

**CITY OF WYANDOTTE**  
**REGULAR CITY COUNCIL MEETING**

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, July 27, 2020, and was called to order at 7:00pm with Honorable Mayor Pro Tempore Robert A. DeSana presiding.

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

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Present: Mayor Pro Tempore Robert A. DeSana, Councilpersons Robert Alderman, Christopher Calvin, Megan Maiani, and Donald Schultz

ABSENT: Councilperson Leonard Sabuda

Also, Present: Todd Browning, City Treasurer; Theodore Galeski, City Assessor; William Look, City Attorney; Greg Mayhew, City Engineer; and Lawrence Stec, City Clerk

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**PRESENTATIONS**

**PRESENTATION OF PETITIONS**

**PUBLIC HEARINGS**

- Commercial Facilities Exemption Certificate – 100 Maple

**UNFINISHED BUSINESS**

**2020-191 ALLEY ABUTTING 500 FORD AVENUE**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED that the petition of Carol A. Raymer and the City Attorney's response be received and place on file.

Motion unanimously carried.

**2020-192 COMMUNICATION: SAM PERNICK REGARDING MARIHUANA SALES**

By Councilperson Maiani, supported by Councilperson Calvin

WHEREAS the City Council has received the local proposal initiative submitted concerning marijuana establishments and marijuana facilities.

NOW THEREFORE be it resolved to receive the initiative and refer it to the City Attorney for review and approval as to form with report back to City Council on August 17, 2020.

Motion unanimously carried.

**CALL TO THE PUBLIC**

**2020-193 PROPERTY OWNER COMMUNICATION – D. MARTIN, 3050 BIDDLE**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED that the request of Dan Martin, business owner at 3050 Biddle, in regards to right-of-way-usage and the use of a hot dog cart is received and placed on file; AND

BE IT FURTHER RESOLVED that the item is referred to the Engineering Department and City Administrator for review and report back on August 17, 2020.

Motion unanimously carried.

**CONSENT AGENDA**

**2020-194 MINUTES**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED that the minutes of the meeting held under the date of July 13, 2020, be approved as recorded, without objection.

Motion unanimously carried.

**2020-195 WYANDOTTE JAYCEES DUMPSTER REQUEST**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED BY THE COUNCIL that Council permits the Wyandotte Jaycees to utilize a 30 yard city dumpster at no change to the organization for the cleaning of the property at 3131 Biddle Avenue prior to the start of their Haunted House Season with dates and times TBD; AND  
 BE IT FURTHER RESOLVED that the Council directs the Wyandotte Jaycees to work with the Department of Public Service to coordinate the delivery of the dumpster to fulfill this request.  
 Motion unanimously carried.

**2020-196 SPECIAL ASSESSMENTS – VARIOUS SERVICES**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED by City Council that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND  
 BE IT FURTHER RESOLVED that Council directs the City Assessor to spread said charges on the 2020 Summer Tax Roll.  
 Motion unanimously carried.

**2020-197 DDA & TIFA ANNUAL REPORTS**

By Councilperson Maiani, supported by Councilperson Calvin  
 BE IT RESOLVED that the City Council hereby receives and places on file the 2019 Annual Reports of the DDA and TIFA.  
 Motion unanimously carried.

**2020-198 SHED INSTALLATION – MEMORIAL FIELD/WYANDOTTE STARS**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED by the City Council that Council hereby CONCURS with the request of the Museum Director dated July 27, 2020 to allow installation of a cement pad and shed at Memorial Field for usage by the Wyandotte Stars Vintage Base Ball club, at a cost of \$2,344.00, to come from three city accounts.  
 Motion unanimously carried.

**NEW BUSINESS**

**2020-199 CITIZEN COMMUNICATION – ORDINANCE TO ALLOW CHICKENS**

By Councilperson Maiani, supported by Councilperson Calvin  
 BE IT RESOLVED that the communication from Jeanine Bass & Katelin Fay regarding the amendment of a city ordinance to allow a small number of chickens to be kept as pets and a source of fresh eggs on single family home lots is hereby referred to the City Engineer and City Attorney for research with report due back to Council on August 17, 2020.  
 Motion unanimously carried.

**2020-200 COMMERCIAL FACILITIES EXEMPTION CERTIFICATE – 100 MAPLE**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED by the City Council that:  
 WHEREAS, the City of Wyandotte legally established Commercial Redevelopment District No. 17 on May 4, 2020, after a public hearing held on May 4, 2020; and  
 WHEREAS, the state equalized value (SEV) of the property proposed to be exempt plus the aggregate SEV of property previously exempt and currently in force under the Commercial Redevelopment Act, Public Act 255 of 1978, and under the Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, does not exceed 5% of the total SEV of the City; and  
 WHEREAS, said applicant is not delinquent in any taxes related to the facility; and  
 WHEREAS, the application was approved at a public hearing as provided by Section 6(2) of Public Act 255 of 1978, on July 27, 2020; and

WHEREAS, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978, and excludes any portion of the property used for residential housing; and  
 WHEREAS, the applicant, Ron Thomas, Rise Above Ventures, has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City; and  
 WHEREAS, the City requires that the construction, restoration or replacement of the facility shall be completed by December 31, 2021, or within a duly authorized extension of that date; and  
 WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and  
 WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and  
 WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and  
 WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, and revitalize an urban area in the City of Wyandotte; and  
 WHEREAS, the restoration includes improvements aggregating 10% or more of the true cash value of the property at commencement of the restoration as provided by section 4(6) of Public Act 255 of 1978.  
 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Commercial Facilities Exemption for a restoration project is hereby granted for the real property, excluding land and any portion of the property used for residential housing, located in Commercial Redevelopment District No. 17 at 100 Maple (also known as 3040-56-58 - 1st Street) for a period of 12 years after the completion of construction of the project as described in the exemption application, beginning December 31, 2020, and ending December 30, 2033, pursuant to the provisions of PA 255 of 1978, as amended.  
 Motion unanimously carried.

#### **2020-201 DOWNTOWN DUMPSTER ENCLOSURE CLEANING CONTRACT**

By Councilperson Maiani, supported by Councilperson Calvin  
 BE IT RESOLVED that the City Council concurs with the recommendations of the Downtown Development Authority on the hiring of Corporate Mall Services for regular monthly cleaning and power washing services for two Downtown Dumpster enclosures in the total annual amount of \$2,400 and  
 BE IT FURTHER RESOLVED that City Council hereby authorizes the Mayor Pro Tempore and City Clerk to sign and execute the contract with Corporate Mall Services.  
 Motion unanimously carried.

#### **2020-202 SALE OF FORMER 1703-1713 5<sup>TH</sup> ST.**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED BY THE MAYOR PRO TEMPORE AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 1703-1713 5th Street is hereby received and placed on file; AND  
 BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 1703-1713 5th Street to Sandra Gutenschwager in the amount of \$10,000.00; AND  
 BE IT FURTHER RESOLVED that if the Purchaser(s), Sandra Gutenschwager does not undertake development within six (6) months from time of closing and complete construction within one (1) year will it result in Seller's right to repurchase property including any improvements for one (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency;  
 NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 1703-

1713 5th Street, between Sandra Gutenschwager and the City of Wyandotte for \$10,000 as presented to Council.

Motion unanimously carried.

**2020-203 NEZ APPLICATION – 1707 5<sup>TH</sup> ST. (FORMER 1703-1713 5<sup>TH</sup>)**

By Councilperson Maiani, supported by Councilperson Calvin

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 1703-1713 5th Street is within the City of Wyandotte's Neighborhood Enterprise Zone #3 adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of July 27, 2020, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 1703-1713 5th Street now known as 1707 5th Street, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12-year Neighborhood Enterprise Zone Certificate.

Motion unanimously carried.

**2020-204 SALE OF FORMER 876 9<sup>TH</sup> ST.**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 876 9th Street is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 876 9th Street Street to Trademark Building & Management, Anthony J. Chirco, in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Trademark Building & Management does not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for Eight Thousand (\$8,000) Dollars. A condition will be placed on the Deed that will include this contingency;

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 876 9th Street, between Trademark Building & Management, and the City of Wyandotte for \$10,000 as presented to Council.

Motion unanimously carried.

**2020-205 SALE OF 1213 GROVE ST.**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED that the communication from the City Engineer regarding the Sale of 1213 Grove Street is received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property at 1213 Grove Street to Four Star Greenhouse in the amount of \$103,000.00 in accordance with the Purchase Agreement prepared by the Department of Legal Affairs; AND

BE IT FURTHER RESOLVED that Purchaser(s), Four Star Greenhouse, will be required to executed a Irrevocable Letter of Credit in the amount of \$2,500:

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate at 1213 Grove Street between Four Star Greenhouse and the City of Wyandotte for \$103,000.00;

AND BE IT RESOLVED that all bid deposits be returned to the unsuccessful proposal makers.

Motion carried.

YEAS: Councilperson Alderman, DeSana, Maiani, Schultz

NAYS: Councilperson Calvin

### **2020-206 FIRST AMENDMENT TO PURCHASE & SALE AGREEMENT – 640 PLUM**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED that the item regarding approval of the First Amendment to Agreement for Purchase and Sale of McKinley School, 640 Plum with Developer, Coachlight Properties LLC/Jonesboro Investments Corp., is hereby held in abeyance until August 17, 2020.

Motion unanimously carried.

### **2020-207 FINAL READING #1491: REZONING OF 2011 OAK STREET**

By Councilperson Maiani, supported by Councilperson Calvin

#### **AN ORDINANCE ENTITLED**

**AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING ORDINANCE TO REZONE THE PROPERTY KNOWN AS 2011 OAK STREET FROM OFFICE SERVICE DISTRICT (O-S) TO NEIGHBORHOOD BUSINESS DISTRICT (B-1)**

**THE CITY OF WYANDOTTE ORDAINS:**

#### Section 1. Rezoning of Property:

The following described property located in the City of Wyandotte, County of Wayne, State of Michigan, and described as follows:

Lots 119, 120 and 121 EUREKA ESTATES SUBDIVISION, as recorded in Liber 41, Page 84, Wayne County Records

Tax ID #: 57-017-04-0119-000

Commonly Known As: 2011 Oak Street, Wyandotte, MI 48192

be and is hereby rezoned from Office Service District (O-S) to Neighborhood Business District (B-1)

#### Section 2. Amendment of Zoning Map.

The zoning Map of the City of Wyandotte be and is hereby amended in accordance with the provisions of this Ordinance as set forth in Zoning Map. No.298

#### Section 3. Severability.

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

#### Section 4. Effective Date.

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

Motion unanimously carried.

### **2020-208 BILLS & ACCOUNTS**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED that the total bills and accounts of \$1,508,485.43 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

### **REPORTS & MINUTES**

Beautification Commission

07/15/2020

Planning Commission

06/18/2020

### **REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**

**ADJOURNMENT****2020-209 ADJOURNMENT**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:24 p.m.

Motion unanimously carried.



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**Lawrence S. Stec, City Clerk**