reform has created uncertainty

Consider these statistics.

- Three million Baby Boomers will retire annually for the next 20 years.
- In 2013, demographers Senior Housing Analytics projected that national demand for senior housing will rise from approximately 18,000 units per year in 2010 to nearly 76,000 units per year in 2030.
- According to the National Investment Center for Seniors Housing and Care, the senior living inventory grew a modest 1.7 percent over 2014 — half of the projected annual need today.

This all adds up to one concerning conclusion: we simply can't build enough beds to provide care for this ever-increasing population. Here are a few additional trends compounding the senior housing shortage as well as how we expect to combat it.

Boomers are a persnickety bunch.

Boomers have unequivocally rejected the housing choices of the past but pose an interesting paradox: they're selective and demanding about their lifestyle experiences and housing choices but haven't financially prepared to afford the types of senior living facilities that provide the quality and choice they demand. Market pressure has clearly pushed providers to provide more with less.

Healthcare reform has created uncertainty.

There are a multitude of pressures operators face that are prohibiting growth: decreasing reimbursements, increased operating costs, changing regulations, aging physical plants, and an increase in competitive offerings to name a few. The steady shift toward a mandatory risk-based payment system that measures outcomes and assesses monetary penalties has created an unprecedented level of uncertainty in the industry.

Healthcare retailization is redefining senior housing.

According to the Advisory Board Company, healthcare markets are being shaped by healthcare reform and market dynamics, shifting from price-insulated consumers with limited choice and lack of transparency to engaged buyers — price-sensitive individuals with greater consumer cost exposure, increased care options, and increased transparency through online platforms. This new retail dynamic is driving our traditional senior living market into an unprecedented "retail" market, forcing senior living providers to deliver desirable housing and services at a low cost.

Innovation will drive the next generation of senior housing and service.

The sheer number of seniors in need of housing and services, changing consumer demands, and the retailization of health care have forever changed the shape of senior care and services. Creative collaboration will be required through public/private partnerships that will include community leaders, agencies, foundations, developers, nonprofit and for-profit operators, and acute care providers (the list goes on) to drive the best services to seniors. Multifaceted solutions offering both physical buildings and home and community-based services are needed to meet this enormous challenge.

Learn how Franciscan Living Communities is upping its game to prepare for these aging baby boomers.

Contact Us



Laura Hester  
877.822.2257, x35226

Form fields for contact information, including name, email, and phone number.

Submit

Attachment G  
revised 5/8/15

## LETTER OF INTENT- AMENDED

### **Part 1. Access to the Premises/Purchase Price**

In consideration of the payment that has been received by the City of a refundable lump sum of Ten Thousand Dollars (\$10,000.00) by Coachlight Properties LLC, a Michigan limited liability company located at 2289 7<sup>th</sup> Street, Wyandotte, Michigan 48192 and Jonesboro Investments Corp., an Ohio corporation located at 71600 Chagrin Road, Suite 250, Chagrin Falls, Ohio 44023 (collectively "LLC") to the City of Wyandotte ("City") located at 3200 Biddle Avenue, Wyandotte, Michigan, 48192, City agrees to the following:

1) City will provide free access to the property described in Exhibit A ("Property") to LLC to enter upon the property and conduct test borings, demolition reports, surveys and studies, including, but not limited to, the right to have access to the premises to enable an independent environmental consultant chosen by LLC to conduct any investigation of the environmental condition of the premises deemed necessary by LLC and as approved by the City. The activity shall be conducted in a manner that will not cause disruption to the premises and the cost and expenses of LLC's environmental assessment shall be borne by the LLC. LLC shall hold City harmless from and against any and all liability or damages which City may sustain by reason of any of the above-described activity upon the premises by LLC or its agents. At the conclusion of the above-described work by LLC, the premises shall immediately be returned to the condition that existed prior to said activity. The deposit shall be returned to the LLC once all the requirements are satisfied and the property is returned to its prior condition. The term for access to the premises shall be six (6) months from the date of the property being rezoned to Planned Development (PD). At the expiration of the six month period, the LLC shall have the sole discretion to extend the access to the premise up to an additional six months (6) with a payment of six thousand dollars provided that written notice must be sent to the City thirty (30) days prior to the expiration of the term for access to the premise. Said payment shall be applied to any closing cost should a closing occur. The LLC acknowledges that the payment for access shall be forfeited should the LLC not proceed with the project LLC and all retained sub-contractors shall add the City of Wyandotte as additional insured Party to their liability insurance to cover LLC activity on city's premises during the term of this Letter of Intent, including any extensions.

2) During the term of access to the premises, the City will not solicit or entertain offers from, negotiate with or discuss, accept or consider any proposal of any other person relating to acquisition of the property.

### **Part 2. LLC Interest in Developing Property**

1) The Property is intended to be developed, constructed and operated for occupancy by tenants fifty-five (55) years of age and older. The Property shall be operated as an age restricted community in compliance with all federal, state and local laws, including the Fair Housing Act and any applicable provisions of Michigan law, and neither the LLC or City shall have the right to amend the age-restricted status of the Property, provided that, the foregoing

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2) Any purchase agreement between the parties would be in the form that the LLC and City mutually agreed upon. The agreement would include provisions that will include the following conditions. The LLC will maintain the existing structure. The LLC will make its best efforts to adapt the existing structure into a residential senior living project with additions that will allow for additional units. The agreement will allow for the city to reserve the rights for final architectural review of any proposed additions. The city museum will have the rights to salvage areas of the building that would be demolished or salvaged items in the portion of the building that will not be demolished and items that will not be reused in the remodeling of the building. The LLC will provide a maximum number of seventy (70) residential units with 1.5 parking spaces per unit.

3) City notifies the LLC that prior to the execution of any purchase agreement between the parties, LLC would be required to comply with the following procedures:

a) Make additional presentations at a public hearing at a city council meeting describing the construction and operation of the Property as a senior living facility and being prepared to answer questions from the elected officials and the public.

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- (i) The identity of all anticipated lenders;
- (ii) A description of all financial commitments in place for the project;
- (iii) Detailed background of all project participants;
- (iv) Disclosure of the estimated total development cost of the project including proposed rental rates;
- (v) Review of a proposed Site Plan, including the number of parking spaces provided.
- (vi) Review of estimated property taxes with City and inclusion in budget

c) LLC to provide to the City a detailed explanation on what amenities are to be included in a reconfiguration of the existing park space and estimated cost, as well as maintenance cost for park in budget.

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e) LLC will procure a one hundred percent (100%) payment and performance bond from the general contractor to ensure a timely completion of the development. LLC anticipates naming the City as an additional obligee on the payment and performance bond.

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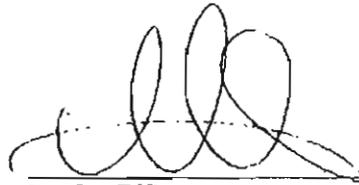
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Dated: March \_\_\_\_, 2015

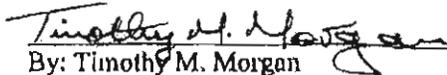
Coachlight Properties LLC



By: Joe DiSanto

Its: Managing Member

Jonesboro Investments Corp.



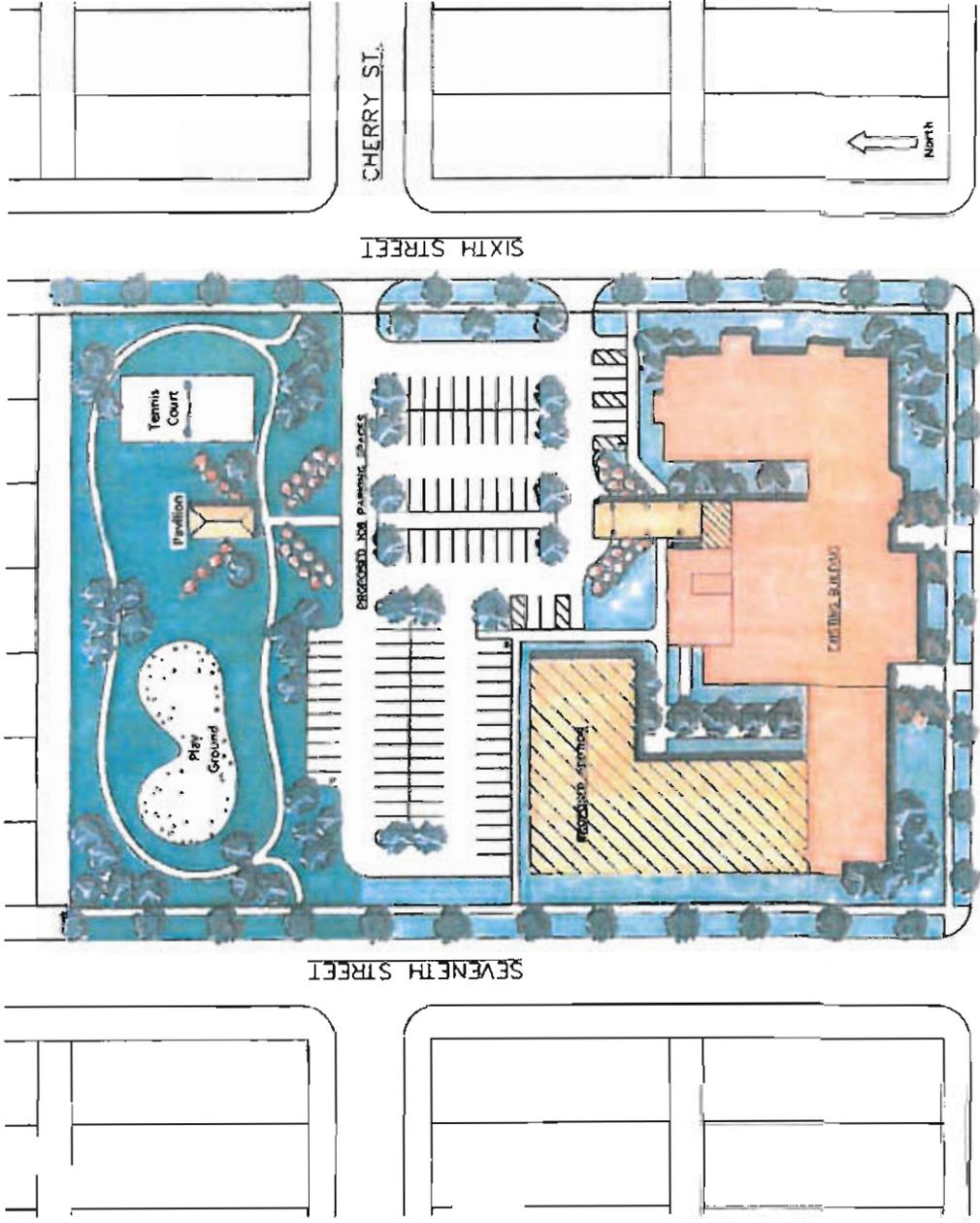
By: Timothy M. Morgan

Its: President

City of Wyandotte  
A Michigan Municipal Corporation

By: Joseph R. Peterson, Mayor

By: William R. Griggs, City Clerk



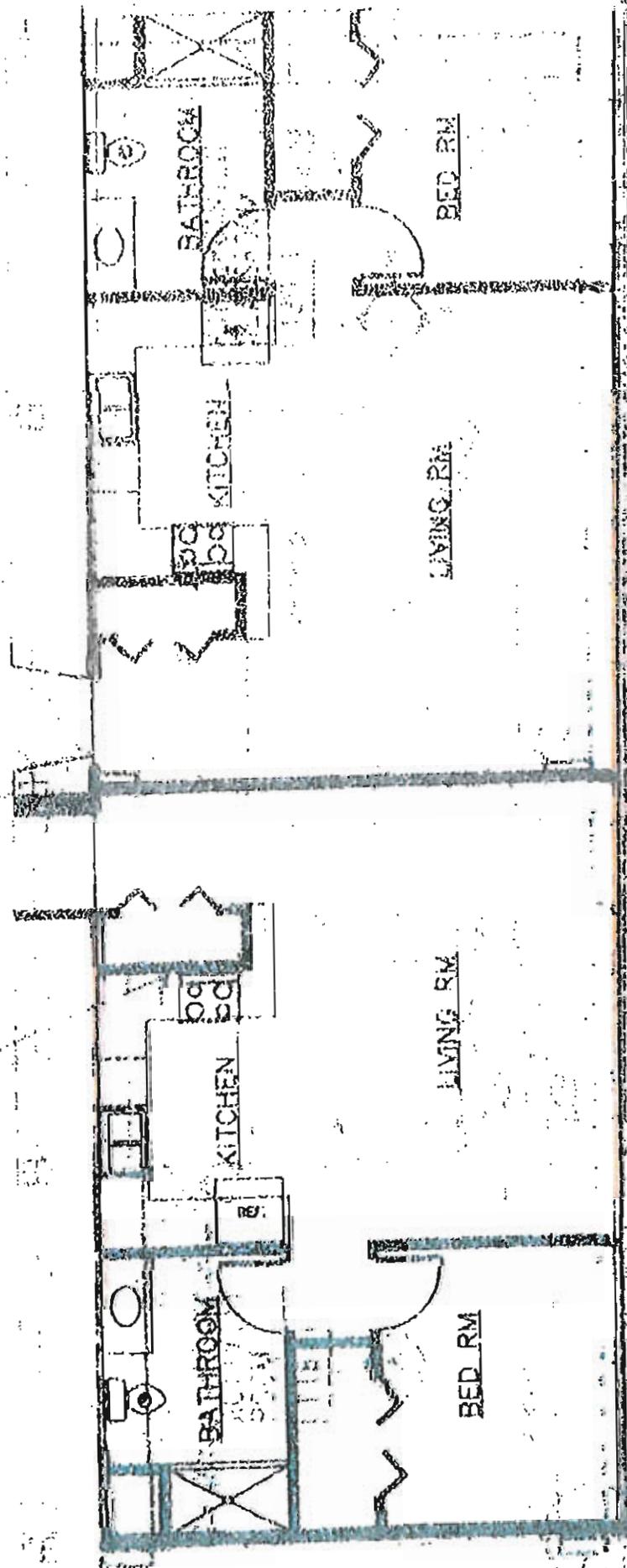
640 PLUM ST.

**Preliminary Site Development Plan**

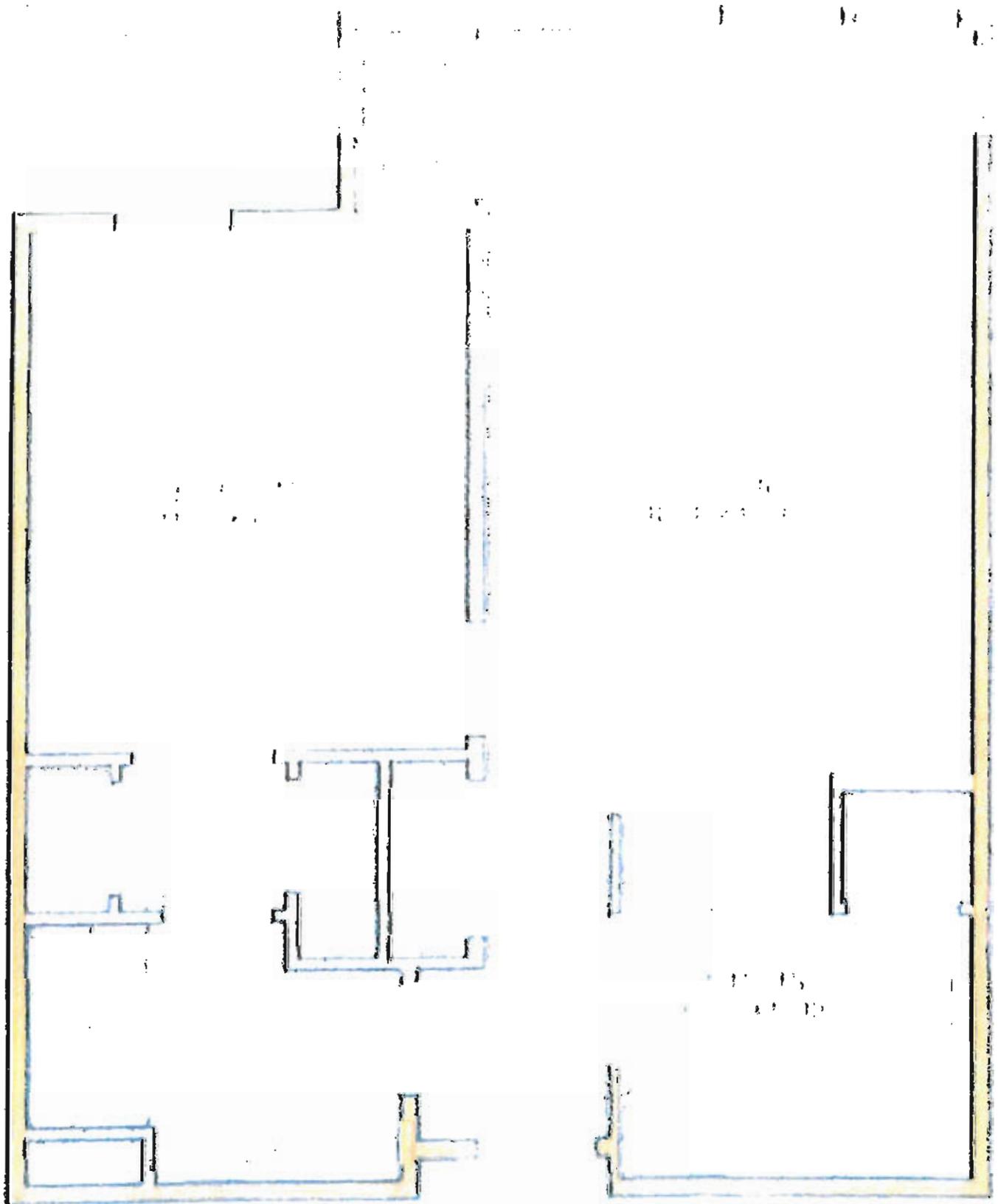
McKinley Place  
 Ypsilanti, MI

APPROXIMATE  
DIMENSIONS  
11' 0" x 11' 0"

APPROXIMATE  
DIMENSIONS  
11' 0" x 11' 0"

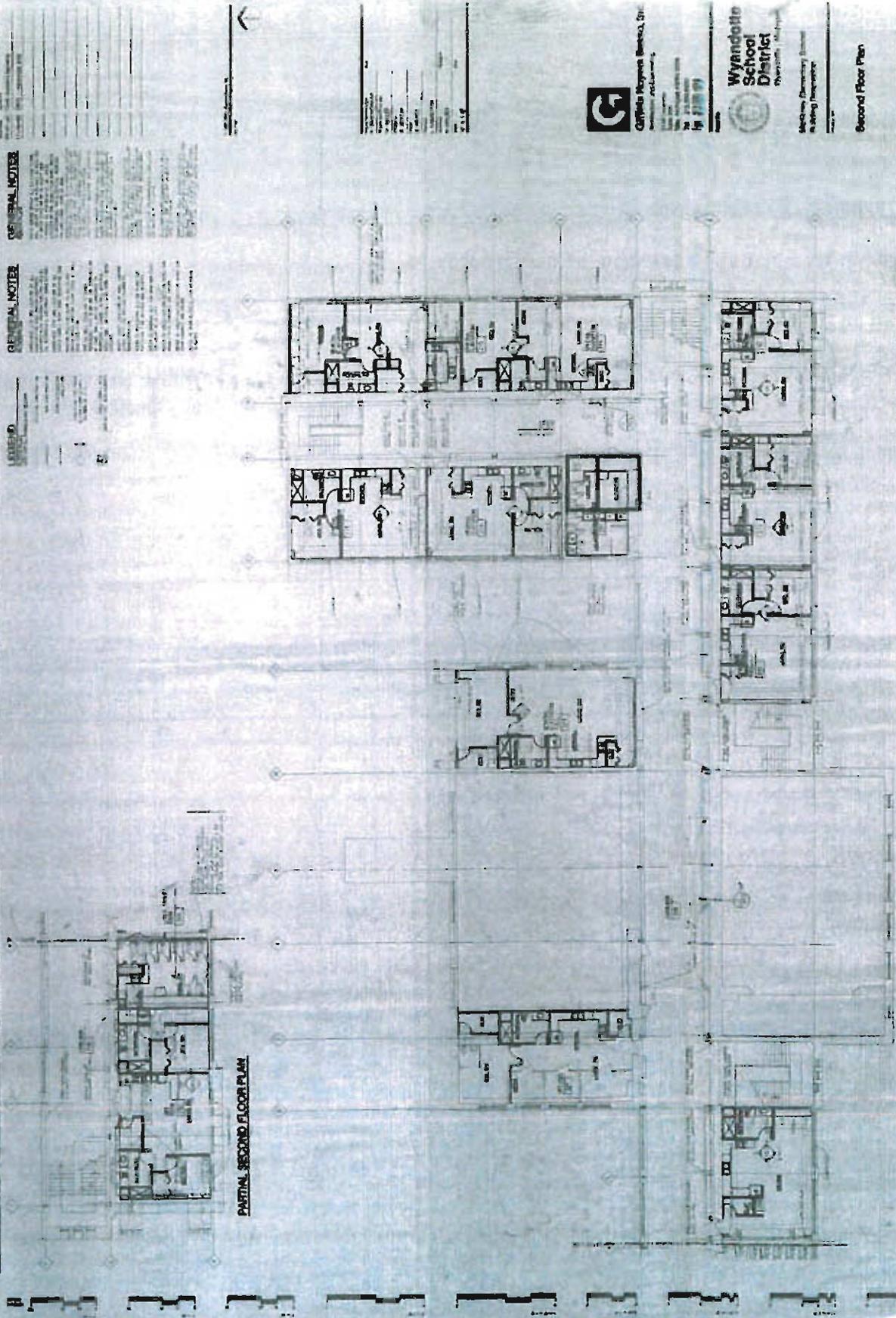


**Typical Unit in Renovated Building**



**Typical Unit In Proposed Addition**

**McKinley Place  
Wyandotte, MI**



**GENERAL NOTES**

**GENERAL NOTES**

**LEGEND**

1	...
2	...

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

**G**  
 Griffin Meyers Benson, Sr.  
 Architects and Engineers  
 1915 17th Street, N.W.  
 Washington, D.C. 20036  
 Phone: (202) 331-1100  
 Fax: (202) 331-1101  
 www.gmb.com

**Wyandotte School District**  
 1000 North Main Street  
 Wyandotte, MO 64595  
 Phone: (816) 833-1234  
 Fax: (816) 833-1235  
 www.wyandotteschools.org

Second Floor Plan  
 91602 A2.2

PARTIAL SECOND FLOOR PLAN

PARTIAL SECOND FLOOR PLAN

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: May 11, 2015

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

BE IT RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer and City Administrator regarding the sale of the former McKinley School Site at 640 Plum Street is hereby received and placed on file; AND

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer and City Administrator and authorizes the Mayor and City Clerk to execute the revised Letter of Intent with Coachlight 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	_____

Attachment G  
revised 5/8/15

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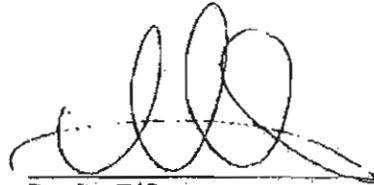
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Dated: March \_\_\_\_, 2015

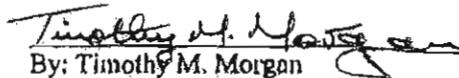
Coachlight Properties LLC



By: Joe DiSanto

Its: Managing Member

Jonesboro Investments Corp.



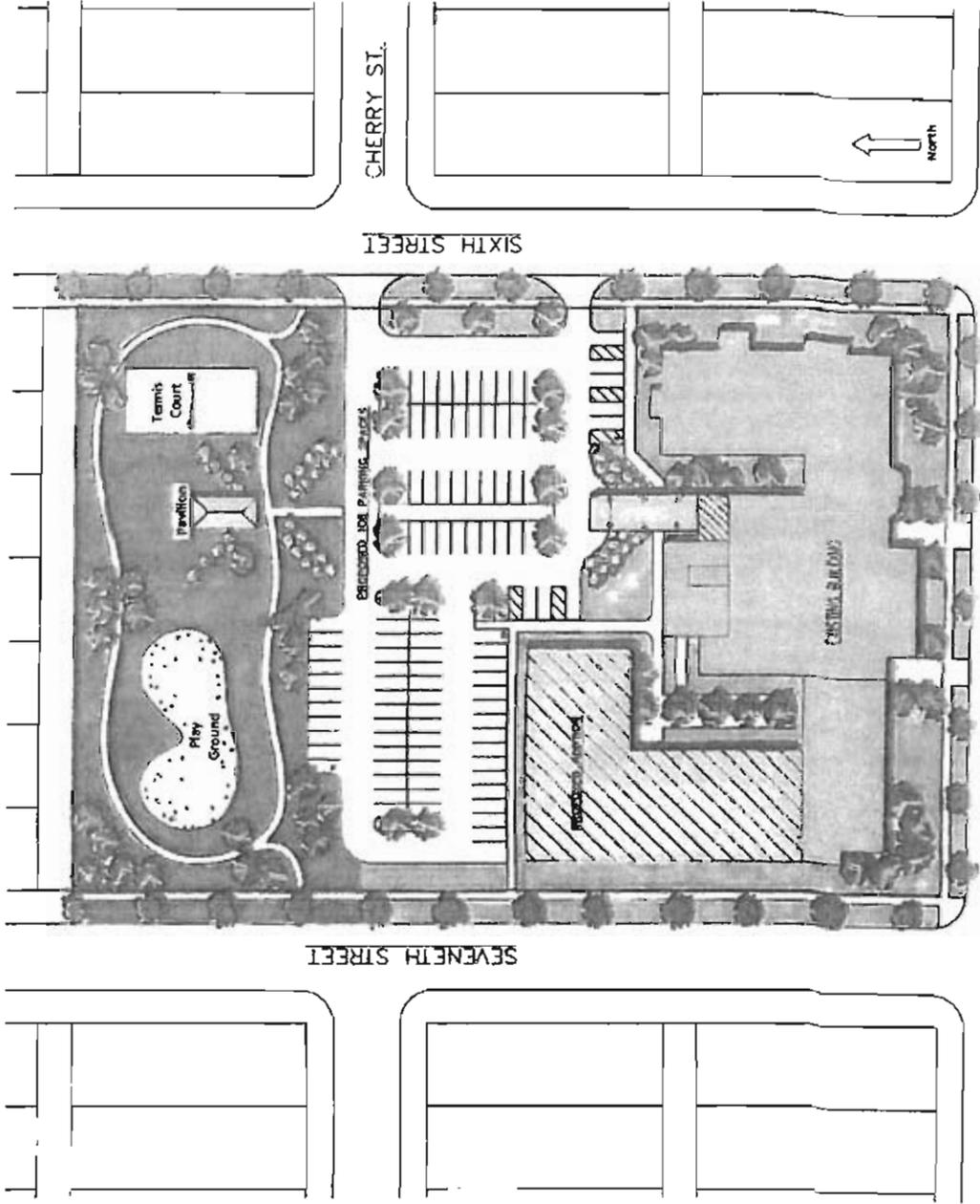
By: Timothy M. Morgan

Its: President

City of Wyandotte  
A Michigan Municipal Corporation

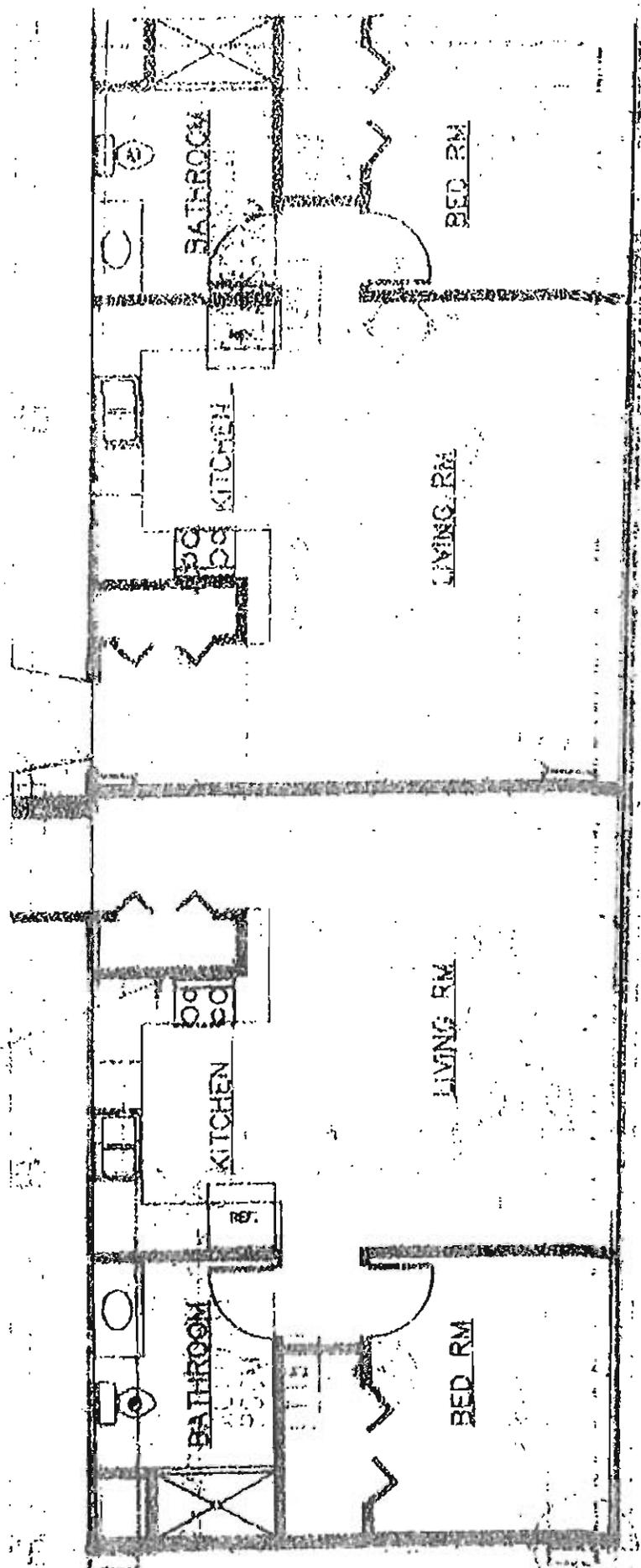
By: Joseph R. Peterson, Mayor

By: William R. Griggs, City Clerk



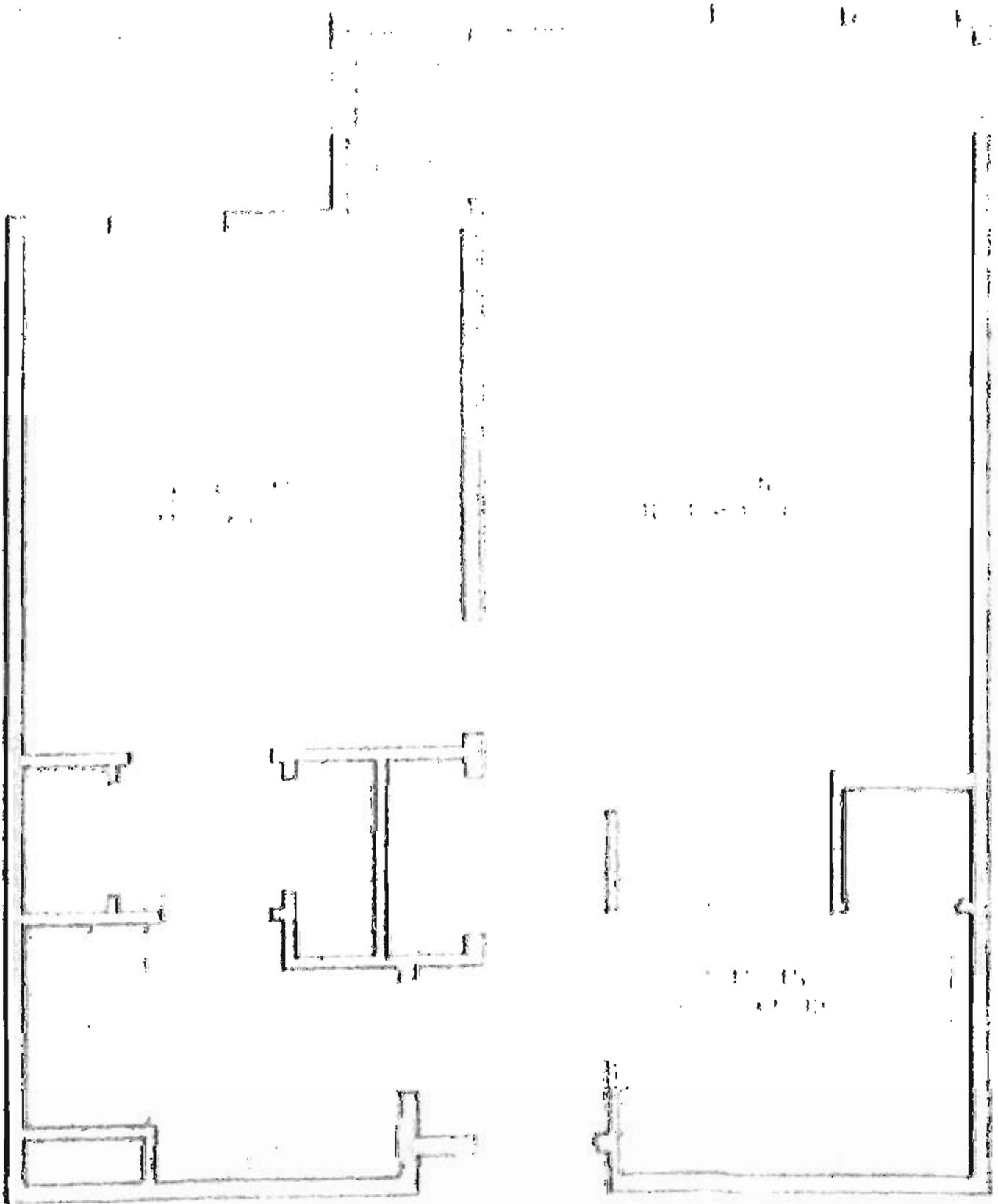
**Preliminary Site Development Plan**

McKinley Place  
 Granddette, MI



113

**Typical Unit in Renovated Building**



**Typical Unit In Proposed Addition**

**McKinley Place  
Wyandotte, MI**

Project No.	100-100000000
Client	Wyandotte School District
Architect	Clayco Program Bureau, Inc.
Contract No.	
Scale	
Date	
Drawn by	
Checked by	
Project Manager	
Notes	

**GENERAL NOTES**

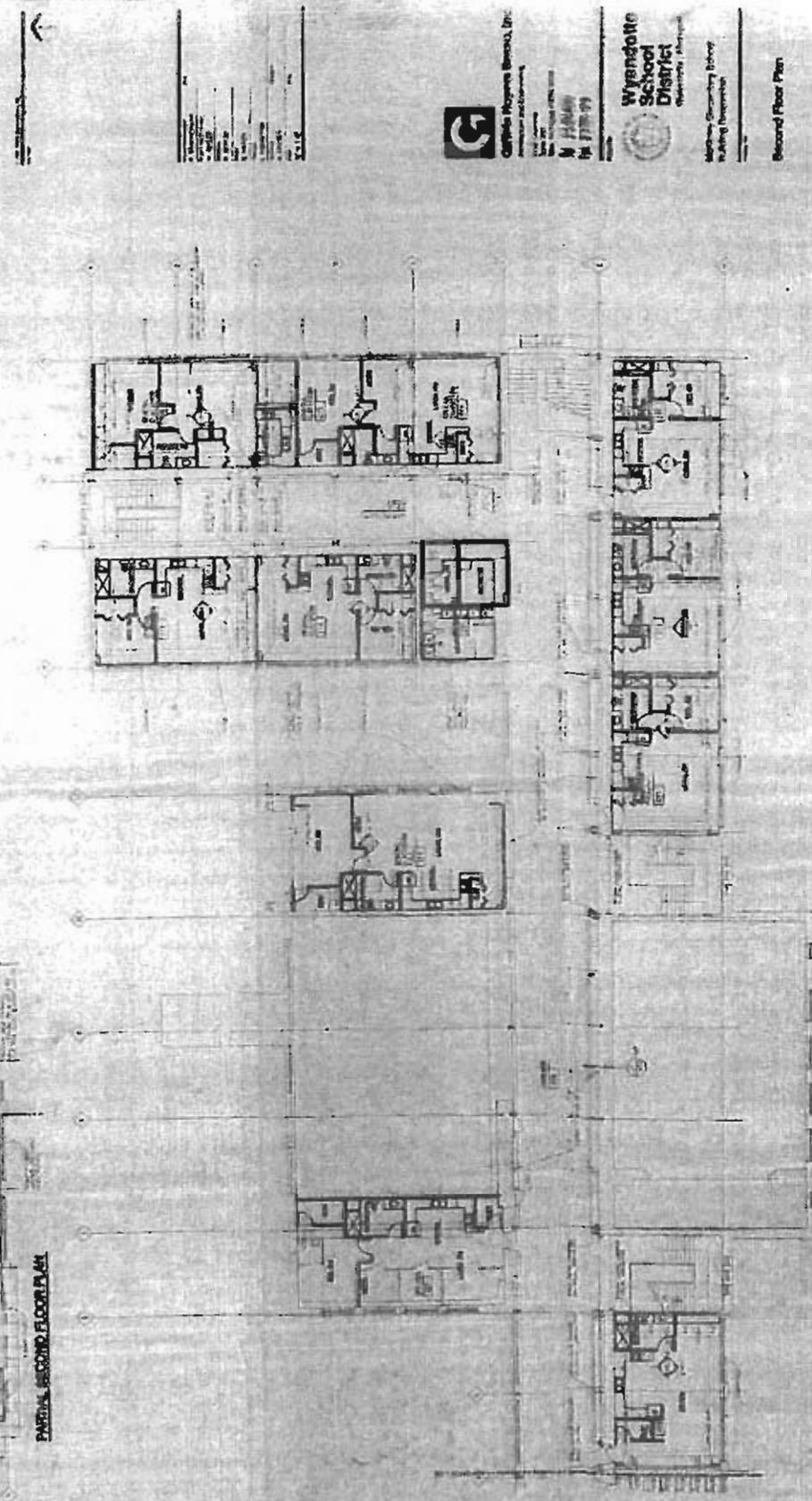
1. See General Notes to the Plans.
2. See General Notes to the Plans.
3. See General Notes to the Plans.
4. See General Notes to the Plans.
5. See General Notes to the Plans.
6. See General Notes to the Plans.
7. See General Notes to the Plans.
8. See General Notes to the Plans.
9. See General Notes to the Plans.
10. See General Notes to the Plans.

**GENERAL NOTES**

1. See General Notes to the Plans.
2. See General Notes to the Plans.
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4. See General Notes to the Plans.
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6. See General Notes to the Plans.
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9. See General Notes to the Plans.
10. See General Notes to the Plans.

**LEGEND**

Symbol	Description



PARTIAL SECOND FLOOR PLAN

PARTIAL SECOND FLOOR PLAN

**G** Clayco Program Bureau, Inc.  
 Architectural and Construction  
 10000 E. 15th Ave.  
 M. HANSEN  
 (913) 770-0900

**Wyandotte School District**  
 Secretary: Margaret  
 Building: Circulating Library  
 Building: Inspection

Second Floor Plan  
 SHEET A2.2