

CITY OF WYANDOTTE
SPECIAL CITY COUNCIL MEETING

A Special Session of the Wyandotte City Council was held in Council Chambers, on Thursday, May 5, 2016, and was called to order at 11:05am with Honorable Mayor Joseph R. Peterson presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Fricke, Galeski, Sabuda, and Schultz

Absent: Councilpersons Miciura and VanBoxell, Todd Browning, City Treasurer

Also Present: Thomas Woodruff, City Assessor; William Look, City Attorney; Mark Kowalewski, City Engineer; and Beth Lekity, Deputy City Clerk

NEW BUSINESS

1. DISCUSSION - Sale of Former McKinley School at 640 Plum - Purchase Agreement

- Resolution of April 25, 2016 meeting read into record by Mark Kowalewski at the request of Councilperson Fricke:

2016-186 MCKINLEY PROJECT – ALTERNATE RESOLUTION

By Councilperson Schultz, supported by Councilperson Sabuda

BE IT RESOLVED that the proposal of Coachlight Properties, LLC for the purchase of 640 Plum be held in abeyance for 2 weeks (5/9/2016) to allow any members of the City Council to meet with the City Engineer, City Attorney, and Joe DiSanto to address the concerns with the offer to purchase that was presented at the April 25, 2016 City Council meeting.

Motion carried.

YEAS: Councilpersons Fricke, Sabuda, Schultz, VanBoxell & Mayor Peterson

NAYS: Councilperson Miciura

ABSENT: Councilperson Galeski

- Councilperson Schultz – spoke in support of the contract, stating confidence in the city employees that have worked on this project to date.
- Councilperson Galeski – spoke regarding concerns about sale price of \$1, tax abatement status, and \$100K investment in the park.
- City Engineer, Mark Kowalewski – addressed questions and concerns and explained the State Historic Preservation Office’s (SHPO) interest in the location as a historical site.
- Mayor Peterson – spoke in support of the success of the lot sale marketing plan and addressed concerns and questions brought before Council.
- Councilperson Sabuda – stated confidence in the city employees who worked on the project to date and interest in hearing answers to original questions asked by Councilperson Fricke regarding the purchase agreement at the April 25, 2016 meeting.
- Councilperson Fricke – Read excerpts from 2010 appraisal supplied by City Engineer regarding the term of the appraisal and appraiser recommendation to demolish building, asked questions of City Attorney regarding deed restrictions and Older Persons Act, and inquired about status/submission of proof of financial abilities of purchaser to complete and fund the project in full.
- City Attorney, Bill Look – reviewed sections of the Letter of Intent
- Councilperson Sabuda – stated request to hold a public hearing on the topic

PUBLIC COMMENT

John Darin, 851 Orchard, spoke in support of the project and urged Council to make a decision based on a current appraisal of the property, in addition to stating a need for the park as a benefit to the community.

Councilperson Fricke asked the City Engineer if the infrastructure in the area would need modernization/updating to accommodate the increase in units/residents. Mark Kowalewski said the infrastructure was capable handling the increase in utility usage.

Rose Darin, 851 Orchard, spoke in support of the project and the city lot sale marketing plan and urged Council to make a decision, in addition to stating the need to keep the green space/park in the area.

Carly Ptak, 3934 7th, spoke in support of the project and addressed the need for the park to stay in the area and be updated as part of this agreement.

Renee Tarnowski, 2312 1st, requested the Council to constantly be aware and in consideration of transparency and voiced concerns about whether the market study provided by the purchaser proved a demand for 55+ senior housing developments in the McKinley area and what would become of the deed restrictions should the development not garner the anticipated interest.

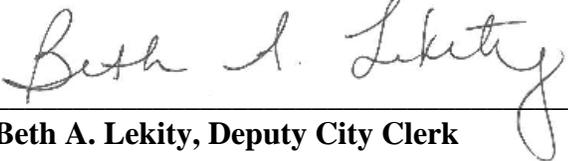
Bob Benson, 404 Vinewood, urged Council to trust in the city employees hired to do this work and spoke in support of the project.

Councilperson Fricke noted that she will not be in attendance at the Council meeting on May 9, 2016.

Mayor Peterson stated that due to her absence on May 9th, the abeyance of resolution #2016-186 has been extended by one week until May 16, 2016.

Victor Nevin, 501 Plum, requested that there be measures taken to make sure that all area residents are informed of the upcoming meeting on May 16, 2016, where this project will be on the agenda for discussion/resolution.

The meeting was adjourned at 12:55PM


Beth A. Lekity, Deputy City Clerk