



# **AGENDA**

REGULAR SESSION

MONDAY, JULY 27, 2020 7:00 PM

PRESIDING: THE HONORABLE MAYOR PRO TEMPORE ROBERT A. DESANA

CHAIRPERSON OF THE EVENING: THE HONORABLE MEGAN MAIANI

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Pro Tempore DeSana, Alderman, Calvin, DeSana, Maiani, Sabuda, Schultz

## **PRESENTATIONS**

- Certificate of Recognition - John Garvie

## **PRESENTATION OF PETITIONS**

## **PUBLIC HEARINGS**

- Commercial Facilities Exemption Certificate - 100 Maple

## **UNFINISHED BUSINESS**

1. Alley abutting 500 Ford Avenue
2. Communication from Sam Pernick regarding Marihuana Sales

## **CALL TO THE PUBLIC**

**At this time, any persons having matters of immediate importance which they were unable to place in writing prior to the agenda deadline may approach the podium to address Mayor and Council.**

**CONSENT AGENDA All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council member so requests, in which event the items will be removed from the Consent Agenda and added to the regular agenda in New Business.**

3. Approval of City Council Meeting Minutes - 07.13.2020
4. Wyandotte Jaycees City Dumpster Request
5. Various Services performed by the City of Wyandotte
6. DDA and TIFA Annual Reports
7. New Shed Installation at Memorial Field for Wyandotte Stars Base Ball Team

## **NEW BUSINESS**

8. Citizen Communication -Ordinance to Allow Chickens
9. 100 Maple: Commercial Facilities Exemption Certificate
10. Downtown Dumpster Enclosure Cleaning Contract
11. Sale of Former 1703-1713 5th Street
12. NEZ Application - Former 1703-1713 5th Street now known as 1707 5th Street
13. Sale of Former 876 9th Street
14. Sale of 1213 Grove Street, Wyandotte
15. First Amendment to Agreement for Purchase and Sale of McKinley School, 640 Plum
16. Final Reading #1491 : Rezone property known as 2011 Oak Street, Wyandotte.

## **BILLS & ACCOUNTS**

## **REPORTS & MINUTES**

Beautification Commission 07/15/2020

Planning Commission Minutes of June 18, 2020

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

**NEXT MEETING OF THE CITY COUNCIL:** AUGUST 17, 2020

## **ADJOURNMENT**

## **PUBLIC HEARING**

**Now is the time and place to hear objections,  
if any, regarding the following item(s):**

Commercial Facilities Exemption Certificate  
100 Maple

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 1**

**ITEM: Alley abutting 500 Ford Avenue**

**PRESENTER:** William R. Look, City Attorney

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** A petition was filed by Carol A. Raymer requesting that the use of the alley abutting 500 Ford Avenue, Wyandotte, MI 48192 be restricted for the business. This was referred to the City Attorney. Attached is the response from the City Attorney, together with Sec. 35-9, site plan, and letter from building inspector.

**STRATEGIC PLAN/GOALS:**

**ACTION REQUESTED:** Receive the petition and City Attorney letter and place on file.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:**

**IMPLEMENTATION PLAN:**

**LIST OF ATTACHMENTS:**

1. City Council Letter
2. 500 Ford Parking Lot Letter
3. 35-9 Alleys
4. 500 Ford Site Plan



**RESOLUTION**

Item Number: #1  
Date: July 27, 2020

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

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

\_\_\_\_\_  
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\_\_\_\_\_

**William R. Look**  
PROFESSIONAL CORPORATION  
ATTORNEY AND COUNSELOR AT LAW  
ADDRESS: 2241 Oak Street, Wyandotte, MI 48192  
EMAIL: WilliamRLookPC@outlook.com  
PHONE: (734) 285-6500  
FAX: (734) 285-4160

WILLIAM R. LOOK

RICHARD W. LOOK  
(1912 - 1993)

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July 16, 2020

To: City Council  
From: Department of Legal Affairs

***Re: 500 Ford Avenue***

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Dear City Council,

A petition from **CAROL A. RAYMER** was referred to me for review by the City Council. Attached to this communication is Sec. 35-9 which sets forth the allowed uses for an alley.

Also, the owner of 500 Ford Avenue, Wyandotte, MI 48192 submitted a site plan to the City Engineer's Office which is attached.

Finally, attached is a letter dated June 19, 2020 sent to the owners of 500 Ford Avenue addressing requirements for their parking lot.

Based on the above, I do not see any legal authority to prohibit the alley's use. The City could possibly expose itself to an inverse condemnation action if it denies use of the alley.

*Respectfully submitted,*

  
**William R. Look**

WRL:cg

Cc: Greg Mayhew

Enclosures

## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



GREGORY J. MAYHEW, P.E.  
CITY ENGINEER

MAYOR PRO TEMPORE  
Robert A. DeSana

COUNCIL  
Robert Alderman  
Chris Calvin  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

June 19, 2020

Steve Mallie  
2851 Riverside  
Trenton, MI 48183

John Holowicki  
32401 Eight Mile  
Livonia, MI 48152

### **RE: 500 Ford – existing parking lot**

Please address the following concerns/questions with plans and/or a written solution.

It is of the opinion of the Department of Engineering and Building that the existing parking lot is nonconforming. Section 2401 Nonconformities E.5.

1. When a nonconforming use of a structure, or structure and “premises” in combination, is discontinued or ceases to exist for six (6) consecutive months, the structure, or structure and “premises” in combination, shall not thereafter be used except in conformity with the regulation of the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision.
2. Section 2404.L. Off street parking shall be provided with a continuous and completely obscuring wall or fence not less than five (5) feet, but not more than six (6) feet in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, minimum distances and setbacks. The obscuring wall or fence shall be properly maintained. The side lot line required shall end a minimum distance of ten (10) feet from the front lot line.
3. Section 2404.M. Dumpster areas shall be screened to obscure the dumpster from any public street or residential area. Screening materials shall be masonry or other durable material, transformers shall be screened with landscaping.

**500 Ford – existing parking lot**  
**June 19, 2020**

**Page 2 of 2**

The Department of Engineering and Building will be require the enforcement of the above two (2) sections to be completed prior to a full Certificate of Occupancy being issued. These requirements will require the screening fence to be located along the west and north lot lines along with the dumpster screened.

Your cooperation in this matter will be greatly appreciated. If you should have any questions, please contact the undersigned at 734-324-4557 or via email at [mturinsky@wyandottemi.gov](mailto:mturinsky@wyandottemi.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Turinsky", with a large, stylized loop at the end.

Michael Turinsky  
Building Inspector

w/plan review/500 Ford - existing parking lot

**Sec. 35-9. Alleys; use regulated.**

(a) *Definitions.*

*Alley* shall mean a minor thoroughfare (other than a street) which provides a secondary means of ingress and egress to and from a property.

(b) *Permitted use of alley.* All alleys in the City of Wyandotte shall be closed to vehicular and pedestrian traffic except for the following exceptions:

- (1) Any lawful use by persons who own or lease the property abutting the alley (except as prohibited in subsection (d)).
- (2) Employees, customers, clients, or members of businesses, schools, churches, or any other type of organization that abuts the alley (except as prohibited in subsection (d)).
- (3) Commercial vehicles which make deliveries, load or unload such vehicles for businesses or residents immediately abutting the respective alley and subject to any license requirements as set forth in this section.
- (4) Person who have obtained a junk license from the City of Wyandotte and who use an alley for the purpose of picking up paper, metal, or other materials discarded by property owners or lessees who have property abutting the alley. The person must have the junk license on their person when using the alley.

(c) *Parking in alley prohibited; exceptions.* No person shall park a vehicle in an alley except in the following circumstances:

- (1) Vehicles in the process of loading or unloading for property owners or lessees who immediately abut the alley. The vehicles must be parked so as not to obstruct other vehicles from passing.
- (2) Areas where parking of the vehicle is authorized by official signs issued by the City of Wyandotte.

(d) *Prohibited use of alley.* No alley in the City of Wyandotte may be used as a drive-through for any type of establishment that provides food and/or drink to its customers.

(e) *Penalty.* Any person who violates any provision of this section is responsible for a municipal civil infraction and a fine up to five hundred dollars (\$500.00) and court costs.

(Ord. No. 864, §§ 1—4, 6-5-89; Ord. No. 1323, § 1, 3-29-10)



$$\frac{1}{2}'' = 1'-0''$$



LOCAL PROPOSAL PETITION

#2

The petition circulator is a (check one):  
☐ Paid signature gatherer  
☐ Volunteer signature gatherer

If the petition circulator does not comply with all of the requirements of the Michigan election law for petition circulators, any signature obtained by that petition circulator on that petition is invalid and will not be counted.

To the Honorable Council of the City of Wyandotte: We, the undersigned qualified and registered electors, residents in the City of Wyandotte, in the County of Wayne, in the State of Michigan, respectively petition for initiation of an ordinance to authorize and regulate Marihuana Facilities and Marihuana Establishments within the City, including a process, fees, and criteria for local approval of applications and annual renewal thereof, and to provide for increased revenue for the City through the excise tax on marihuana sales; to benefit individuals disproportionately impacted by marihuana prohibition; and to create new jobs and increase investment within the City. We pray that this ordinance be adopted by the City Council, and that if it be not so adopted, that it be submitted to a vote of the electors of the City of Wyandotte for the November 3, 2020 general election.

BRIEF STATEMENT OF THE SUBSTANCE THEREOF: The proposed ordinance, if adopted, would authorize and regulate Marihuana Facilities and Marihuana Establishments within the City, including a process, fees, and criteria for local approval of applications and annual renewal thereof, and to provide for increased revenue for the City through the excise tax on marihuana sales; to benefit individuals disproportionately impacted by marihuana prohibition; and to create new jobs and increase investment within the City.

FOR THE FULL TEXT OF THE PROPOSED INITIATED ORDINANCE NUMBER 2020-0001, MARIHUANA ESTABLISHMENTS AND MARIHUANA FACILITIES ALLOWED WITHIN THE CITY OF WYANDOTTE, SEE THE REVERSE SIDE OF THIS PETITION.

**WARNING – A person who knowingly signs this petition more than once, signs a name other than his or her own, signs when not a qualified and registered elector, or sets opposite his or her signature on a petition, a date other than the actual date the signature was affixed, is violating the provisions of the Michigan election law.**

Signature	Printed Name	Street Address or Rural Route	Zip Code	Date of Signing		
				Mo	Day	Year
1.						
2.						
3.						
4.						
5.						
6.						
7.						

CERTIFICATE OF CIRCULATOR

The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township indicated preceding the signature, and the elector was qualified to sign the petition.

☐ If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark in the box provided, otherwise each signature on this petition sheet is invalid and the signatures will not be counted by a filing official. By making a cross or check mark in the box provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the Secretary of State or a designated agent of the Secretary of State has the same effect as if personally served on the circulator.

**WARNING - A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.**

CIRCULATOR - Do not sign or date certificate until after circulating petition.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of Circulator) (Date)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
((Complete Residence Address (Street and Number or Rural Route)) Do not enter a post office box

\_\_\_\_\_  
(City or Township, State, Zip Code)

\_\_\_\_\_  
(County of Registration, If Registered to Vote, of a Circulator who is not a Resident of Michigan)

AFFIDAVIT

\_\_\_\_\_, being first duly sworn, deposes and says that the number of signers on this petition is \_\_\_\_ and that each signature on this petition is the genuine signature of the person whose names it purports to be, and was made in the presence of the affiant

STATE OF MICHIGAN }  
COUNTY OF \_\_\_\_\_}

On this date \_\_\_\_/\_\_\_\_/2020 the above-named circulator personally appeared before me and verified under oath that the statements in the certificate of circulator are true.

X \_\_\_\_\_  
Printed Name \_\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_/\_\_\_\_/\_\_\_\_ Acting in \_\_\_\_\_ County.

# LOCAL PROPOSAL PETITION

To the Honorable Council of the City of Wyandotte: We, the undersigned qualified and registered electors, residents in the City of Wyandotte, in the County of Wayne, in the State of Michigan, respectively petition for initiation of an ordinance to authorize and regulate Marihuana Facilities and Marihuana Establishments within the City, including a process, fees, and criteria for local approval of applications and annual renewal thereof, and to provide for increased revenue for the City through the excise tax on marihuana sales; to benefit individuals disproportionately impacted by marihuana prohibition; and to create new jobs and increase investment within the City. We pray that this ordinance be adopted by the City Council, and that if it be not so adopted, that it be submitted to a vote of the electors of the City of Wyandotte for the November 3, 2020 general election.

BRIEF STATEMENT OF THE SUBSTANCE THEREOF: The proposed ordinance, if adopted, would authorize and regulate Marihuana Facilities and Marihuana Establishments within the City, including a process, fees, and criteria for local approval of applications and annual renewal thereof, and to provide for increased revenue for the City through the excise tax on marihuana sales; to benefit individuals disproportionately impacted by marihuana prohibition; and to create new jobs and increase investment within the City.

## INITIATED ORDINANCE NUMBER 2020-0001 MARIHUANA ESTABLISHMENTS AND MARIHUANA FACILITIES ALLOWED WITHIN THE CITY OF WYANDOTTE

THE CITY OF WYANDOTTE ORDAINS:

### SECTION 1. PURPOSE

The purpose of this Ordinance is to authorize and regulate within the City the business operations of persons licensed by the State to operate Marihuana Facilities and Marihuana Establishments consistent with the Medical Marihuana Facilities Licensing Act, 2016 PA 281, MCL 333.27101 et seq. and the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 et seq., and to do all of the following: (1) provide qualifying patients and adults twenty-one (21) years of age and older safe access to marihuana; (2) ensure the safety of qualifying patients, primary caregivers, adults twenty-one (21) years of age and older, and the general public; (3) provide for an application fee to apply for a Provisional License for a Marihuana Facility or for a Marihuana Establishment and a fee for any local approvals granted to be renewed; (4) provide for a process to select Local Applicants to receive local approvals for Marihuana Facilities and Marihuana Establishments, and to provide for a process for those local approvals to be renewed, or potentially denied or revoked; (5) comply with the Medical Marihuana Facilities Licensing Act and the Michigan Regulation and Taxation of Marihuana Act in order to protect and enhance the public health, safety, and welfare; (6) address and repair the harm caused to communities disproportionately impacted by the prohibition of marihuana through the promotion of employment and business ownership opportunities within these communities; (7) to bring marihuana businesses into the City that demonstrate commitment to advance the broader interest and goals of the community through high-impact local investment, and that provide employment opportunities to local residents and contractors; and (8) to provide for, if enacted by the City Council, a Community Benefits Program in the City to benefit Individuals Disproportionately Impacted by Marihuana Prohibition. Nothing contained within this Ordinance, or within any local approval issued by the City, shall be construed to relieve a person of the duties and obligations imposed under state laws and regulations. Notwithstanding the foregoing, it is not the intent of this Ordinance to diminish, abrogate or restrict protections for the medical use of marihuana provided in the Michigan Medical Marihuana Act. Nothing in this Ordinance is intended to grant individuals immunity from the enforcement of federal laws prohibiting marihuana activity. The provisions of this Ordinance are regulatory in nature and not intended to be interpreted as zoning laws. The provisions of this Ordinance are severable and self-executing. This Ordinance is hereby declared necessary to preserve the public peace, health, safety and welfare of the People of the City.

### SECTION 2. DEFINITIONS

- (a) All definitions provided in the MRTMA and the MMFLA are incorporated by reference into this Ordinance, and the term “marijuana” shall be synonymous with the term “marihuana.” In cases where there is a conflict of definitions between the MMFLA and the MRTMA, the MRTMA definition shall control. As used in this Ordinance, the following terms shall be defined as follows:
- (b) “Agency” is defined as the Marijuana Regulatory Agency or any successor agency.
- (c) “Application Date” is defined as the date on which the Local Applicant submits its application to the City for a single License Type at a Business Facility Address or for a License renewal.

- (d) “Business Facility Address” means the singular United States postal address, for a building structure located atop a Land Parcel, where a Marihuana Establishment or Marihuana Facility is proposed to be located for a License Type listed in an application to the City. For the purposes of measuring the square footage of the Business Facility Address, this shall measure the square footage of the existing building structure of the Business Facility Address.
- (e) “Business Facility Adjacent Address” means the singular United States postal address of a building structure which is physically adjoining or directly physically touching the building structure of a Business Facility Address. Physically adjoining shall, for the purposes of this definition, mean the physical connection through walls, adjacent walls, or a common building structure, though this definition shall not include any common road, foundation, or surface that the building structure sits on.
- (f) “Community Benefits Program” shall refer to a program that the City may establish for the purposes of assisting Individuals Disproportionately Impacted by Marihuana Prohibition in the creation of Worker-Owned Cooperatives within the City, gaining employment in the marihuana industry within the City, and starting marihuana businesses within the City. If created, this program shall be subject to the requirements of Section 13 of this Ordinance.
- (g) “City” shall refer to the City of Wyandotte.
- (h) “City Full License Authorization” shall be defined as the full local approval that the City of Wyandotte grants a Local Applicant to operate a Marihuana Facility or a Marihuana Establishment at a Business Facility Address when the Local Applicant has received a state operating license pursuant to the MRTMA or the MMFLA. It shall not be considered a municipal license.
- (i) “Clerk” means the City Clerk of the City of Wyandotte.
- (j) “Community Benefits Agreement” means a legally binding commitment from a Local Applicant, which shall also be binding on the Local Applicant’s successors or assigns, that states that the Local Applicant will, contingent upon approval of a Provisional License and contingent upon the Local Applicant holding a City Full License Authorization for a period of at least one year, and contingent upon the City creating a Community Benefits Program, make an annual payment of ten thousand dollars (\$10,000) to the Community Benefits Program for as long as the Local Applicant, or its successors or assigns, holds ownership of the City Full License Authorization.
- (k) “Council” means the City Council of the City of Wyandotte.
- (l) “Designated Consumption Establishment” is defined as a business that is licensed by the Agency to permit adults twenty-one (21) years of age and older to consume marihuana products at a Business Facility Address.
- (m) “Fully Qualified Provisional License Application” is defined as a Provisional License application for which all of the following is true and has been documented in the Local Applicant’s application to the City: (1) The Local Applicant currently holds a state operating license pursuant to the MMFLA or the MRTMA, though Microbusiness License Type Local Applicants and Class A Marihuana Grower License Type Local Applicants shall be exempt from this requirement; (2) The stakeholders of the Local Applicant possess at least 10 total years of combined business experience, though Microbusiness License Type Local Applicants and Class A Marihuana Grower License Type Local Applicants shall be exempt from this requirement; (3) The Local Applicant has an Occupancy Affidavit with an Occupancy Percentage of zero (0) percent; (4) The Local Applicant has answered yes and provided supporting documentation for every question in the Public Health Plan Checklist category of their application; (5) The Local Applicant has committed in their application to hire at least ten (10) percent of their employees from local residents of the City; (6) The Local Applicant has committed in their application to hiring at least twenty-five (25) percent of their employees consisting of Individuals Disproportionately Impacted by Marihuana Prohibition; (7) The Local Applicant has signed a Community Benefits Agreement as defined in this Ordinance; (8) The Local Applicant has committed to hiring local contractors for work and improvements to its Business Facility Address; (9) The Local Applicant has completed over thirteen (13) of the items listed in Section 5 of this Ordinance that may be included in a Provisional License application.
- (n) “Individual Disproportionately Impacted by Marihuana Prohibition” is defined as an individual who meets at least one of the three criteria listed in the Marijuana Regulatory Agency’s Social Equity Program, which includes: Individuals who have resided in a disproportionately impacted community, as defined by the Agency, for at least five (5) calendar years prior to the Application Date; individuals with a prior marihuana related conviction; and individuals with at least two (2) calendar years of caregiver experience under the State of Michigan’s medical marihuana program.
- (o) “Land Parcel” or “Parcel” shall be defined as a land parcel, with an associated tax identification number, allocated by the appropriate governmental body, whose official records are held by the Clerk, the Register of Deeds, or other appropriate governmental body, for the purposes of tracking the use of land within the City.
- (p) “Local Applicant” is defined as an individual, entity, person, or persons who submits an application for a License Type to the City.
- (q) “License Type” is defined as a single category of a license a Local Applicant can apply for, such as a microbusiness license, a marihuana retailer license, a cultivation or grower license, or other license that a Local Applicant can apply for through the processes set forth in this Ordinance.
- (r) “MMFLA” is defined as the Medical Marihuana Facilities Licensing Act, 2016 PA 281, MCL 333.27101 et seq.
- (s) “MMMA” is defined as the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26421 et seq.
- (t) “MRTMA” is defined as the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 et seq.
- (u) “\_\_\_\_\_ Percentage Occupancy” or “\_\_\_\_\_ Percentage Occupied,” or “Occupancy Percentage,” which may be used interchangeably in this Ordinance, shall be defined as the occupancy percentage of a Business Facility Address for the calendar year immediately prior to the Application Date or, if applicable, of the calendar year starting no earlier than six months prior to the Application Date if the requirements of Section 2(u)(4 ) are met, and shall consist of the percentage occupancy of any buildings, structures, or units contained within the Parcel upon which the Business Facility Address sits for the calendar year immediately prior to the Application Date.



The Percentage Occupancy shall be calculated using the average square footage of any buildings, structures, or units contained within the Parcel upon which the Business Facility Address sits that is occupied during the calendar year immediately prior to the Application Date, utilizing a method determined by the Clerk. The method of determining Percentage Occupancy shall be subject to the following requirements of this Ordinance:

- (1) Construction activity, renovation activity, or storage activity in the buildings, structures, or units of the Business Facility Address shall not be considered occupancy or counted as part of a Business Facility Address's Percentage Occupancy. However, storage units which are part of commercial storage businesses where rent is paid for the use of a storage space shall be considered occupancy and shall count towards Percentage Occupancy.
- (2) The determination of “Percentage Occupancy” or “Percentage Occupied” shall require an Occupancy Affidavit and, if possible, provide supporting documentation attesting to the occupancy of any buildings, structures, or units contained within the Parcel upon which the Business Facility Address sits for the calendar year immediately prior to the Application Date.
- (3) For the purposes of issuing a Provisional License, the City shall verify the Percentage Occupancy of the property through an Occupancy Affidavit and, if possible, other supporting documentation which may include, but not be limited to, lease documents, purchase agreements, certificates of occupancy, utility bills, and other documentation that can show the occupancy level over the time period.
- (4) Notwithstanding the requirements of this section, if a Local Applicant submits an Occupancy Affidavit that is dated no earlier than six (6) months prior to the Application Date attesting to the Occupancy Percentage of the Business Facility Address, and if the Local Applicant submits an additional notarized affidavit within ten (10) days of the Application Date attesting that there has been no change in the Percentage Occupancy since the date the Occupancy Affidavit was first signed, the Local Applicant will be deemed to meet the requirements of the “calendar year immediately prior to the Application Date” Percentage Occupancy definition.
- (v) “Occupancy Affidavit” is defined as a sworn affidavit from the owner of a Land Parcel or the authorized representative designated by the owner of the Land Parcel for this purpose, attesting to the Occupancy Percentage of any buildings, structures, or units contained within the Land Parcel upon which the Business Facility Address sits for the calendar year immediately prior to the Application Date, subject to the requirements of Section 2 (u) of this Ordinance.
- (w) “Provisional License” means a provisional local authorization issued by the City for a Local Applicant to, contingent upon approval of a state operating license from the Agency, operate a Marihuana Establishment or Marihuana Facility at a Business Facility Address, provided that the temporary local authorization shall become a City Full License Authorization upon the Local Applicant receiving a state operating license pursuant to either the MMFLA or the MRTMA. A Local Applicant shall be prohibited from operating a Marihuana Establishment or a Marihuana Facility without a state license issued by the Agency.
- (x) “Stakeholder” means the following for each type of Local Applicant:

(1) For an individual or sole proprietorship: the proprietor.

(2) For a partnership and limited liability partnership: all partners.

(3) For a limited partnership and limited liability limited partnership: all general and limited partners, not including a limited partner holding a direct or indirect ownership interest of ten percent (10%) or less and who does not exercise control over or participate in the management of the partnership.

(4) For a limited liability company: all members and managers.

(5) For a privately held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and all stockholders, not including those holding a direct or indirect ownership interest of ten percent (10%) or less.

(6) For a publicly held corporation: all corporate officers or persons with equivalent titles, all directors and and all stockholders, not including those holding a direct or indirect ownership interest of ten percent (10%) or less.

(7) For a nonprofit corporation: all individuals and entities with membership or shareholder rights in accordance with the Articles of Incorporation or their bylaws.
- (y) “Stand Alone Business Facility Address” is defined as a Business Facility Address that does not have a Business Facility Adjacent Address and where the proposed Business Facility Address is physically separated from areas where smoking or the use of cannabis is prohibited, not including the Business Facility Address in question, and where smoke or the smell of cannabis does not infiltrate into nonsmoking areas or buildings that are not part of the Business Facility Address. This shall be demonstrated by a site plan or preliminary sketch submitted by the Local Applicant in Section 5 (13).
- (z) “Vacant Land Parcel” is defined as a Land Parcel that does not contain a structure that had previously received a certificate of occupancy from the City or that could receive a certificate of occupancy from the City.
- (aa) “Worker-Owned Cooperative” is defined as a business that is organized or registered under Subchapter T or another applicable section of the Internal Revenue Code and for which all of the following is true: (1) There is democratic control of the business by the workers or employees of the business themselves; and (2) The workers or employees of the business comprise over fifty (50) percent of the ownership of the business.

SECTION 3. ACTS PROHIBITED

- (a) No person shall operate a Marihuana Establishment or a Marihuana Facility in the City without first obtaining a relevant City Full License Authorization pursuant to the MRTMA and/or the MMFLA and in accordance with the provisions of this Ordinance. A separate City Full License Authorization is required for each Marihuana Establishment and Marihuana Facility.
- (b) A licensed Marihuana Establishment or Marihuana Facility in the City shall not display any of the following on the exterior of a building, a public billboard, or any sign for the Marihuana Establishment or Marihuana Facility:

(1) A green cross;

(2) Anything that resembles any part of a marihuana plant; or

(3) The words or phrases “marihuana,” “marijuana,” “cannabis,” “dank,” “pot,” “kush,” “weed,” “THC,” or “Mary Jane.”

SECTION 4. AUTHORIZATION OF MARIHUANA ESTABLISHMENTS AND MARIHUANA FACILITIES

- (a) Except as provided herein and pursuant to the MRTMA, the City shall authorize the following number of state licensed Marihuana Establishments to operate within its boundaries:

(1) Marihuana Safety Compliance Facility - one (1) license

(2) Marihuana Secure Transporter - one (1) license

(3) Marihuana Microbusiness - minimum of three (3) licenses

(4) Marihuana Retailer - minimum of seven (7) licenses

(5) Marihuana Processor - five (5) licenses

(6) Class A Marihuana Grower – minimum of five (5) licenses

(7) Class B Marihuana Grower – two (2) licenses

(8) Class C Marihuana Grower – five (5) licenses

(9) Designated Consumption Establishment - a minimum of one (1) license allowed
- (b) Pursuant to the MMFLA, the City shall authorize the following number of state licensed Marihuana Facilities to operate within its boundaries:

(1) Marihuana Safety Compliance Facility - one (1) license

(2) Marihuana Secure Transporter - one (1) license

(3) Marihuana Provisioning Center - five (5) licenses issued at a minimum, maximum of six (6) licenses allowed

(4) Marihuana Processor - five (5) licenses

(5) Class A Marihuana Grower – two (2) licenses

(6) Class B Marihuana Grower – two (2) licenses

(7) Class C Marihuana Grower – five (5) licenses
- (c) There shall be no more than a total of seven (7) unique Business Facility Addresses at which a Marihuana Retailer, Marihuana Provisioning Center, or a Designated Consumption Establishment may operate, provided that more than one of these License Types may be located at the same Business Facility Address, and that the co-location of any combination of a Marihuana Retailer, Marihuana Provisioning Center, or a Designated Consumption Establishment at a Business Facility Address shall not count towards more than one (1) of the total limit of seven (7) unique Business Facility Addresses allowed to operate within the City for these License Types.

(d) Nothing in this Ordinance shall be read to prohibit any combination of a Marihuana Grower, a Marihuana Processor, a Designated Consumption Establishment, or a Marihuana Retailer from operating at a single location or from operating at the same location as a Marihuana Facility. Nothing in this Ordinance shall be read to prohibit a Designated Consumption Establishment from operating at the same Business Facility Address as a Marihuana Retailer. Notwithstanding anything else in this Ordinance, a Marihuana Retailer may not be located at the same Business Facility Address as another Marihuana Retailer, and a Marihuana Provisioning Center may not be located at the same Business Facility Address as another Marihuana Provisioning Center.

(e) The City shall not enact any Unreasonably Impracticable restrictions on the commercial sale and/or serving of food and beverages at a Designated Consumption Establishment.

**SECTION 5. PROVISIONAL LICENSE APPLICATIONS**

The Clerk shall develop an application process to apply for Provisional Licenses and the Clerk shall establish and make available Provisional License application forms, which shall require a sworn oath from an authorized representative of the Local Applicant that all information contained within the application is true to the best of their knowledge and, in addition to this sworn oath, shall require no more than the following information:

- (1) The full name, date of birth, physical address, email address, and telephone number of the Local Applicant in the case of an individual; or, in the case of an entity, all Stakeholders thereof.
- (2) If the Local Applicant is an entity, the entity's articles of incorporation or organizational documents.
- (3) If the Local Applicant is an entity, the entity's employer identification number.
- (4) An affidavit that neither the Local Applicant nor any Stakeholder of the Local Applicant is in default to the City.
- (5) The Business Facility Address for which the Local Applicant is applying for a License Type.
- (6) A "Commitment to Community" statement that demonstrates the Local Applicant's intent to advance the broader interest and goals of the community through local investment. This Commitment to Community statement shall outline the Local Applicant's intentions regarding the hiring of local residents and the employment of local contractors and local workers for improvements to its Business Facility Address, and its intentions for re-developing vacant, blighted, underutilized, and abandoned property through investments in its Business Facility Address. This section may include an Occupancy Affidavit.
- (7) A location area map that identifies the relative location(s) of, and distance(s) from, the school(s) nearest to the Business Facility Address, including compliance with the MRTMA's requirement that the location of the Marihuana Establishment be at least one-thousand (1,000) feet away from a school unless the City adopts an ordinance lowering this distance requirement.
- (8) The License Type for which the Local Applicant is applying.
- (9) Documentation of ownership, lease agreement, or other legal arrangement permitting the Local Applicant to apply for a license or any and all municipal permits or approvals needed for the Business Facility Address pursuant to the terms of this Ordinance.
- (10) If applicable, a Community Benefits Agreement as defined in Section 2(j) of this Ordinance

(11) A social equity plan that details how the Local Applicant plans on furthering the social equity objectives of this Ordinance in terms of promoting business and employment opportunities for communities that have been disproportionately impacted by marihuana prohibition, and its commitment to hiring Individuals Disproportionately Impacted by Marihuana Prohibition. This social equity plan and the commitments that the Local Applicant makes shall be used for the purposes of scoring a Provisional License Application in Section 7 of this Ordinance and for any renewals or transfers as permitted by this Ordinance.

(12) Documentation of the Local Applicant's Stakeholders of being Individuals Disproportionately Impacted by Marihuana Prohibition, if applicable, along with their respective ownership percentages. To verify proof of residency in a disproportionately impacted community as defined by the Agency, W-2 forms, mortgages, deeds, property tax documents, lease or rental agreements, insurance documents, voter registration, or other valid documentation may be used. To verify a marihuana-related conviction, a copy of judgment of sentence or other official documentation is required. To verify two (2) calendar years of caregiver experience, the Local Applicant must give authorization for the Agency to release relevant information under the MMMA or provide the appropriate supporting documentation.

(13) A site plan or preliminary sketch of the proposed facility, detailing the location of basic security features, entrances and exits, dimensions, and proposed layout of the Business Facility Address. This may include the square footage of the Business Facility Address and the location of any shared walls, bathrooms, doors, air ventilation systems, or facilities with non-marihuana businesses and the location of any Business Facility Adjacent Addresses. This may include the existing square footage of the Business Facility Address. The applicant may note if they are applying to be a vertically integrated facility by noting other License Types that they are applying for at the Business Facility Address.

(14) If applicable, documentation that the Local Applicant has received a state operating license pursuant to the MMFLA or MRTMA or that the Local Applicant has received MMFLA or MRTMA pre-qualification approval from the Agency

(15) Documentation of the business operating, managing, or ownership experience of each of the Stakeholders of the Local Applicant

(16) The completion of a "Security Plan Checklist" that contains answers to the following questions along with supporting documentation: (1) Does the Local Applicant have a security plan to prevent minors from obtaining access to marihuana at the Business Facility Address? If so, provide supporting documentation; (2) Does the Local Applicant have a security plan designed to deter potential robbery and theft from the Business Facility Address? If so, provide supporting documentation; (3) Does the Business Facility Address of the Local Applicant meet the definition of a Stand Alone Business Facility Address and if so, does its security plan include the installation of physical security barriers to create a three hundred and sixty (360) degree perimeter surrounding its Stand Alone Business Facility Address for the purpose of deterring theft and crime? If so, provide supporting documentation.

(17) The completion of a "Public Health Plan Checklist" that contains answers to the following questions along with supporting documentation: (1) Will the Local Applicant require that the employees at its Business Facility Address wear Personal Protective Equipment, including gloves, when handling marihuana and marihuana products? If so, provide supporting documentation; (2) Does the Local Applicant have a public health plan to educate its customers about the potentially harmful side-effects of using marihuana in combination with other substances and to warn its customers about potential negative health effects of individuals with specific health conditions from using marihuana? If so, provide supporting documentation; (3) Does the Business Facility Address of the Local Applicant contain an existing ventilation system that is not also utilized by a non-marihuana establishment or a non-marihuana facility or other non-marihuana business and where the ventilation system directs air from the Marihuana Establishment or the Marihuana Facility to the outside of the building through a filtration system sufficient to remove visible smoke if applicable, consistent with all applicable building codes and ordinances and adequate to eliminate odor at the boundary line of the Business Facility Address? If so, provide supporting documentation; (4) Does the Business Facility Address of the Local Applicant qualify as a Stand Alone Business Facility Address? If so, provide supporting documentation.

**SECTION 6. APPLICATION FEE**

(a) The City shall establish a nonrefundable Provisional License application fee to be paid upon filing any application for a Marihuana Facility or Marihuana Establishment by a Local Applicant. The amount of the initial Provisional License application fee may be set by Council resolution, but shall not exceed one hundred dollars (\$100), with a final application fee that does not exceed four thousand nine hundred dollars (\$4,900) to be paid to the City upon approval of a state operating license issue by the Agency for the License Type at the Business Facility Address. If the City fails to establish such a fee by the time that the initial application window opens, the fee amount shall default to the maximum amount of one hundred dollars (\$100) for the initial Provisional License application fee and four thousand nine hundred dollars (\$4,900) for the final fee paid, which shall be paid upon issuance of a state operating license to the Local Applicant

**SECTION 7. APPLICATION REVIEW**

(a) The Clerk shall establish a process to receive, process, and review applications in order to determine that all applicable required content listed in Section 5 of this Ordinance has been included and that the relevant application fee has been paid, but the process may not conflict with the provisions of this Ordinance. The Clerk may only refuse to process an application for failure to pay the initial application fee.

(b) Except as provided by law, all materials submitted to the City as part of an application shall be exempt from disclosure under the Freedom of Information Act, 1976 PA 442, MCL 15.231 et seq.

(c) The Clerk may set the opening of the initial application window for Marihuana Facilities no later than two weeks after the effective date of this Ordinance. But if the Clerk fails to set the initial application window within ten (10) days after the effective date of this Ordinance, the initial application window for Marihuana Facilities shall automatically open on the eleventh (11th) day after the effective date of this Ordinance. If the Clerk fails to make an application form available for Marihuana Facilities, Local Applicants may prepare and file their own application which must include information for at least twelve (12) of the items listed in Section 5 of this Ordinance and be titled “City of Wyandotte Marihuana Facility Business Application,” and they shall file this application with the Clerk. The initial application window for Marihuana Facilities shall close thirty (30) days after it opens. One (1) calendar year after Provisional Licenses for Marihuana Facilities have been awarded to Local Applicants who apply within the initial application window for Marihuana Facilities, the Clerk may set a subsequent application window

(d) The Clerk may set the opening of the initial application window for Marihuana Establishments no later than four weeks after the effective date of this Ordinance. But if the Clerk fails to set the initial application window within ten (10) days after the opening of the initial application window for Marihuana Facilities, the initial application window for Marihuana Establishments shall automatically open on the eleventh (11th) day after the opening of the initial application window for Marihuana Facilities. If the Clerk fails to make an application form available for Marihuana Establishments, Local Applicants may prepare and file their own application which must include information for at least twelve (12) of the items listed in Section 5 of this Ordinance and be titled “City of Wyandotte Marihuana Establishment Business Application” and be filed with the Clerk. The initial application window for Marihuana Establishments shall close thirty (30) days after it opens. One (1) calendar year after Provisional Licenses for Marihuana Establishments have been awarded to Local Applicants who apply within the initial application window for Marihuana Establishments, the Clerk may set a subsequent application window

(e) After the closing of the initial application window, the Clerk shall assess, evaluate, score and rank all applications for Marihuana Facilities using the following scoring criteria which can be verified by category for applications submitted during the initial application window for Marihuana Facilities:

(f) **MARIHUANA FACILITY SCORING PROCEDURE:**

(1) **LOCAL APPLICANT VETTING.** This category shall refer to the degree to which the Local Applicant has been found qualified for licensure by the Agency. A maximum of fifty (50) points shall be awarded for this category. If the Local Applicant possesses a State operating license pursuant to the MMFLA or the MRTMA, fifty (50) points shall be awarded for this category; or, if the Local Applicant possesses a state pre-qualification approval from the Agency pursuant to the MMFLA or the MRTMA, forty (40) points shall be awarded for this category. A Local Applicant can only earn points for either a state operating license or a state pre-qualification letter in this category.

(2) **COMPLETENESS:** This category shall refer to the information which may be included in an application under the provisions of Section 5 of this Ordinance. The maximum number of scoring points in this category shall be ten (10) points. Points in this category shall only be determined based on the completeness of an application. Completeness shall be defined as the number of items in Section 5 of this Ordinance for which information has been submitted. If the application contains less than twelve (12) of the items listed in Section 5 of this Ordinance, zero (0) points shall be awarded for this category. If the application contains twelve (12) to thirteen (13) of the items listed in Section 5 of this Ordinance, seven (7) points shall be awarded for this category. If the application contains over thirteen (13) of the items listed in Section 5 of this Ordinance, ten (10) points shall be awarded for this category. Completeness in this category shall only refer to whether or not information for a Section 5 item has been provided, and is not an assessment of the subjective quality or sufficiency of said information.

(3) **BUSINESS EXPERIENCE.** This category shall refer to the years of business operating experience of the Stakeholders of the Local Applicant in operating either marihuana or non-marihuana businesses. A maximum of ten (10) points shall be awarded for this category, and one (1) point shall be awarded for each total year of combined business operating experience by the Stakeholders of the Local Applicant as documented in Section 5 (15) of this Ordinance.

(4) **SECURITY AND PUBLIC HEALTH:** This category allocates points based on whether the Business Facility Address of a Local Applicant has features that will increase the security of the Marihuana Facility and reduce any public health risks that may result from the Marihuana Facility. A maximum of seven (7) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Facility has answered affirmatively and has provided the appropriate supporting documentation to at least two (2) of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, one (1) point shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Facility has answered affirmatively and has provided the appropriate supporting documentation to all of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance,

three (3) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Facility has answered affirmatively and provided the appropriate supporting documentation to at least two (2) of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, two (2) additional points shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Facility has answered affirmatively and has provided the appropriate supporting documentation to all of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, four (4) additional points shall be awarded for this category.

(5) **BUSINESS VIABILITY:** This category allocates points based on whether the Local Applicant at the Business Facility Address has the structural and economic capacity to succeed as a business over the long-run. A maximum of ten (10) points shall be awarded in this category. The Clerk shall consult Section 5(13) of this Ordinance and other applications the Local Applicant has submitted for License Types at the same Building Facility Address for the purpose of allocating points in this category. If the Local Applicant has submitted applications for License Types at the Business Facility Address for a Marihuana Cultivation Facility, a Marihuana Provisioning Center, and a Marihuana Processor, and if the Business Facility Address with all of the Agency's requirements for grower and processor facilities, the Local Applicant shall be awarded ten (10) points for this category,

(6) **COMMITMENT TO COMMUNITY:** This category allocates points based on the Local Applicant's commitment to advance the broader interest and goals of the community through investment in the people of the community and in the community's tax base. This is demonstrated through the following criteria: Commitment to the hiring of local residents and hiring of local contractors for work and improvements to its Business Facility Address, and its commitment to long-term investment in the community through the redevelopment of vacant, blighted, or abandoned property in the community. The maximum number of scoring points in this category shall be seven (7) points. Points in this category shall only be awarded as follows: If the Local Applicant, as part of the “Commitment to Community” category of its application, commits to hiring a minimum of ten (10) percent of its employees from residents of the City, one (1) point shall be awarded for this category. If the Local Applicant, as part of the “Commitment to Community” category of its application commits to hiring local contractors for work and improvements to its Business Facility Address, one (1) additional point shall be awarded for this category. Points for long-term community investment and re-development in this category shall be awarded based on the Percentage Occupancy of the Business Facility Address. If the Business Facility Address has a Percentage Occupancy of zero (0) percent, the Local Applicant shall be awarded five (5) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than zero percent and less than or equal to twenty-five (25) percent, the Local Applicant shall be awarded three (3) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than twenty-five (25) percent and less than or equal to fifty (50) percent, the Local Applicant shall be awarded two (2) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than fifty (50) percent, the Local Applicant shall be awarded zero (0) additional points for this category. If the Business Facility Address consists of no commercially viable building structures or is a Vacant Land Parcel, the Local Applicant shall be awarded zero (0) additional points for this category.

(7) **SOCIAL EQUITY:** This category allocates points based on whether the Local Applicant has made a commitment to hire Individuals Disproportionately Impacted by Marihuana Prohibition. A maximum of six (6) points shall be awarded for this category. If the Local Applicant commits to hiring a minimum of twenty-five (25) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, three (3) points shall be awarded for this category; or, if the Local Applicant commits to hiring a minimum of ten (10) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, one (1) point shall be awarded for this category. If the Local Applicant includes a Community Benefits Agreement in their application that meets the requirements of Section 5 (10) of this Ordinance, three (3) additional points shall be awarded for this category.

(g) Overall scoring and ranking shall be conducted and applied by the Clerk on the basis of assigned points from zero (0) points to one hundred (100) points with the lowest possible total score being zero (0) points and the highest possible total score being one hundred (100) points. In the event of an evaluation scoring tie, which causes there to be two (2) or more Local Applicants who achieve equal scores, the scoring-tied Local Applicants will be entered into a random draw to determine their relative rankings under this scoring procedure.

(h) After applications for Marihuana Facilities have been scored, the Clerk shall score and rank applications for Marihuana Establishments by using the following scoring criteria which can be objectively verified by category for applications submitted during the initial application window for Marihuana Establishments. Marihuana Microbusiness and Class A Marihuana Grower License Type and Designated Consumption Establishment applications shall be scored using a separate scoring procedure, as set forth in the section specifically designed for such License Types below.

(i) MARIHUANA CLASS B GROWER, CLASS C GROWER, PROCESSOR, RETAILER, SAFETY COMPLIANCE FACILITY, AND SECURE TRANSPORTER ESTABLISHMENT LICENSE TYPE SCORING PROCEDURE:

(1) LOCAL APPLICANT VETTING. This category shall refer to the degree to which the Local Applicant has been found qualified for licensure by the Agency. A maximum of sixty (60) points shall be awarded for this category. If the Local Applicant possesses a State operating license pursuant to the MMFLA or the MRTMA, sixty (60) points shall be awarded for this category; or, if the Local Applicant possesses a state prequalification approval from the Agency pursuant to the MMFLA or the MRTMA, forty (40) points shall be awarded for this category. A Local Applicant can only earn points for either a state operating license or a state pre-qualification letter in this category.

(2) COMPLETENESS: This category shall refer to the information which may be included in an application under the provisions of Section 5 of this Ordinance. The maximum number of scoring points in this category shall be ten (10) points. Points in this category shall only be determined based on the completeness of the application. Completeness shall be defined as the number of items in Section 5 of this Ordinance for which information has been submitted. If the application contains less than twelve (12) of the items listed in Section 5 of this Ordinance, zero (0) points shall be awarded for this category. If the application contains twelve (12) to thirteen (13) of the items listed in Section 5 of this Ordinance, seven (7) points shall be awarded for this category. If the application contains over thirteen (13) of the items listed in Section 5 of this Ordinance, ten (10) points shall be awarded for this category. Completeness in this category shall only refer to whether or not information for a Section 5 item has been provided, and is not an assessment of the subjective quality or sufficiency of said information.

(3) BUSINESS EXPERIENCE. This category shall refer to the years of business operating experience of the Stakeholders of the Local Applicant in operating either marihuana or non-marihuana businesses. A maximum of ten (10) points shall be awarded for this category, and one (1) point shall be awarded for each total year of combined business operating experience by the Stakeholders of the Local Applicant as documented in Section 5(15) of this Ordinance.

(4) SECURITY AND PUBLIC HEALTH: This category allocates points based on whether the Business Facility Address of a Local Applicant has features that will increase the security of the Marihuana Establishment and reduce any public health risks that may result from the Marihuana Establishment. A maximum of seven (7) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to at least two (2) of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, one (1) point shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, three (3) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and provided the appropriate supporting documentation to at least two (2) of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, two (2) additional points shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, four (4) additional points shall be awarded for this category.

(5) COMMITMENT TO COMMUNITY: This category allocates points based on the Local Applicant's commitment to advance the broader interest and goals of the community through investment in the people of the community and in the community's tax base. This is demonstrated through the following criteria: Commitment to the hiring of local residents and hiring of local contractors for work and improvements to its Business Facility Address, and commitment to long-term investment in the community through the redevelopment of vacant, blighted, or abandoned property in the community. The maximum number of scoring points in this category shall be seven (7) points. Points in this category shall be awarded as follows: If the Local Applicant, as part of the Commitment to Community category of its application, commits to hiring a minimum of ten (10) percent of its employees from local residents of the City, one (1) point shall be awarded for this category. If the Local Applicant, as part of the Commitment to Community category of its application commits to hiring local contractors for work and improvements to its Business Facility Address, one (1) additional point shall be awarded for this category. Points for long-term community investment and re-development shall be awarded based on the Percentage Occupancy of the Business Facility Address. If the Business Facility Address has a Percentage Occupancy of zero percent, the Local Applicant shall be awarded five (5) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than zero (0) percent and less than or equal to twenty-five (25) percent, the Local Applicant shall be awarded three (3) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than twenty-five (25) percent and less than or equal to fifty (50) percent, the Local Applicant shall be awarded two (2) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than fifty (50) percent, the Local Applicant shall be awarded zero (0) additional points for this category. If the

Business Facility Address consists of no commercially viable building structures or is a Vacant Land Parcel, the Local Applicant shall be awarded zero (0) additional points for this category.

(6) SOCIAL EQUITY: This category allocates points based on whether the Local Applicant has made a commitment to hire Individuals Disproportionately Impacted by Marihuana Prohibition. A maximum of six (6) points shall be awarded for this category. If the Local Applicant commits to hire a minimum of twenty-five (25) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, three (3) points shall be awarded for this category; or, if the Local Applicant commits to hiring a minimum of ten (10) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, one (1) point shall be awarded for this category. If the Local Applicant includes a Community Benefits Agreement in their application that meets the requirements of Section 5(10) of this Ordinance, three (3) additional points shall be awarded for this category.

(j) MARIHUANA ESTABLISHMENT SCORING PROCEDURE FOR MICROBUSINESS AND CLASS A MARIHUANA GROWER:

(1) COMPLETENESS: This category shall refer to the information that may be included in an application under the provisions of Section 5 of this Ordinance. The maximum number of scoring points in this category shall be thirty (30) points. Points in this category shall be determined based on the completeness of the application. Completeness shall be defined as the number of items in Section 5 of this Ordinance for which information has been submitted. If the application contains less than twelve (12) of the items listed in Section 5 of this Ordinance, no points shall be awarded for this category. If the application contains twelve (12) to thirteen (13) of the items listed in Section 5 of this Ordinance, twenty-five (25) points shall be awarded for this category. If the application contains over thirteen (13) of the items listed in Section 5 of this Ordinance, thirty (30) points shall be awarded for this category. Completeness in this category shall only refer to whether or not information for a Section 5 item has been provided, and is not an assessment of the subjective quality or sufficiency of said information.

(2) SECURITY AND PUBLIC HEALTH: This category allocates points based on whether the Business Facility Address of a Local Applicant has features that will increase the security of the Marihuana Establishment and reduce any public health risks that may result from the Marihuana Establishment. A maximum of twenty (20) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to at least two of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, five (5) points shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, ten (10) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to at least two (2) of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, five (5) additional points shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, ten (10) additional points shall be awarded for this category.

(3) COMMITMENT TO COMMUNITY: This category allocates points based on the Local Applicant's commitment to advance the broader interest and goals of the community through investment in the people of the community and in the community's tax base. This is demonstrated through the following: Commitment to the hiring of local residents and hiring of local contractors for work and improvements to its Business Facility Address, and commitment to long-term investment in the community through the redevelopment of vacant, blighted, or abandoned property in the community. The maximum number of scoring points in this category shall be twenty (20) points. Points in this category shall only be awarded as follows: If the Local Applicant, as part of the Commitment to Community category of its application, commits to hiring of at least ten (10) percent of its employees from local residents of the City, two (2) points shall be awarded for this category. If the Local Applicant, as part of the Commitment to Community category of its application commits to hiring local contractors for work and improvements to its Business Facility Address, three (3) additional points shall be awarded for this category. Points for long-term community investment and re-development shall be awarded based on the Percentage Occupancy of the Business Facility Address. If the Business Facility Address has a Percentage Occupancy of zero (0) percent, the Local Applicant shall be awarded fifteen (15) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than zero (0) percent and less than or equal to twenty-five (25) percent, the Local Applicant shall be awarded ten (10) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than twenty-five (25) percent and less than or equal to fifty (50) percent, the Local Applicant shall be awarded five (5) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than fifty (50) percent, the Local Applicant shall be awarded zero (0) additional

points for this category. If the Business Facility Address consists of no commercially viable building structures or is a Vacant Land Parcel, the Local Applicant shall be awarded zero (0) additional points for this category.

(4) SOCIAL EQUITY: This category allocates points based on whether the Local Applicant has made a commitment to hire Individuals Disproportionately Impacted by Marihuana Prohibition. A maximum of ten (10) points shall be awarded for this category. If the Local Applicant commits to hire a minimum of twenty-five (25) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, five (5) points shall be awarded for this category; or, if the Local Applicant commits to hiring a minimum of ten (10) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, two (2) points shall be awarded for this category. If the Local Applicant includes a Community Benefits Agreement in their application that meets the requirements of Section 5 (10) of this Ordinance, five (5) additional points shall be awarded for this category.

(5) SOCIAL EQUITY BACKGROUND: This category allocates points based on whether the Stakeholders of the Local Applicant consist of Individuals Disproportionately Impacted by Marihuana Prohibition. A maximum of twenty (20) points shall be awarded for this category. If at least one (1) Stakeholder with at least a twenty-five (25) percent ownership of the Local Applicant entity has resided in a disproportionately impacted community, as defined by the Agency, for at least five (5) calendar years prior to the Application Date, three (3) points shall be awarded for this category. If at least one (1) Stakeholder with at least a twenty-five (25) percent ownership of the Local Applicant entity consists of an individual with a prior marihuana related conviction, three (3) additional points shall be awarded for this category. If at least one Stakeholder with at least a twenty-five (25) percent ownership of the Local Applicant entity consists of an individual with at least two (2) calendar years of caregiver experience under the State of Michigan's medical marihuana program, three (3) additional points shall be awarded for this category. If over fifty (50) percent of the Local Applicant entity is owned by Stakeholder(s) who are Individuals Disproportionately Impacted by Marihuana Prohibition as defined by this Ordinance, three (3) additional points shall be awarded for this category. If the Local Applicant meets the definition of a Worker-Owned Cooperative as defined by this Ordinance, eight (8) additional points shall be awarded for this category.

(k) MARIHUANA ESTABLISHMENT SCORING PROCEDURE FOR DESIGNATED CONSUMPTION ESTABLISHMENTS:

(1) LOCAL APPLICANT VETTING. This category shall refer to the degree to which the Local Applicant has been found qualified for licensure by the Agency. A maximum of fifty (50) points shall be awarded for this category. If the Local Applicant possesses a State operating license pursuant to the MMFLA or the MRTMA, fifty (50) points shall be awarded for this category; or, if the Local Applicant possesses a state prequalification approval from the Agency pursuant to the MMFLA or the MRTMA, forty (40) points shall be awarded for this category. A Local Applicant can only earn points for either a state operating license or a state pre-qualification letter in this category.

(2) COMPLETENESS: This category shall refer to the information which may be included in an application under the provisions of Section 5 of this Ordinance. The maximum number of scoring points in this category shall be ten (10) points. Points in this category shall only be determined based on the completeness of the application. Completeness shall be defined as the number of items in Section 5 of this Ordinance for which information has been submitted. If the application contains less than twelve (12) of the items listed in Section 5 of this Ordinance, zero (0) points shall be awarded for this category. If the application contains twelve (12) to thirteen (13) of the items listed in Section 5 of this Ordinance, seven (7) points shall be awarded for this category. If the application contains over thirteen (13) of the items listed in Section 5 of this Ordinance, ten (10) points shall be awarded for this category. Completeness in this category shall only refer to whether or not information for a Section 5 item has been provided, and is not an assessment of the subjective quality or sufficiency\_of said information.

(3) BUSINESS EXPERIENCE. This category shall refer to the years of business operating experience of the Stakeholders of the Local Applicant in operating either marihuana or non-marihuana businesses. A maximum of ten (10) points shall be awarded for this category, and one (1) point shall be awarded for each total year of combined business operating experience by the Stakeholders of the Local Applicant as documented in Section 5(15) of this Ordinance.

(4) SECURITY AND PUBLIC HEALTH: This category allocates points based on whether the Business Facility Address of a Local Applicant has features that will increase the security of the Marihuana Establishment and reduce any public health risks that may result from the Marihuana Establishment. A maximum of seven (7) points shall be awarded for this category. If the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to at least two (2) of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, one (1) point shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Security Plan Checklist questions listed in Section 5(16) of this Ordinance, three (3) points shall be awarded for this category. If the Local Applicant for

the proposed Marihuana Establishment has answered affirmatively and provided the appropriate supporting documentation to at least two (2) of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, two (2) additional points shall be awarded for this category; or, if the Local Applicant for the proposed Marihuana Establishment has answered affirmatively and has provided the appropriate supporting documentation to all of the Public Health Plan Checklist questions listed in Section 5(17) of this Ordinance, four (4) additional points shall be awarded for this category.

(5) STRUCTURAL SUITABILITY: This category allocates points based on whether the Business Facility Address is likely to be in compliance with the MRTMA and the time it will take for the Business Facility Address to come into compliance with the MRTMA. A maximum of ten (10) points shall be awarded for this category. Application information in Section 5(13) shall be used for the purposes of allocating points in this category. If the Business Facility Address contains a commercial kitchen, five (5) points shall be awarded for this category. If the Business Facility Address contains a minimum of five thousand (5,000) square feet, five (5) additional points shall be awarded for this category.

(6) COMMITMENT TO COMMUNITY: This category allocates points based on the Local Applicant's commitment to advance the broader interest and goals of the community through investment in the people of the community and in the community's tax base. This is demonstrated through the following criteria: Commitment to the hiring of local residents and hiring of local contractors for work and improvements to its Business Facility Address, and commitment to long-term investment in the community through the redevelopment of vacant, blighted, or abandoned property in the community. The maximum number of scoring points in this category shall be seven (7) points. Points in this category shall be awarded as follows: If the Local Applicant, as part of the Commitment to Community category in its application, commits to hiring a minimum of ten (10) percent of its employees from local residents of the City, one (1) point shall be awarded for this category. If the Local Applicant, as part the Commitment to Community category of its application commits to hiring local contractors for work and improvements to its Business Facility Address, one (1) additional point shall be awarded for this category. Points for long-term community investment and re-development shall be awarded based on the Percentage Occupancy of the Business Facility Address. If the Business Facility Address has a Percentage Occupancy of zero percent, the Local Applicant shall be awarded five (5) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than zero (0) percent and less than or equal to twenty-five (25) percent, the Local Applicant shall be awarded three (3) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than twenty-five (25) percent and less than or equal to fifty (50) percent, the Local Applicant shall be awarded two (2) additional points for this category. If the Business Facility Address has a Percentage Occupancy greater than fifty (50) percent, the Local Applicant shall be awarded zero (0) additional points for this category. If the Business Facility Address consists of no commercially viable building structures or is a Vacant Land Parcel, the Local Applicant shall be awarded zero (0) additional points for this category.

(7) SOCIAL EQUITY: This category allocates points based on whether the Local Applicant has made a commitment to hire Individuals Disproportionately Impacted by Marihuana Prohibition. A maximum of six (6) points shall be awarded for this category. If the Local Applicant commits to hire a minimum of twenty-five (25) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, three (3) points shall be awarded for this category; or, if the Local Applicant commits to hiring a minimum of ten (10) percent of its workforce consisting of Individuals Disproportionately Impacted by Marihuana Prohibition, one (1) point shall be awarded for this category. If the Local Applicant includes a Community Benefits Agreement in their application that meets the requirements of Section 5(10) of this Ordinance, three (3) additional points shall be awarded for this category.

(l) At the closing of the first thirty (30) day initial application window for Marihuana Facilities, the Clerk shall process and score applications for Marihuana Facility License Types, beginning with Marihuana Facility Provisioning Centers, which shall be awarded Provisional Licenses first, and the remainder of the available Marihuana Facility License Types shall be awarded in order of the highest scoring Local Applicant. Following the closure of the initial application window for Marihuana Establishments, the Clerk shall process and score applications for Marihuana Establishment License Types, starting with Marihuana Designated Consumption Establishments, which shall be awarded Provisional Licenses for Marihuana Establishments first, then Marihuana Retailers, which shall be awarded Provisional Licenses for Marihuana Establishments second, then Marihuana Microbusinesses, which shall be awarded Provisional Licenses for Marihuana Establishments third, and the remainder of the available Marihuana Establishment License Types shall be awarded in order of the highest scoring Local Applicant. The Clerk shall issue Provisional Licenses for Marihuana Establishments only after first issuing Provisional Licenses for Marihuana Facilities.

(m) If, pursuant to the limitations of Section 4(c) of this Ordinance, there are no open Business Facility Address locations available for a Designated Consumption Establishment application where the Business Facility Address does not already have and will not receive a Provisional License or a City Full License Authorization for a Provisioning Center License Type at the Business Facility Address, the Clerk shall award Provisional Licenses for a Designated Consumption Establishment for Business Facility Addresses that have received or will

receive Provisional Licenses or City Full License Authorizations for a Marihuana Facility Provisioning Center in order of the highest scoring Local Applicant. If, after Provisional Licenses for Designated Consumption Establishments have been awarded, pursuant to the limitations of Section 4(c) of this Ordinance, there are no Business Facility Address locations available for a Marihuana Retailer application where the Business Facility Address does not already have and will not receive a Provisional License or a City Full License Authorization for a Provisioning Center License Type or for a Designated Consumption Establishment at the Business Facility Address, the Clerk shall award Provisional Licenses for Marihuana Retailers only to those Business Facility Addresses that already have received or will receive Provisional Licenses or City Full License Authorizations for Designated Consumption Establishments in order of the highest scoring Local Applicant, and then to those who have received or will receive Provisional Licenses or City Full License Authorizations for Marihuana Provisioning Centers in order of the highest scoring Local Applicant.

(n) If the Clerk fails to award sixteen (16) Provisional Licenses for Marihuana Provisioning Centers, Marihuana Retailers, Marihuana Microbusinesses, and/or Designated Consumption Establishments within forty-five (45) days after the closure of the initial application window for Marihuana Facilities, all Fully Qualified Provisional License Applications shall be deemed to have local approval under this Ordinance to operate a Marihuana Facility or a Marihuana Establishment contingent upon approval of a State Marihuana Facility license or a State Marihuana Establishment license by the Agency. Notwithstanding anything else contained in this Ordinance, under this circumstance, the City shall not nor shall any of its representatives notify the Agency that a proposed Marihuana Establishment or Marihuana Facility is not or was not in compliance with an Ordinance consistent with the MRTMA or the MMFLA and in effect at the time of the Local Applicant's application to the Agency, and any Marihuana Establishment or Marihuana Facility at a Business Facility Address for a Fully Qualified Provisional License Application shall be authorized to operate in the City in accordance with state law without any City Marihuana Establishment or Marihuana Facility local approval, license, Provisional License, or City Full License Authorization as long as they operate pursuant to the rules and regulations promulgated by the Agency. If the requirements for one or more Fully Qualified Provisional License Applications to automatically receive local approval to operate pursuant to a state operating license have been met, this number of Fully Qualified Provisional License Applications shall control the number of Marihuana Facilities and/or Marihuana Establishments allowed if the number is greater than the number set in Section 4 of this Ordinance.

(o) If a Local Applicant is granted a Provisional License for a Fully Qualified Provisional License Application through a writ of mandamus to the City or by compelling the City to act through a court order because the City has failed to award sixteen (16) Provisional Licenses for Marihuana Provisioning Centers, Marihuana Retailers, Marihuana Microbusinesses, and/or Designated Consumption Establishments within forty-five (45) days after the closure of the initial application window for Marihuana Facilities, such a Local Applicant shall not be required to pay more than a maximum annual amount of five-hundred dollars (\$500) for the next ten (10) calendar years for its City Full License Authorization annual renewal fee.

(p) A Provisional License may be used to satisfy the licensing requirements for a Local Applicant going through the Agency's licensing process for a Marihuana Facility or a Marihuana Establishment. A Provisional License shall automatically become a City Full License Authorization when the Agency issues a license to the Marihuana Facility or the Marihuana Establishment at the Business Facility Address.

**SECTION 8. LICENSE REQUIREMENTS**

- (a) A City Full License Authorization under this Ordinance shall be subject to the following conditions:
- (1) Compliance with the requirements of this Ordinance
  - (2) For a Marihuana Establishment, compliance with the provisions of the MRTMA and any rules promulgated thereunder;
  - (3) For a Marihuana Facility, compliance with the provisions of the MMFLA and any rules promulgated thereunder; and
  - (4) Marihuana Establishments and Marihuana Facilities shall only operate between the hours of 9:00 AM and 9:00 PM daily. Notwithstanding this requirement, grower or cultivation licensees may operate 24 hours per day, Marihuana Microbusinesses may operate from 7:00 AM until 12:00 AM, Designated Consumption Establishments may operate from 9:00 AM until 2:00 AM, and a Marihuana Retailer or Marihuana Provisioning Center that is co-located with a Designated Consumption Establishment may operate from 9:00 AM until 12:00 AM.

**SECTION 9. LICENSES GENERALLY**

(a) A City Full License Authorization that is issued under this Ordinance shall be posted at all times inside the Marihuana Establishment or Marihuana Facility in a conspicuous location near the entrance.

(b) Except as provided in this Ordinance, the term of a City Full License Authorization shall be for one (1) calendar year subject to renewal by the Clerk upon continued compliance with this Ordinance.

(c) Licensees or Provisional License holders may transfer a City Full License Authorization or Provisional License issued under this Ordinance to a location at a different Business Facility Address upon receiving written approval from the Clerk and pursuant to any applicable requirements under the MRTMA, the MMFLA, and relevant rules promulgated by the Agency. In order to request City approval to transfer a City Full License Authorization or Provisional License to a new Business Facility Address, the licensee or Provisional License holder must make a written request to the Clerk, indicating the current location of the Marihuana Establishment or Marihuana Facility and the proposed new Business Facility Address. Notwithstanding this section, a microbusiness licence may not be transferred to any other Business Facility Address within the City.

(d) Licensees or Provisional License holders may transfer a City Full License Authorization or Provisional License issued under this Ordinance to a different individual or entity, and the licensee or Provisional License holder shall notify the Clerk of the transfer. The transfer must comply with the MRTMA, the MMFLA, and any applicable rules promulgated thereunder, and shall not require approval by the Agency. The City shall be prohibited from interfering with a City Full License Authorization or Provisional License transfer provided that the new Local Applicant or individual owner must notify the City of the transfer by filing an application with the Clerk upon a form provided by the City or, if such a form is unavailable, shall complete the information required in Section 5 of this Ordinance for the transferred Marihuana Establishment or Marihuana Facility Provisional License and file such information with the Clerk. The Clerk shall grant the new licensee or Provisional License holder or City Full License Authorization holder/owner the same rights as the previous licensee or City Full License Authorization owner or Provisional License owner. The Local Applicant that receives the transfer of the Provisional License or City Full License Authorization or license shall remain legally bound by any commitments made in the original application to the City that governed the original issuance of the Provisional License or City Full License Authorization it is receiving by transfer, including commitments made in the Commitment to Community and Social Equity categories of the original application

(e) Notwithstanding the requirements of Section 9(a), (b), (c), or (d), neither a Marihuana Microbusiness Provisional License nor a Marihuana Microbusiness City Full License Authorization may be transferred to anyone with an ownership percentage by Individuals Disproportionately Impacted by Marihuana Prohibition that is less than the ownership percentage of the Local Applicant who was originally awarded the Provisional License or City Full License Authorization to be transferred. Furthermore, notwithstanding the requirements of Section 9(a), (b), (c), or (d), no Provisional License or license or City Full License Authorization may be transferred to a Local Applicant that does not have a “Commitment to Community” application category score of equal or greater to the Local Applicant that is transferring the Provisional License or license or City Full License Authorization, and no Provisional License or City Full License Authorization or license may be transferred to a Local Applicant that does not have a Social Equity application category score of equal or greater than the license holder that is transferring the Provisional License or license or City Full License Authorization.

(f) Notwithstanding the requirements of this Ordinance, the provisions of this Ordinance dependent upon Occupancy Percentage shall not apply to any renewal applications or to any transfer applications for a license or Provisional License or City Full License Authorization.

**SECTION 10. RENEWALS**

- (a) Provisional Licenses shall be valid for one (1) calendar year from the date they are issued.
- (b) Application for a City Full License Authorization renewal shall be made in writing to the Clerk at least ninety (90) days prior to the expiration of an existing license. Licenses shall be renewed annually. A Provisional License may automatically be renewed for one (1) calendar year by a Local Applicant upon paying a five thousand dollar (\$5,000) annual renewal fee provided that it adheres to the requirements in Section 12 of this Ordinance. Notwithstanding the requirements of Section 6 of this Ordinance, there is an exception to the five thousand dollar (\$5,000) annual renewal fee for any Local Applicant that is granted a Provisional License for a Fully Qualified Provisional License Application by order of a court because the City has failed to award sixteen (16) Provisional Licenses for Marihuana Provisioning Centers, Marihuana Retailers, Marihuana Microbusinesses, and/or Designated Consumption Establishments within forty-five (45) days after the closure of the initial application window for Marihuana Facilities, or for a Local Applicant that is granted the ability to operate by right by a Court order because the City fails to award sixteen (16) Provisional Licenses for Marihuana Provisioning Centers, Marihuana Retailers, Marihuana Microbusinesses, and/or Designated Consumption Establishments within forty-five (45) days after the closure of the initial application window for Marihuana Facilities. Such a Local Applicant shall not be required to pay an annual licensing or City Full License Authorization renewal fee exceeding the total annual amount of five-hundred dollars (\$500) for the next ten (10) calendar years of the City Full License Authorization annual renewal for any License Type at any approved Business Facility Address within the City.



(c) An application for a Provisional License renewal or a City Full License Authorization renewal required by this Ordinance shall be made under oath on forms provided by the Clerk. This renewal form shall be developed by and made available by the Clerk.

(d) An application for a Provisional License renewal or a City Full License Authorization renewal shall be accompanied by a renewal fee, which shall be set by resolution of the City Council, but shall not exceed five thousand dollars (\$5,000).

(e) A renewal shall be deemed approved if the City has not issued a formal notice of denial within sixty (60) days of the renewal date.

(f) After a Microbusiness License holder has been operating for six (6) months at a Business Facility Address, one or more different Local Applicant(s) may request and shall be approved by the City for an additional Microbusiness Provisional License(s) at a different Business Facility Address on the same land parcel as the original Business Facility Address which has been operating for at least six (6) months. This provision shall control the number of Marihuana Microbusiness Establishments authorized in Section 4 of this Ordinance.

## **SECTION 11. LICENSE REVOCATION OR SUSPENSION.**

Each Marihuana Establishment or Marihuana Facility within the City for which a City Full License Authorization is granted shall be operated and maintained in accordance with all applicable laws, rules, and regulations in the City and State. Upon any material violation of this Ordinance that a Local Applicant has failed to remedy after being provided with sufficient time to make the correction, the Clerk may, after a notice and hearing, revoke or suspend such license as hereinafter provided.

## **SECTION 12. CRITERIA FOR NONRENEWAL, SUSPENSION, OR REVOCATION OF LICENSE**

In addition to any other reasons set forth in this Ordinance, the City may refuse to issue a license or grant renewal of the license or suspend or revoke the license for any of the following reasons:

(a) A material violation of any provision of this Ordinance that a license holder has failed to remedy after being provided with sufficient time to make the correction. Failure to meet the requirements of Section 12(c) of this Ordinance shall be considered a material violation of this Ordinance.

(b) The inability of the licensee or Provisional License holder to obtain or maintain a license from the Agency pursuant to the MRTMA or the MMFLA within two (2) calendar years after the issuance of a Provisional License, subject to reasonable extensions for cause by the Clerk.

(c) Failure of the licensee to demonstrate to the City that it has complied with a Community Benefits Agreement it has committed to and the social equity plan provided in its application, including any commitments it may have made to hire Individuals Disproportionately Impacted by Marihuana Prohibition in order to receive its Provisional License or local approvals. The Clerk shall notify a Local Applicant or licensee of the reasons for denial or suspension or nonrenewal of an application for a License Type or of a City Full License Authorization renewal or for revocation of a license or any adverse decision under this Ordinance and provide the Local Applicant or licensee with the opportunity to be heard. Any Local Applicant or licensee aggrieved by the denial or revocation of a license or adverse decision under this Ordinance may appeal to the Clerk, who shall appoint a hearing officer to hear and evaluate the appeal and make a recommendation to the Clerk. Such an appeal shall be taken by filing with the Clerk, within fourteen (14) days after notice of the violation has been mailed to the Local Applicant or licensee's last known address on the records of the Clerk, a written statement setting forth fully the grounds for the appeal. The Clerk shall review the report and recommendation of the hearing officer and make a decision on the matter. The Clerk's decision may be further appealed to the City Council if applied for in writing to the Council no later than thirty (30) days after the Clerk's decision. The review on appeal of a denial or revocation or adverse action shall be by the Council pursuant to the requirements of this Ordinance. Any decision by the Council on an appeal shall be subject to all remedies available to the Local Applicant under the laws of the State of Michigan.

## **SECTION 13. COMMUNITY BENEFITS PROGRAM**

The City may establish a Community Benefits Program for the purpose of economic development within the City and to assist Individuals Disproportionately Impacted by Marihuana Prohibition in the creation of Worker-Owned Cooperatives, gaining employment in the marihuana industry within the City, and starting licensed marihuana businesses in the City, though not every one of these goals need be accomplished simultaneously through the actions of the Community Benefits Program. This program, if established by the City, shall be subject to rules developed by the City and shall be subject to the following requirements:

(a) All funds contributed pursuant to Community Benefits Agreements from Marihuana Establishments or Marihuana Facilities in the City shall go to a registered 501c3 nonprofit organization designated by the City, which shall work to effectuate the goals of the program on behalf of the City and provide an annual report to the City on its activities.

(b) The City shall develop an application process for selecting a 501c3 nonprofit organization to manage the Community Benefits Program. Criteria for the 501c3 nonprofit organization shall include, but shall not be limited to, organizations that have at least five (5) years of experience working to develop Worker-Owned Cooperatives, and the nonprofit shall have at least one member of its staff or its board of directors with at least two years of experience working with the licensed cannabis industry in Michigan, which may include legal or other municipal governance experience with the licensed cannabis industry in Michigan.

(c) The nonprofit selected by the City shall not be a religious organization, and shall not have members of its board of directors or staff who are relatives or family members of City employees or staff or anyone receiving compensation in any capacity from the City. The nonprofit selected by the City shall not have any members of its board of directors hold officer positions within the City or seats on the City Council. No employee, member of the City Council, or family member or relative of any City employee or member of the City Council shall receive any direct or indirect payment from the nonprofit. Nonprofits applying to be considered to manage the Community Benefits Program shall disclose all members of their board of directors and staff and the City shall confirm that the nonprofit is in compliance with these requirements.

(d) The nonprofit selected by the City shall use funds contributed pursuant to Community Benefits Agreements in the City to assist Individuals Disproportionately Impacted by Marihuana Prohibition in starting Worker-Owned Cooperatives within the City, gaining employment in the marihuana industry within the City, and/or to start marihuana businesses within the City.

(e) No more than twenty (20) percent of funds the nonprofit receives from Community Benefits Agreements in the City may be used for administrative purposes by the nonprofit. The remaining funds shall be allocated through grant-making in order to achieve the goals of the Community Benefits Program.

(f) The City may set up additional procedures, rules, or regulations that it deems necessary to implement the Community Benefits Program.

## **SECTION 14. PENALTY**

(a) A person or entity who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction punishable by a civil fine of no more than five hundred (\$500.00) dollars.

(b) Ordinance 1468 entitled "AN ORDINANCE ENTITLED AN ORDINANCE TO ADOPT CHAPTER 21.1 "MARIJUANA REGULATION" TO PROHIBIT ALL MARIJUANA FACILITIES AND BUSINESSES WITHIN THE CITY OF WYANDOTTE" is hereby repealed, and any other provisions of ordinances or City regulations that conflict with this Ordinance are inapplicable to conduct authorized under this Ordinance.

(c) This Ordinance shall become effective fifteen (15) days after enactment by the electors of the City of Wyandotte.

## **SECTION 15. SEVERABILITY AND EXECUTION**

The various parts, sections and clauses of this Ordinance are hereby declared to be severable and self-executing. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid as to any person or circumstance by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and that invalidity or unenforceability shall not affect the validity, enforceability, or application of any other portion of this Ordinance. Ordinances may be enacted to facilitate operation of this Ordinance. This subsection shall be liberally construed in favor of voters' rights in order to effectuate its purposes. If any portion of this subsection is held invalid or unenforceable as to any person or circumstance, that invalidity or unenforceability shall not affect the validity, enforceability, or application of any other portion of this Ordinance. In cases where there is a conflict between the MMFLA and the MRTMA, the MRTMA shall control.

**RESOLUTION**

Item Number: #2  
Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, July 13, 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, Leonard Sabuda, and Donald Schultz

ABSENT: Councilperson Megan Maiani, City Treasurer Todd Browning

Also, Present: 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**

- Tax Rate Budget Hearing – 2020 City Tax Rate to support 2021 Fiscal Year Operations

**UNFINISHED BUSINESS**

**CALL TO THE PUBLIC**

**CONSENT AGENDA**

**2020-174 MINUTES**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED that the minutes of the meeting held under the date of June 29, 2020, be approved as recorded, without objection.

Motion unanimously carried.

**2020-175 2020FY BUDGET AMENDMENTS**

By Councilperson Calvin, supported by Councilperson Schultz

Resolved by the City Council that Council hereby concurs in the recommendations of the City Administrator and approves the necessary 2020 Fiscal Year budget amendments as outlined in this communication.

Motion unanimously carried.

**2020-176 PURCHASE OF 96 GALLON TRASH COLLECTION CARTS**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to purchase 144 96-gallon trash collection carts from Cascade Engineering, Grand Rapids, Michigan, in the amount of \$6,298.56.56 from Account No. 290-448-850-540. Each cart shall be black with the City of Wyandotte's logo, a serial number stamped on the cart, and include a standard ten (10) year warranty, and further, in conformance with the City of Wyandotte Procurement Procedure, adopted January 9, 2018, approve Cascade Engineering as a sole source provider of 96 gallon trash collection carts for the City of Wyandotte.

Motion unanimously carried.

**NEW BUSINESS****2020-177 MARIHUANA SALES – COMMUNITY PETITION**

By Councilperson Calvin, supported by Councilperson Schultz

Resolved that the communication from Sam Pernick regarding the initiative petition regarding the Michigan Marihuana Facilities Licensing Act (MMFLA), The Michigan Medical Marihuana Act (MMMA), and the Michigan Regulation and Taxation Marihuana Taxation Act (MRTMA), be held in abeyance until the July 27, 2020 City Council Meeting.

Motion unanimously carried.

**2020-178 CITIZENS REQUEST – 5<sup>TH</sup> & FORD AVENUE ALLEY USAGE**

By Councilperson Calvin, supported by Councilperson Schultz

BE IT RESOLVED that the communication regarding the alley use at 500 Ford Ave. is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that City Council hereby refers this request to the City Attorney for opinion.

Motion unanimously carried.

**2020-179 2020 CITY TAX RATES TO SUPPORT 2021 FISCAL YEAR OPERATIONS**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED BY CITY COUNCIL that

WHEREAS, this City Council of the City of Wyandotte has been advised by the City Assessor that the 2020 State Taxable Valuation for property located within the City of Wyandotte is \$573,625,787 as compared to \$555,118,529 State Taxable Valuation for the 2019 tax year plus 2020 additions;

NOW, THEREFORE, BE IT RESOLVED THAT the City Administrator has recommended that the Wyandotte City Tax Rate for the Fiscal Year Ending September 30, 2021, shall be set at \$14.8686 operating, \$2.4827 refuse collection and disposal, \$2.4827 debt service (to include \$132,974 related to the renovation of the Yack Arena, \$207,986 related to the construction of a new Police/District Court facility, \$167,951 for purchase of snow plowing vehicles and equipment, \$300,000 for the renovation of the Central Fire Station, \$60,000 for the purchase of new ambulances, and \$156,874 for the purchase of new police vehicles), and \$2.9160 for the operation and maintenance of Drain #5 for a total tax levy of \$22.7500 per thousand dollars assessed valuation of the State Taxable Value; and

BE IT RESOLVED by the City Council that the communication from the City Administrator submitting the proposed tax rates for the 2021 Fiscal Year is hereby received and made part of the hearing file scheduled for tonight's meeting.

Motion unanimously carried.

**2020-180 HIRING OF PROBATION OFFICER – A. ROBERTS**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the City Administrator regarding the Full-Time Probation Officer position at the 27th District Court and CONCURS with the recommendation of the 27th District Court Chief Judge and hereby declares authorized the filling of such vacancy and

FURTHER, RESOLVED BY THE CITY COUNCIL that the Council approves the hiring of Alexander M. Roberts as Probation Officer at Level 32B

Motion unanimously carried.

**2020-181 PROMOTION OF FF D. HAWKINS TO LIEUTENANT**

By Councilperson Calvin, supported by Councilperson Schultz

BE IT RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the Fire Chief and the Wyandotte Police and Fire Commission to promote Fire Fighter Daniel Hawkins to the rank of Lieutenant in the Wyandotte Fire Department effective July 20, 2020.

Motion unanimously carried.

### **2020-182 WMS COMMISSION APPROVAL OF TREE TRIMMING & FELLING BID**

By Councilperson Calvin, supported by Councilperson Schultz

BE IT RESOLVED by City Council that Council concurs with the Wyandotte Municipal Services Commission, a majority thereto concurring in the following resolution,

A resolution authorizing the General Manager to execute a three (3) year contract with Asplundh Tree Expert LLC, the lowest qualified bidder, for a three (3) year period beginning at execution of the agreement at the pricing reflected in Appendix C – Pricing Form for Bid #4776 as submitted by Asplundh and as recommended by WMS management. Final contract is subject to review by the City Attorney prior to commencing work.

Motion unanimously carried.

### **2020-183 CADON PLATING NOISE COMPLAINT STUDY**

By Councilperson Calvin, supported by Councilperson Schultz

Resolved by City Council that Council hereby receives and places on file the comprehensive report prepared by the Wyandotte Police Department, Chief Zalewski, along with Cadon Plating's response, regarding noise generated from Cadon Plating at 3715 11th Street, and further, that said documents be forwarded to Mr. and Mrs. Bozzo and Cadon Plating.

Motion unanimously carried.

### **2020-184 RELOCATION OF NORTH DRIVE STORM SEWER**

By Councilperson Calvin, supported by Councilperson Schultz

Resolved by the Mayor Pro Tempore and Council that Council receives and places on file the communication from the City Engineer, and approves the contract with Lacaria Concrete Construction to perform the North Drive Storm Sewer project in the amount of \$131,865.00, and, further authorizes the Mayor Pro Tempore to sign the contract.

Motion unanimously carried.

### **2020-185 FINAL READING #1489: REZONING OF GOODELL & 2<sup>ND</sup> ST. PROPERTY**

By Councilperson Calvin, supported by Councilperson Schultz

#### **AN ORDINANCE ENTITLED**

**AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING ORDINANCE TO REZONE THE PROPERTY KNOWN AS 136 AND 141 GOODELL STREET AND VACANT PARCEL (FORMER 1203 2ND STREET) FROM TWO FAMILY RESIDENTIAL DISTRICT (RT) TO PLANNED DEVELOPMENT DISTRICT (PD)**

**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 10 to 12 Incl I. Witkowski Sub also Lots 1 to 6 Incl Noah Leblancs Biddle Ave Sub; The E 112.48 Ft of W 222.48 Ft of Lots 3 and 4 Exc S 50 Ft of lot 3, the Estate of Joseph Goodell deceased Sub; Lot 150 Assessor's Wyandotte Plat No. 8

Includes Private Lane, 30' wide between Second Street and the alley East of Second St. adjoining the St. Elizabeth Church property..

Known as: 136 and 141 Goodell Street and Vacant Parcel (formerly known as 1203 2nd Street)

be and is hereby rezoned from Two Family Residential District (RT) to Planned Development District (PD)

#### **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. 297\_

#### **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.

**2020-186 FIRST READING #1491: REZONING OF 2011 OAK ST.**

By Councilperson Calvin, supported by Councilperson Schultz

BE IT RESOLVED that a first reading of Ordinance #1491 to rezone the property known as 2011 Oak Street, Wyandotte be held on July 13, 2020.

Motion unanimously carried.

**2020-187 BILLS & ACCOUNTS**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED that the total bills and accounts of \$1,273,097.04 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

**REPORTS & MINUTES**


Police Commission	06/23/2020
Recreation Commission	06/10/2020
WMS Commission	07/01/2020

**REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS****ADJOURNMENT****2020-188 ADJOURNMENT**

By Councilperson Calvin, supported by Councilperson Schultz

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:42 p.m.

Motion unanimously carried.

  
\_\_\_\_\_  
**Lawrence S. Stec, City Clerk**

**RESOLUTION**

Item Number: #3  
Date: July 27, 2020

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

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 4**

**ITEM: Wyandotte Jaycees City Dumpster Request**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** The Wyandotte Jaycees are utilizing 3131 Biddle for their annual Haunted House. They are requesting that a no charge dumpster be provided to clear out all the trash and debris that is in the building from the previous years. The Haunted House fundraiser is projected to bring in tens of thousands of dollars in fundraising money to assist the community during Thanksgiving and Christmas.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015 which identifies a commitment establishing a unique cultural and visual identity for Wyandotte as a destination city within the region.

**ACTION REQUESTED:** Approve a no charge city dumpster for the Jaycees at 3131 Biddle Avenue.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Lost revenue of approximately \$1,200 to Account 290-000-630-024

**IMPLEMENTATION PLAN:** Approve Department of Public Service to supply a no-charge 30 yard dumpster at 3131 Biddle Avenue for the use by the Jaycees.

**LIST OF ATTACHMENTS:** None

**RESOLUTION**

Item Number: #4  
Date: July 27, 2020

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

RESOLVED BY THE COUNCIL that Council permits the Wyandotte Jaycees to utilize a 30 yard city dumpster at no charge 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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
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**Schultz**

**NAYS**

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 5**

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

**PRESENTER:** Todd Drysdale, City Administrator

**INDIVIDUALS IN ATTENDANCE:** n/a

**BACKGROUND:** Attached is a list of services performed by the Department of Public Service that have not been paid. In accordance with Section 222 of the City Charter, said charges should be placed as a special assessment against property.

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

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

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

**IMPLEMENTATION PLAN:** The City Assessor to spread said charges on the 2020 Summer Tax Roll.

**LIST OF ATTACHMENTS:**

1. Special Assessment Roll for 2020 Summer Tax Roll



**RESOLUTION**

Item Number: #5  
Date: July 27, 2020

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

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 2017 Summer Tax Roll.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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07/15/2020  
03:05 PM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/18  
DB: Wyandotte

		Live Run				
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred	
57 011 08 0001 002	M SAWICKI, LLC	DUMP	180.00	0.00	180.00	
57 011 08 0004 001	NEWTON INVESTMENT COMPANY LLC	DUMP	180.00	0.00	180.00	
----->	Totals	DUMP	360.00			
----->	Grand Total		360.00			

07/15/2020  
12:53 PM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/20  
DB: Wyandotte

		Live Run			
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 001 05 0070 000	HASTINGS, LEO ALLEN III	OUT	561.14	0.00	561.14
57 003 08 0379 000	LAWITZKE, LOUISE	OUT	149.98	0.00	149.98
57 004 06 0291 303	RODRIGUEZ, KATHERINE/FEDERICO	OUT	71.82	0.00	71.82
57 004 23 0006 002	FINNIGAN, TIM	OUT	608.38	0.00	608.38
57 004 26 0008 000	CARTER, LORI JEAN	OUT	119.41	0.00	119.41
57 004 29 0002 000	BCMT O'HARA, LLC	OUT	75.54	0.00	75.54
57 005 07 0051 000	THERO, DANIEL D/JENNA M	OUT	50.00	0.00	50.00
57 006 01 0006 301	JP MORGAN CHASE BANK	OUT	250.15	0.00	250.15
57 006 08 0277 002	YUCHUCK, MICHAEL K	OUT	50.00	0.00	50.00
57 007 04 0023 000	JOSEPH, MELISSA	OUT	51.04	0.00	51.04
57 007 08 0146 000	SHARPLINE PROPERTY INVESTMENTS LLC	OUT	251.38	0.00	251.38
57 012 12 0004 303	FINCH, GRANT	OUT	251.38	0.00	251.38
57 013 03 0008 000	GOLDEN, MICHAEL D	OUT	50.00	0.00	50.00
57 013 07 0022 000	TROMBLEY, RODNEY	OUT	443.84	0.00	443.84
57 014 18 0001 000	TIMS, KURT/MATILDA SZCZECZOWSKI	OUT	52.31	0.00	52.31
57 015 05 0014 002	STEINKE, CARMEN M/WILLIAM	OUT	50.59	0.00	50.59
57 016 04 0467 002	KANACK, STEPHEN/SHELLEY	OUT	75.69	0.00	75.69
57 016 04 0723 002	WILLIAMS, T/LILIENTHAL, K	OUT	644.92	0.00	644.92
57 018 01 0269 000	SWANGIM, GROVER	OUT	50.00	0.00	50.00
57 018 02 0893 002	MARKS, CINDY	OUT	50.00	0.00	50.00
57 018 04 0019 004	GARNER-DIAMOND, GARNET-GERALD	OUT	163.18	0.00	163.18
57 018 09 0055 000	JWV PROPERTY INVESTMENTS LLC	OUT	100.34	0.00	100.34
57 019 15 0036 000	LABATE, NICHOLAS	OUT	458.88	0.00	458.88

07/15/2020  
12:53 PM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 2/20  
DB: Wyandotte

		Live Run				
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred	
57 021 14 0006 002	BENSINGER, VICTORIA	OUT	50.00	0.00	50.00	
57 021 14 0034 000	METZOIAN, CHRISTINA	OUT	60.83	0.00	60.83	
----->		Totals	OUT	4,740.80		
----->		Grand Total		4,740.80		

07/15/2020  
10:26 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/18  
DB: Wyandotte

10:26 AM		Live Run			DR: Wyandotte	
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred	
57 006 01 0006 301	JP MORGAN CHASE BANK	WEEDS	950.72	0.00	950.72	
----->		Totals WEEDS	950.72			
----->		Grand Total	950.72			

07/15/2020  
10:09 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/18  
DB: Wyandotte

		Live Run				
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred	
57 001 04 0293 003	RUDY, PETER	GRASS	200.00	0.00	200.00	
57 001 05 0070 000	HASTINGS, LEO ALLEN III	GRASS	200.00	0.00	200.00	
57 003 07 0074 000	URBAN CAPITAL LLC	GRASS	200.00	0.00	200.00	
57 003 07 0147 001	BURNS, WILLIAM	GRASS	400.00	0.00	400.00	
57 004 10 0062 000	MCCLURE, DARION G	GRASS	200.00	0.00	200.00	
57 004 23 0111 002	WELLS FARGO BANK	GRASS	200.00	0.00	200.00	
57 006 01 0006 301	JP MORGAN CHASE BANK	GRASS	400.00	0.00	400.00	
57 006 02 0062 000	PAWLOWSKI, WALTER H.	GRASS	200.00	0.00	200.00	
57 006 05 0239 000	SOLTZ, PHYLISS - TRUST	GRASS	200.00	0.00	200.00	
57 012 17 0007 003	FORTUNE, ILONA	GRASS	200.00	0.00	200.00	
57 016 05 0159 000	STINSON, DESHANNON	GRASS	200.00	0.00	200.00	
57 017 16 0270 000	JANES, CARIE	GRASS	200.00	0.00	200.00	
57 018 02 0993 002	RENSON LLC	GRASS	200.00	0.00	200.00	
57 018 09 0055 000	JWV PROPERTY INVESTMENTS LLC	GRASS	400.00	0.00	400.00	
57 019 04 0045 000	CHARLEBOIS, JACK	GRASS	200.00	0.00	200.00	
57 019 15 0036 000	LABATE, NICHOLAS	GRASS	200.00	0.00	200.00	
----->	Totals GRASS		3,800.00			
----->	Grand Total		3,800.00			

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 6**

**ITEM: DDA and TIFA Annual Reports**

**PRESENTER:** Joe Gruber, DDA Director

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** Public Act 57 of 2018 the "Recodified TIFA" Act replaced the TIFA Act 450 of 1980 as well as the DDA Act 197 of 1975. This new Act includes new provisions for annual reporting of the Tax Increment Finance Authority and the Downtown Development Authority. As required by Act 57, the reports must be submitted to the Department of Treasury, the governing body of the municipality, and the governing body of a taxing unit whose taxes are captured by the authorities.

**STRATEGIC PLAN/GOALS:** As stated in our Mission "to comply with and enforce all the requirements of our laws and regulations"

**ACTION REQUESTED:** The DDA Director is requesting that the City Council hereby receive and place on file the 2019 Annual Reports of the DDA and TIFA.

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

**IMPLEMENTATION PLAN:** The DDA Director will coordinate with the City Administrator and Finance Department in disseminating the reports to the State Treasurer and the applicable taxing jurisdictions.

**LIST OF ATTACHMENTS:**

1. FINAL Wyandotte DDA Report FY18-19 (2018 Taxes)
2. FINAL Wyandotte TIFA Report FY18-19 (2018 Taxes)

**RESOLUTION**

Item Number: #6  
Date: July 27, 2020

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

BE IT RESOLVED that the City Council hereby receives and places on file the 2019 Annual Reports of the DDA and TIFA.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

**COUNCIL**

**NAYS**

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**Alderman**  
**Calvin**  
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# Annual Report on Status of Tax Increment Financing Plan

Send completed form to: <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	City of Wyandotte	TIF Plan #	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	DDA		2019

Year AUTHORITY (not TIF plan) was created:	1988
Year TIF plan was created or last amended to extend its duration:	2003
Current TIF plan scheduled expiration date:	2034
Did TIF plan expire in FY19?	no
Year of first tax increment revenue capture:	1988
or capture the state education tax? Yes or no?	NO
If yes, authorization for capturing school tax:	Choose from list
Year school tax capture is scheduled to expire:	

<b>Revenue:</b>	Tax Increment Revenue	\$ 530,469
	Property taxes - from DDA levy	\$ 18,764
	Interest	\$ 16,156
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ -
	Misc. Revenue	\$ (4,778)
	Misc. Fees - Sale of Property	\$ 1,295
	Misc. Revenue - Fort Street Sign	\$ 1,800
	Misc. Revenue - 3rd Fridays	\$ 3,910
	<b>Total</b>	<b>\$ 567,616</b>

<b>Tax Increment Revenues Received</b>	From counties	\$ 175,767
	From municipalities (city, twp, village)	\$ 205,421
	From libraries (if levied separately)	\$ -
	From community colleges	WCCC \$ 85,813
	From regional authorities (type name in next cell)	Jalis \$ 24,840
	From regional authorities (type name in next cell)	HCMA \$ 5,637
	From regional authorities (type name in next cell)	WCTA \$ 26,479
	From regional authorities (type name in next cell)	WC Parks \$ 6,511
	From local school districts-operating	\$ -
	From local school districts-debt	\$ -
	From intermediate school districts	\$ -
	From State Education Tax (SET)	\$ -
	From state share of IFT and other specific taxes (school taxes)	\$ -
	<b>Total</b>	<b>\$ 630,469</b>

<b>Expenditures</b>	Director's Salary	\$ 20,634
	Seasonal & Part-time Staff	\$ 21,190
	Retirement contribution-DC	\$ 2,457
	F.I.C.A.	\$ 2,257
	Medical Insurance	\$ 10,618
	Prescription Drug Coverage	\$ 534
	Prescription Drug-Derived Premium	\$ -
	Retiree Health Care (RHS Plan)	\$ 500
	Life Insurance	\$ 86
	L.T.D.	\$ 64
	Wyandotte Art's Center: Masonic Temple	\$ -
	Eureka Road Viaduct	\$ 151,329
	Downtown Christmas Decorations	\$ 39,900
	Millenium Plaza: Downtown Clock Tower	\$ 2,770
	Streetscape Project	\$ 42,863
	Beautification Commission	\$ 8,000
	Fort St Sign/Fountain/Purple Heart	\$ 14,667
	Downtown Fixtures	\$ 17,980
	Parking Lots	\$ 58,549
	Third Friday Promotions	\$ 42,974
	Business Assistance Program: Downtown Grant Program	\$ 106,840
	Farmer's Market	\$ 7,500
	Marketing	\$ 13,407
	Existing Business Stimulus	\$ 1,835
	Arrowhead Pavilion	\$ 650
	Administrative Reimbursement	\$ 85,000
	Operating Expenses	\$ 1,747
	Seasonal Streetscape Maintenance	\$ 1,690
	Miscellaneous	\$ 6,589
	Transfers to other municipal fund (list fund name)	\$ -
	Transfers to other municipal fund (list fund name)	\$ -
	Transfers to General Fund	\$ -
	<b>Total</b>	<b>\$ 662,630</b>

<b>Outstanding non-bonded Indebtedness</b>	Principal	\$ -
	Interest	\$ -
<b>Outstanding bonded Indebtedness</b>	Principal	\$ -
	Interest	\$ -
	<b>Total</b>	<b>\$ -</b>
<b>Bond Reserve Fund Balance</b>		<b>\$ -</b>

## CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (1988) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
Ad valorem PRE Real	\$ 40,246,196	\$ 15,511,933	\$ 24,734,263	35.0257000	\$866,334.88
Ad valorem non-PRE Real		\$ -	\$ -	0.0000000	\$0.00
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 1,111,900	\$ 1,568,260	\$ (456,360)	35.0257000	(\$15,984.33)
Ad valorem utility personal	\$ 5,725,900	\$ 4,743,520	\$ 982,380	35.0257000	\$34,408.55
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ 2,437,342	\$ -	\$ 2,437,342	17.5128500	\$42,684.80
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
<b>Exempt (from all property tax) Real Property</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0000000</b>	<b>\$0.00</b>
<b>Total Captured Value</b>		<b>\$ 21,823,713</b>	<b>\$ 27,697,625</b>		<b>\$927,443.90 Total TIF Revenue</b>

**Tax Increment Revenue**  
**Specific Taxes Allowable for Capture by PA 57 Authorities**  
**As of January 1, 2019**

Former Public Act (now repealed) Year		DDA 197 1975	TIFA 450 1980	LDFA 281 1986	NSRA 35 1867	CIA 280 2005	WRITIFA 94 2008	NIA 61 2007
2018 PA 57 MCL Citation for "specific tax" definition		<a href="#">125.4201.new (aa)</a>	<a href="#">125.4301.new (w)</a>	<a href="#">125.4402.new (hh)</a>	<a href="#">125.4523.new (9)(e)</a>	<a href="#">125.4603.new (e)</a>	<a href="#">125.4703.new (d)</a>	<a href="#">125.4803.new (e)</a>
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X'	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X				
PA 147 of 1992	NEZ				X			X
PA 146 of 2000	OPRA			X	X			
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005	Commercial Rehabilitation				X			X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

## Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a> <small>Issued pursuant to 2018 PA 57, MCL 125.4911  Filing is required within 180 days of end of  Authority's fiscal year 2018-2019.</small>	<b>City of Wyandotte</b>	TIF Plan #	For Fiscal Years ending in  <div style="font-size: 1.5em; font-weight: bold;">2019</div>
Year AUTHORITY (not TIF plan) was created: Year TIF plan was created or last amended to extend its duration: Current TIF plan scheduled expiration date: Did TIF plan expire in FY19? Year of first tax increment revenue capture: districts, or capture the state education tax? Yes or no? If yes, authorization for capturing school tax: Year school tax capture is scheduled to expire:		<div style="border: 1px solid black; padding: 2px;">1997</div> <div style="border: 1px solid black; padding: 2px;">1987</div> <div style="border: 1px solid black; padding: 2px;"></div> <div style="border: 1px solid black; padding: 2px;">No</div> <div style="border: 1px solid black; padding: 2px;">1987</div> <div style="border: 1px solid black; padding: 2px;">No</div> <div style="border: 1px solid black; padding: 2px;">Choose from list</div> <div style="border: 1px solid black; padding: 2px;"></div>	
<b>Revenue:</b>	Tax Increment Revenue Property taxes - from DDA levy Interest State reimbursement for PPT loss (Forms 5176 and 4650) Misc. Fees - Sale of Property Operating Transfers Other income (grants, fees, donations, etc.)	<div style="border: 1px solid black; padding: 2px;">\$ 1,969,196</div> <div style="border: 1px solid black; padding: 2px;">\$ 552,145</div> <div style="border: 1px solid black; padding: 2px;">\$ 80,684</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ 52,134</div> <div style="border: 1px solid black; padding: 2px;">\$ (760,477)</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div>	Total \$ 1,893,682
<b>Tax Increment Revenues Received</b>	From counties From municipalities (city, twp, village) From municipalities (city, twp, village) From libraries (if levied separately) From community colleges From regional authorities (type name in next cell) From regional authorities (type name in next cell) From regional authorities (type name in next cell) From regional authorities (type name in next cell) From regional authorities (type name in next cell) From local school districts-operating From local school districts-debt From intermediate school districts From State Education Tax (SET) From state share of IFT and other specific taxes (school taxes)	<div style="border: 1px solid black; padding: 2px;">\$ 802,589</div> <div style="border: 1px solid black; padding: 2px;">\$ 331,930</div> <div style="border: 1px solid black; padding: 2px;">\$ 153,032</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ 391,840</div> <div style="border: 1px solid black; padding: 2px;">\$ 25,741</div> <div style="border: 1px solid black; padding: 2px;">\$ 120,908</div> <div style="border: 1px solid black; padding: 2px;">\$ 29,731</div> <div style="border: 1px solid black; padding: 2px;">\$ 113,424</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div>	<b>Total</b> <div style="border: 1px solid black; padding: 2px; font-weight: bold;">\$ 1,969,196</div>
<b>Expenditures</b>	Resurfacing Land Purchase Property Maintenance Parks-Community Garden Recreation-City Parks Tree Maintenance Parking Lots Sewer Construction Bishop Park Lighting Taxes-Property/MTT Decision Market Value Adjusted Personal Services Wayne County (BRA) Loan Principal Wayne County (BRA) Loan Interest USEPA (BRA) Loan Principal Transfers to other municipal fund (list fund name) Transfers to other municipal fund (list fund name) Transfers to General Fund	<div style="border: 1px solid black; padding: 2px;">\$ 26,128</div> <div style="border: 1px solid black; padding: 2px;">\$ 537,613</div> <div style="border: 1px solid black; padding: 2px;">\$ 52,461</div> <div style="border: 1px solid black; padding: 2px;">\$ 21,290</div> <div style="border: 1px solid black; padding: 2px;">\$ 144,030</div> <div style="border: 1px solid black; padding: 2px;">\$ 62,870</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ 298,549</div> <div style="border: 1px solid black; padding: 2px;">\$ 83,834</div> <div style="border: 1px solid black; padding: 2px;">\$ 7,589</div> <div style="border: 1px solid black; padding: 2px;">\$ 105,917</div> <div style="border: 1px solid black; padding: 2px;">\$ 275,000</div> <div style="border: 1px solid black; padding: 2px;">\$ 15,000</div> <div style="border: 1px solid black; padding: 2px;">\$ 1,093</div> <div style="border: 1px solid black; padding: 2px;">\$ 94,373</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div>	Total \$ 1,725,747
<b>Outstanding non-bonded indebtedness</b>	Principal Interest	<div style="border: 1px solid black; padding: 2px;">\$ 17,387</div> <div style="border: 1px solid black; padding: 2px;">\$ 1,505</div>	
<b>Outstanding bonded indebtedness</b>	Principal Interest	<div style="border: 1px solid black; padding: 2px;">\$ -</div> <div style="border: 1px solid black; padding: 2px;">\$ -</div>	
<b>Bond Reserve Fund Balance</b>		<div style="border: 1px solid black; padding: 2px;">\$ -</div>	

### CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (1987) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				<b>TIF Revenue</b>	
Ad valorem PRE Real	\$ 283,196,968	\$ 137,754,830	\$ 145,442,138	35.0257000	\$5,094,212.69
Ad valorem non-PRE Real	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem industrial personal	\$ 1,048,700	\$ 29,766,310	\$ (28,717,610)	35.0257000	(\$1,005,854.39)
Ad valorem commercial personal	\$ 3,842,300	\$ 6,280,490	\$ (2,438,190)	35.0257000	(\$85,399.31)
Ad valorem utility personal	\$ 558,400	\$ -	\$ 558,400	35.0257000	\$19,558.35
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ 12,127,000	\$ -	\$ 12,127,000	17.5129000	\$212,378.94
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
<b>Exempt (from all property tax) Real Property</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0000000</b>	<b>\$0.00</b>
Total Captured Value		<b>\$ 173,801,630</b>	\$ 126,971,738	<b>\$4,234,896.28</b>	<b>Total TIF Revenue</b>

**Tax Increment Revenue**  
**Specific Taxes Allowable for Capture by PA 57 Authorities**  
**As of January 1, 2019**

Former Public Act (now repealed) Year		DDA 197 1975	TIFA 450 1980	LDFA 281 1986	NSRA 35 1867	CIA 280 2005	WRITIFA 94 2008	NIA 61 2007
2018 PA 57 MCL Citation for "specific tax" definition		<a href="#">125.4201.new (aa)</a>	<a href="#">125.4301.new (w)</a>	<a href="#">125.4402.new (hh)</a>	<a href="#">125.4523.new (9)(e)</a>	<a href="#">125.4603.new (e)</a>	<a href="#">125.4703.new (d)</a>	<a href="#">125.4803.new (e)</a>
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X'	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X				
PA 147 of 1992	NEZ				X			X
PA 146 of 2000	OPRA			X	X			
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005	Commercial Rehabilitation				X			X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 7**

**ITEM: New Shed Installation at Memorial Field for Wyandotte Stars Base Ball Team**

**PRESENTER:** Jesse Rose, Museum Director

**INDIVIDUALS IN ATTENDANCE:** Jesse Rose, Museum Director

**BACKGROUND:** Currently, the Wyandotte Stars Vintage Base Ball club, organized and with oversight by the Wyandotte Museums, practices and plays at Memorial Field off of Pennsylvania Rd. Their game items (benches, scoreboard, etc.) have been stored at the garage on the museum campus. For the past year, the team and museum staff have communicated about having a shed installed at the field where they play. After discussions and help from the Department of Public Works, Engineering and Building and the Recreation Department, we are ready to move forward by having a cement pad poured and shed put in place.

Organized in 2007, the Wyandotte Stars Vintage Base Ball club serves to enrich our history and culture by offering an alternative outlet for outdoor sporting. Having their game items and accessories all in one place will allow for better access and inventory of their needs. It will also allow the Wyandotte Museums more space in their garage for storage. The club's big tournament each year, the Annual Home Classic, is part of the annual Heritage Events Series, a collection of events created to continue to educate visitors on the area's past while bringing new people into the city. The team travels and makes connections with players from similar backgrounds and interests, which helps to bolster the cultural and historical goals of not only Wyandotte, but many other communities.

**STRATEGIC PLAN/GOALS:** To advocate for our heritage while providing the finest services and quality of life for our citizens.

**ACTION REQUESTED:** Approve the attached application in order to allow the Engineering and Building Department the ability to source the installation of a cement pad so a shed can be erected for usage by the Wyandotte Stars Vintage Base Ball club at Memorial Field.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Funds for this project, which totals \$2,344.00, will come from three departmental accounts:  
\$1,345.00 - Public Works: 101-448-750-244  
\$500.00 - Recreation: 101-750-825-490.  
\$499.00 - Museum Reserve account: 101-000-257-071.

**IMPLEMENTATION PLAN:** The resolution will be provided to the City Clerk's office as

well as the departments of Recreation, Leisure & Culture, Engineering and Building and Public Services, and the Engineering department can then begin work on having the cement pad poured.

**LIST OF ATTACHMENTS:**

1. City App\_Stars Shed
2. Shed Pic 3
3. Shed Pic 2
4. Shed Pic 1

**RESOLUTION**

Item Number: #7  
Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

**COUNCIL**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jesus

Approved by: JLP

REQUIRES APPROVALS:

ENGINEERING ☒

RECREATION ☒

COUNCIL

Department of Engineering & Building  
CITY OF WYANDOTTE  
3200 Biddle Ave.  
(734) 324-4551

Print

Permit #: J20-0995  
Rec'd By: KL  
Date: 6/15/2020

### Application to Build Garage, Shed, or Minor Building *N/C*

Location, Ownership, and Detail must be correct, complete, and legible before a Building Permit will be issued.

Accurate Description Of Property Must Be Presented Before A Building Permit Will Be Issued.

Building Located At: 4119 20th / 4267 23rd Fld Memorial Park Date: \_\_\_\_\_

Lot No. & Subdivision: \_\_\_\_\_

Applicant's Name: Wyandotte Stars

Address: 2610 Biddle  
Wyandotte, MI

City 734-934-7875

Phone #: 734 324 7284

Owner's Name: City of Wyandotte Address: Memorial Park

Lot Size: \_\_\_\_\_ feet WIDE (x) \_\_\_\_\_ Owner's Phone #: \_\_\_\_\_

Interior Lot ( ) Corner Lot ( ) Alley: \_\_\_\_\_ feet WIDE Rear Alley ( ) Side Alley ( )

Building Size: \_\_\_\_\_ feet WIDE (x) \_\_\_\_\_ feet LONG (x) \_\_\_\_\_ feet HIGH \_\_\_\_\_ Stories

Space Between House & Alley: \_\_\_\_\_ feet Between House & Building on Rear: \_\_\_\_\_ feet

Width of Side Yards: (N): \_\_\_\_\_ feet (S): \_\_\_\_\_ feet (E): \_\_\_\_\_ (W): \_\_\_\_\_ feet

STATE CLEARLY THE NATURE OF THE PROPOSED WORK:

Construct a 12'x10' shed on a 15'x15' 4"  
concrete slab on 6" stone.

Estimated Cost by Department: \$ \_\_\_\_\_

Estimated Cost by Owner: \$ 2344.00

**\$25.00 plan review fee required when submitting application for new garage.**

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

X [Signature]  
Signature of Owner or Authorized Agent



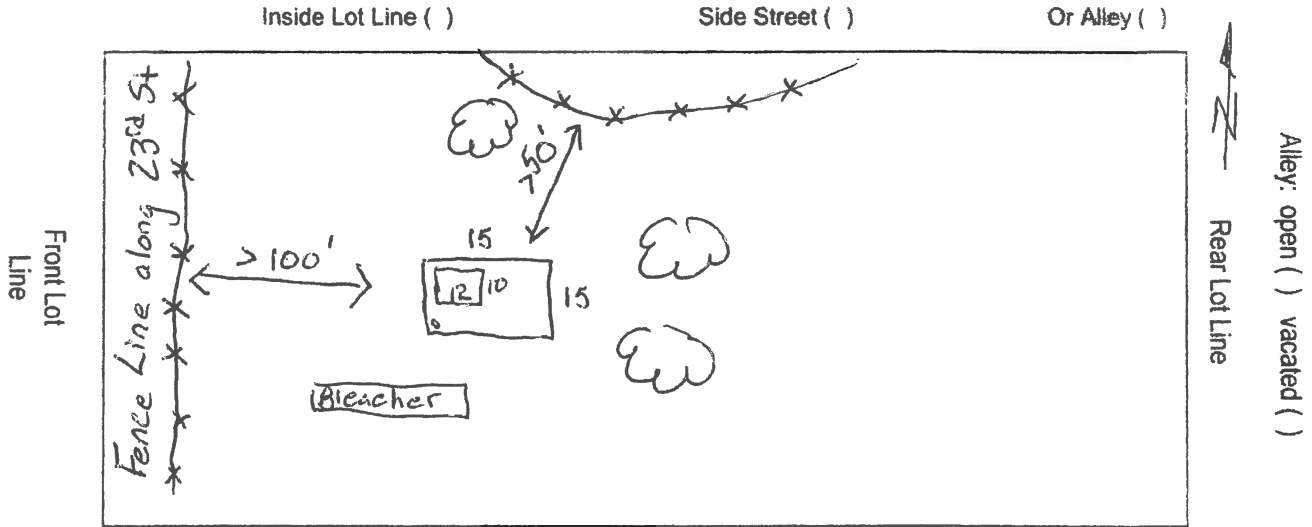
City of Wyandotte  
Department of Engineering & Building  
3200 Biddle Avenue, Suite 200  
(734) 324-4551

In accordance with Section 2006 of the Zoning Ordinance, application is hereby made for a Certificate of Occupancy for a SHED ON SLAB  
(single, 2-family, multiple dwelling, garage, addition, kind of business, etc...)

Located at: MEMORIAL PARK

**PLOT PLAN**

Note: SHOW SIZE OF ALL BUILDINGS & YARD DIMENSIONS  
ON PLOT. ALSO DESIGNATE VEHICLE STORAGE SPACE.

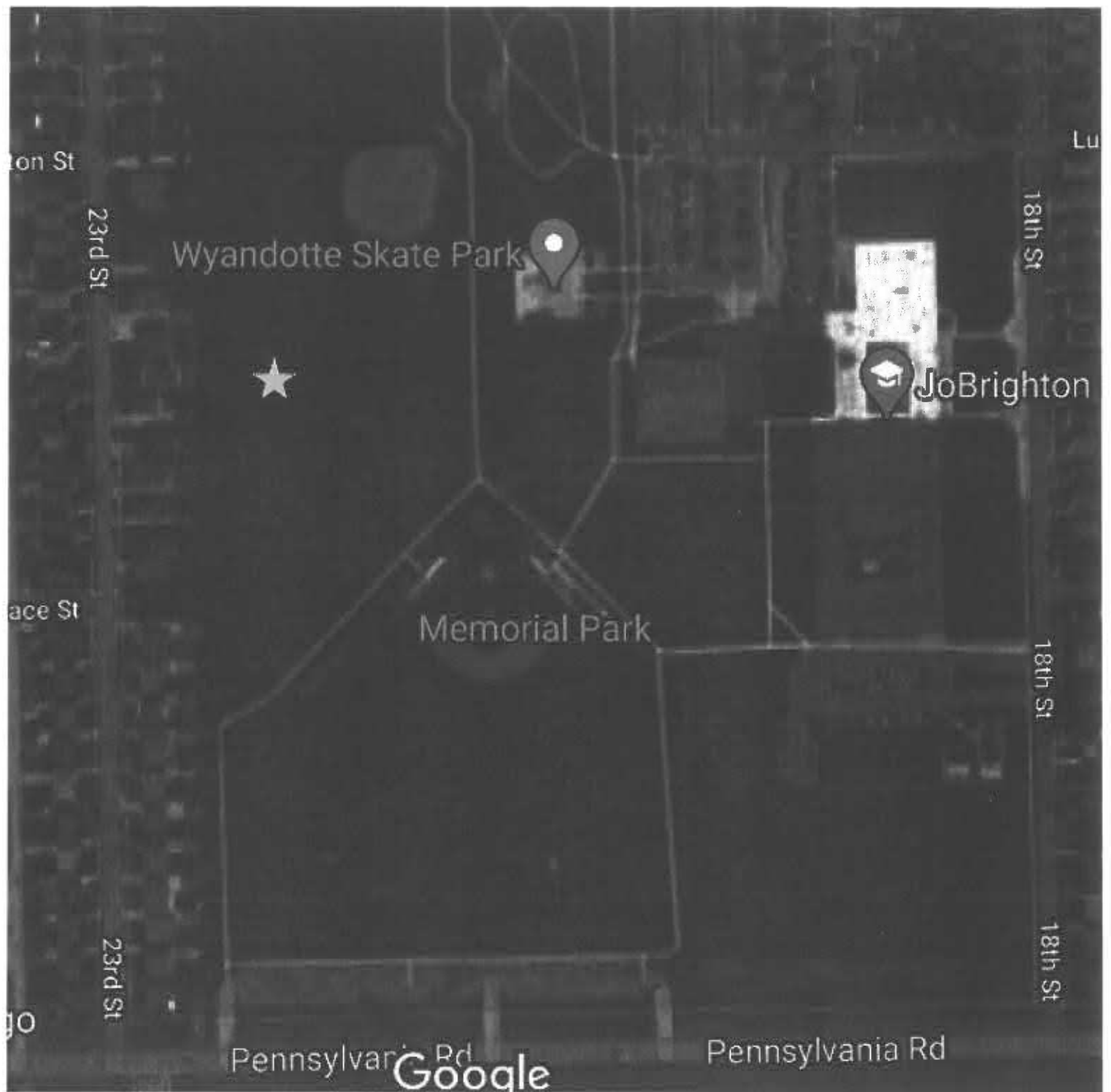


Owner: City of Wyandotte Authorized Signature: [Signature]  
Address: 2624 Biddle  
City: Wyandotte, MI 48192  
Phone No.: (734) 324-7284  
(Wyandotte Museum)

\*\*\*\*\*  
Zoning District: RU For Office Use Only  
Lot Size: 32 ACRES Examined By: JEP Date: 06/19/20  
Max. Area Of Occupancy: N/A Area in Sq. Feet: MEMORIAL PARK  
Area Of Prop. Struc.: 120 SFT Area Of Exist. Struc.:  
Parking Provided For: Parking Required:  
Approved By: Refused Because Of Non-Compliance to Section:

ERECT A 12' x 10' METAL SHED ON 4-INCH CONCRETE  
SLAB WITH 6-INCH STONE BASE LOCATED AS DIRECTED  
BY SUPERINTENDENT OF RECREATION

- A) Vacated alley with \_\_\_\_\_ feet non-buildable easement  
B) Open alley.



★ DENOTES PROPOSED LOCATION OF SHED ON CONCRETE SLAB FOR USE BY WYANDOTTE STARS VINTAGE BASEBALL.









## Formal Request for appearance

katie fay

Wed 7/22/2020 2:51 PM

To the Honorable Mayor Pro tem and City council members

We request to appear and formally place our item on the agenda for the City Council meeting Monday July 27 2020 at 7pm.

We, and many other Wyandotte residents as evident with the petition linked below, would like to have the current City ordinance regarding chickens revised to allow a small number to be kept as pets and a source of fresh eggs on single family home lots.

Below is the link to the on going online petition. We unfortunately could not acquire written in person signatures due to the Corona Virus pandemic, as it would not have been safe.

Please accept this petition. Below the link is what is written on the online petition which as of 7-22-2020 at 11am currently holds 643 signatures.

[https://www.change.org/p/wyandotte-city-council-change-wyandotte-ordinance-to-allow-backyard-hens?recruiter=761228701&recruited\\_by\\_id=f7d61030-836b-11e7-9780-edd91807d88e&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=petition\\_dashboard&use\\_react=false](https://www.change.org/p/wyandotte-city-council-change-wyandotte-ordinance-to-allow-backyard-hens?recruiter=761228701&recruited_by_id=f7d61030-836b-11e7-9780-edd91807d88e&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard&use_react=false)

BEGINNING

***This petition has been created to repeal or revise Wyandotte City Ordinance 1370, 4-15 which states:***

***Sec4-15. General prohibition against keeping.***

***It shall be unlawful for any person to keep, within five hundred (500) feet of any dwelling, street, alley or public place, any animal, bird, or fowl except pigeons and such animals or birds as are commonly kept or housed as household pets.***

***This ordinance is outdated as backyard hens have become popular across the state as not only sources of fresh eggs but gentle pets for the entire family to enjoy. Chickens are omnivores and will eat just about everything from table scraps to insects to weeds and mice. Roosters, while colorful, can be noisy and aren't needed for hens to lay eggs. Chicken waste does not attract rats-chickens process food efficiently enough that the waste isn't attractive like dog waste and***

***makes the best fertilizer for gardens and flower beds. Chickens only make noise to announce the laying of an egg or if danger is near. Even then, the noise level is comparable to human conversation of 60-70 decibels while dog barking can be up to 90 decibels.***

***I'm asking that chickens be classified under the current ordinance definition of domesticated companions which states. "Domesticated companion animal means an animal that has traditionally, through a long association with humans, lived in a state of dependence upon humans or has been traditionally kept as a household pet, including but not limited to: dogs, cats, hamsters, gerbils, ferrets, mice, rabbits, parakeets, parrots, cockatiels, cockatoos, canaries, love birds, finches, and tropical fish" Being as chickens are very social, I'll be asking that up to 4 hens be allowed per single family household regardless of lot size and location and kept in a chicken coop or enclosure with attached run with periodic free range in fenced in yards.***

END

The current ordinance allows for up to 40 pigeons as shown below:

#### **Sec. 4-17. Pigeons.**

It shall be unlawful for any person who owns, keeps, cares for or controls any pigeons:

- (1) To allow them to perch or linger on the buildings or property of others, or to allow them to become a nuisance to the buildings or properties of others in the vicinity;
- (2) To breed, keep or care for pigeons for commercial or market purposes;
- (3) To fail to maintain the places in which the pigeons are kept in a clean, sanitary and orderly manner and in a condition comparable to neighboring buildings;
- (4) To fail to place all scrapings and pigeon manure in a covered receptacle, which is to be kept in such manner as to prevent any malodorous or offensive condition to exist and to prevent any nuisance to arise therefrom;
- (5) To keep more than forty (40) pigeons;
- (6) To fail to summon and call the pigeons solely by inaudible means, such as by use of flags or a silent whistle.

Guidelines 2, 3 and 4 in the pigeon ordinance could be used for backyard hens as well.

Thank you

Wyandotte residents  
Jeanine Bass & Katelin Fay

Name	City	State	Postal Code	Country	Signed On
Jeanine Bass		Wyandotte	MI	" " US	2020-07-06
Erica Smith	Lincoln Park			MI 48146 US	2020-07-06
Janice Laveque	Lincoln Park			MI 48146 US	2020-07-06
Michelle Pozdol	Wyandotte	MI	48192 US		2020-07-06
Kevin Lafayette	Wyandotte	MI	48192 US		2020-07-06
David Hawkins	Wyandotte	MI	48192 US		2020-07-06
Joseph Bodary	Wyandotte	MI	48192 US		2020-07-06
Michele Coulter	Wyandotte	MI	48192 US		2020-07-06
Ray Gomez	Akron	MI	48192 US		2020-07-06
Alexis Shaft	Detroit	MI	48234 US		2020-07-06
Katherine Goodrich	Wyandotte	MI	48126 US		2020-07-06
Ashley Fallon	Wyandotte	MI	48192 US		2020-07-06
Chrissy McGill	Wyandotte	MI	48192 US		2020-07-06
Shellie Kinney	Wyandotte	MI	48192 US		2020-07-06
Finn Gomez	Wyandotte	MI	48192 US		2020-07-06
John Toth	Lincoln Park	MI	48146 US		2020-07-06
Abigail Thompson-Strimpel	Wyandotte	MI	48192 US		2020-07-06
Lance Stepaniak	Wyandotte	MI	48192 US		2020-07-06
Tiffany Hartford	Wyandotte	MI	48192 US		2020-07-06
stephanie Demmer	Wyandotte	MI	48192 US		2020-07-06
Michael Czarnik	Wyandotte	MI	48192 US		2020-07-06
Madison Guess	Wyandotte	MI	48192 US		2020-07-06
Cheryl Krabbenbos	Wyandotte	MI	48192 US		2020-07-06
Jennifer Moody	Wyandotte	MI	48192 US		2020-07-06
Jennifer Lindeman-LIBbrecht	Wyandotte	MI	48192 US		2020-07-06
Vi Mullins	Wyandotte	MI	48192 US		2020-07-06
Nancy Moore	Wyandotte	MI	48192 US		2020-07-06
Jennifer Lane	Wyandotte	MI	48192 US		2020-07-06
Sakura Keast	Wyandotte	MI	48192 US		2020-07-06
Stephanie Manard	Wyandotte	MI	48192 US		2020-07-06
Dan Cushman	Wyandotte	MI	48192 US		2020-07-06
Jennifer Jones	Wyandotte	MI	48192 US		2020-07-06
Nichole Roberts	RN Wyandotte	MI	48192 US		2020-07-06
Kelly Schilk	Wyandotte	MI	48192 US		2020-07-06
Lichelle Townsend	Saint Johns	MI	48879 US		2020-07-06
Andrew Nagy	Wyandotte	MI	48192 US		2020-07-06
Jessica Duncan	Wyandotte	MI	48192 US		2020-07-06
Ron Pacitti	Wyandotte	MI	48192 US		2020-07-06
jenny c	Wyandotte	MI	48192 US		2020-07-06
Renee Pinkava	Wyandotte	MI	48192 US		2020-07-06
Laura Loselle	Wyandotte	MI	48192 US		2020-07-06
Jonna Ventura	Wyandotte	MI	48192 US		2020-07-06
Danielle Raupp	Wyandotte	MI	48192 US		2020-07-06
BRANDY BARTLETT	Wyandotte	MI	48192 US		2020-07-06
Tyler Kaslowski	Lake Worth	FL	33461 US		2020-07-06
Emily Doyle	Wyandotte	MI	48192 US		2020-07-06
Abe Bazzi	Wyandotte	MI	48192 US		2020-07-06
Mariah Hobbs	Wyandotte	MI	48192 US		2020-07-06
Georgi Anne Lilly	Wyandotte	MI	48192 US		2020-07-06
Sarah Robertson	Wyandotte	MI	48192 US		2020-07-06
Eric Demmer	Wyandotte	MI	48192 US		2020-07-06



Dawn Buzzell	Wyandotte	MI	48192	US	2020-07-06
April Treece	Wyandotte	MI	48192	US	2020-07-06
Barbara Luce	Wyandotte	MI	48192	US	2020-07-06
Gianna Sturzione	West Palm Beach	FL	33401	US	2020-07-06
Melissa Rascol	Wyandotte	MI	48192	US	2020-07-06
Kate Kennedy	Wyandotte	MI	48192	US	2020-07-06
Jessica Steelman	Wyandotte	MI	48192	US	2020-07-06
Cody Pinson	Belleville	MI	48111	US	2020-07-06
James Farmer	Wyandotte	MI	48192	US	2020-07-06
Gerald Conz	wyandotte	MI	48192	US	2020-07-06
Kenyotta Daniels	Wyandotte	MI	48192	US	2020-07-06
Reilly Gomez	Wyandotte	MI	48192	US	2020-07-06
Deanna Thomson	Wyandotte	MI	48192	US	2020-07-06
Terra Muscat	Wyandotte	MI	48192	US	2020-07-06
Nicole Carr	Wyandotte	MI	48192	US	2020-07-06
Jim Mush	Wyandotte	MI	48192	US	2020-07-06
Christopher Whiteaker	Detroit	MI	48227	US	2020-07-06
Calista Bacalis Lau	Wyandotte	MI	48192	US	2020-07-06
Cassandra Jelinski	Wyandotte	MI	48192	US	2020-07-06
Jacqueline Kilbride	Wyandotte	MI	48192	US	2020-07-06
Amy Hanselman	Wyandotte	MI	48192	US	2020-07-06
James Farmer	Wyandotte	MI	48192	US	2020-07-06
Frank Treece	Wyandotte	MI	48192	US	2020-07-06
Meggie Hawkins	Wyandotte	MI	48192	US	2020-07-06
Katherine Alkewich	Southgate	MI	48195	US	2020-07-06
Rose Shuryan	Wyandotte	MI	48192	US	2020-07-06
Angela Hrabnicky	Wyandotte	MI	48192	US	2020-07-06
Jessica Watson	Wyandotte	MI	48192	US	2020-07-06
Bob Turkowski	Wyandotte	MI	48192	US	2020-07-06
Jessica Breezee	Evorse	MI	48229	US	2020-07-06
Lucas Hrabnicky	Wyandotte	MI	48192	US	2020-07-06
linda laplante	wyandotte	MI	48192	US	2020-07-06
Norman Farmer	Wyandotte	MI	48192	US	2020-07-06
Heather McBride	Wyandotte	MI	48192	US	2020-07-06
Jeremy Blackwood	Wyandotte	MI	48192	US	2020-07-06
Kelly Strimpel	Wyandotte	MI	48192	US	2020-07-06
Sarah Hall Clarkston	MI	48348	US	2020-07-06	
Maureen Kiely	Wyandotte	MI	48192	US	2020-07-06
Adam Walker	Wyandotte	MI	48195	US	2020-07-06
Anne Coleman	Wyandotte	MI	48192	US	2020-07-06
Paul Madary	Wyandotte	MI	48192	US	2020-07-06
Mary Kearney	Wyandotte	MI	48192	US	2020-07-06
Rachel Kearney	Wyandotte	MI	48192	US	2020-07-06
Sheila Kearney	Wyandotte	MI	48192	US	2020-07-06
Mary Fitek Holmdel	NJ	07733	US	2020-07-06	
John Barry	Wyandotte	MI	48192	US	2020-07-06
Alexzandra Frazier	Wyandotte	MI	48192	US	2020-07-06
Rachel Sly	Southgate	MI	48195	US	2020-07-06
Kim Brown	Wyandotte	MI	48192	US	2020-07-06
Katie Fyman	Wyandotte	""	48192	US	2020-07-06
Jane Bening	Wyandotte	MI	48192	US	2020-07-06
Joshua Mills	Wyandotte	""	48192	US	2020-07-06

Trisha Dean	Wyandotte	MI	48192	US	2020-07-06
Margaret Klotz	Wyandotte	MI	48192	US	2020-07-06
Kati Baker Trenton	MI	48183	US	2020-07-06	
Raelyn Baffy	" "	" "	US	2020-07-06	
Michael Dean	Wyandotte	MI	48192	US	2020-07-06
Ann Marie King	Wyandotte	MI	48192	US	2020-07-06
Sherry Schilk	Wyandotte	MI	48192	US	2020-07-06
Ron Fox Taylor	MI	48180	US	2020-07-06	
Josh Barker	Lincoln Park	MI	48146	US	2020-07-06
Daniel Campbell	Lincoln Park	MI	48146	US	2020-07-06
Kellie Farrell	Wyandotte	MI	48192	US	2020-07-06
Kevin Rose	Wyandotte	MI	48192	US	2020-07-06
Traci Hopper	Flat Rock	MI	48134	US	2020-07-06
Edward Ellenburg	Wyandotte	MI	48192	US	2020-07-06
Ezri Hartley	Pleasanton	" "	94566	US	2020-07-06
Kaleigh Tomasik	" "	" "	US	2020-07-06	
ray lopez	Cypress	" "	90630	US	2020-07-06
Ashley Hall	Allen Park	MI	48101	US	2020-07-06
Daniel Chesney	Wyandotte	MI	48192	US	2020-07-06
Katelin Fay	Wyandotte	MI	48192	US	2020-07-06
Amy kanczuga	Southgate	MI	48195	US	2020-07-06
Jason Bray	Wyandotte	MI	48192	US	2020-07-06
JON INWOOD	Brooklyn	NY	11230	US	2020-07-06
Bruce Beach	Wyandotte	MI	48192	US	2020-07-06
Evan Renaud	Wyandotte	MI	48192	US	2020-07-06
Angela Szabo	Westland	MI	48186	US	2020-07-06
James David	Wyandotte	MI	48192	US	2020-07-06
Brittany Stone	Wyandotte	MI	48192	US	2020-07-06
Sarah Alsnayyan	Wyandotte	MI	48192	US	2020-07-06
Grace Thomas	Wyandotte	MI	48192	US	2020-07-06
Eileen Thomas	Wyandotte	MI	48192	US	2020-07-06
Kayla Fitzsimmons	Wyandotte	MI	48192	US	2020-07-06
Megan Johnson	Wyandotte	MI	48192	US	2020-07-06
Wendy Leach	Wyandotte	MI	48192	US	2020-07-06
Chelse Dowd	Garden City	MI	48184	US	2020-07-06
talhia Dorado	Santa Barbara	" "	93110	US	2020-07-06
Terrence Rodgers	Wyandotte	MI	48192	US	2020-07-06
Heather Bennett	Evanston	IL	60201	US	2020-07-06
karen martin	wyandotte	MI	48192	US	2020-07-06
Denise Cartwright	Wyandotte	MI	48192	US	2020-07-06
jean keatts	dearborn	MI	48180	US	2020-07-06
Liane Pinson	Britton	MI	49229	US	2020-07-06
Mary-johna Wein	Wyandotte	MI	48192	US	2020-07-06
Theresa Ratcliffe	Wyandotte	MI	48192	US	2020-07-06
Rosemary McGrath	Detroit	MI	48227	US	2020-07-06
Stephanie Bower	Wyandotte	MI	48192	US	2020-07-06
hannah stoneburner	Wyandotte	MI	48192	US	2020-07-06
Shannon Gatteri	Wyandotte	MI	48192	US	2020-07-06
Gary Sheaffer	Wyandotte	MI	48192	US	2020-07-06
Jennifer Fields	River Rouge	MI	48218	US	2020-07-06
Bradford Ciecko	Wyandotte	MI	48192	US	2020-07-06
Danielle VanDixon	Wyandotte	MI	48192	US	2020-07-06

Aundrea Mielke	Wyandotte	MI	48192	US	2020-07-07
Cleo Larkin	Wyandotte	MI	48192	US	2020-07-07
Ami Batsaikhan	Schaumburg	""	60194	US	2020-07-07
Lisa Hyde	Wyandotte	MI	48192	US	2020-07-07
Jennifer Mowinski	Dearborn Heights	MI	48125	US	2020-07-07
Linda Steffes	Wyandotte	MI	48192	US	2020-07-07
Jenn Cushman	Wyandotte	MI	48192	US	2020-07-07
Rachel Winter	Phoenix	""	53705	US	2020-07-07
Donna Beckwith	Wyandotte	MI	48192	US	2020-07-07
Mackenzie Redfern	Wyandotte	MI	48192	US	2020-07-07
Tracey Duff	Dearborn Heights	MI	48127	US	2020-07-07
Mikayla Burke	Rock Hill	""	29730	US	2020-07-07
Leah Gallegos	El Paso	""	79936	US	2020-07-07
Beth Lizyness	Wyandotte	MI	48192	US	2020-07-07
Kyrstin Esau	Wyandotte	MI	48192	US	2020-07-07
olivia hill	Wyandotte	MI	48192	US	2020-07-07
Shonda Esau	Wyandotte	MI	48192	US	2020-07-07
Amber Bunker	Wyandotte	MI	48192	US	2020-07-07
Jessica Darling	Trenton	MI	48183	US	2020-07-07
Annette Wirth-Gordanier	Wyandotte	MI	48192	US	2020-07-07
Ann Shaw	Wyandotte	MI	48192	US	2020-07-07
Shelley Johnson-Sturley	Wyandotte	MI	48192	US	2020-07-07
Wanda Crossman	Wyandotte	MI	48192	US	2020-07-07
Trina Barnett	Stockbridge	MI	49285	US	2020-07-07
Kari Snyder	Wyandotte	MI	48192	US	2020-07-07
Deanna Patrick	Wyandotte	MI	48192	US	2020-07-07
Matthew Torrento	Wyandotte	MI	48192	US	2020-07-07
Chrystal Allen	Wyandotte	MI	48192	US	2020-07-07
Dave brown Allen	Park	MI	48180	US	2020-07-07
Susanne Underwood	Wyandotte	MI	48192	US	2020-07-07
Heather Lee	Plymouth	MI	48170	US	2020-07-07
Bri Arvay	Wyandotte	MI	48192	US	2020-07-07
Steve Iskerka	Wyandotte	MI	48192	US	2020-07-07
Ann Marie Witkowski	Wyandotte	MI	48192	US	2020-07-07
Gayle Sheardown-Smith	Wyandotte	MI	48192	US	2020-07-07
Mariah Price	Detroit	MI	48228	US	2020-07-07
Erika Sauve	Wyandotte	MI	48192	US	2020-07-07
Kristal Silva	El Paso	TX	79912	US	2020-07-07
Erin Abair	Wyandotte	MI	48192	US	2020-07-07
Gena Greybear	Mckinney	TX	75070	US	2020-07-07
Grant Pinson	Tecumseh	MI	49286	US	2020-07-07
billie wery	Wyandotte	MI	48192	US	2020-07-07
Alexandria Mcduffey	Wyandotte	MI	48192	US	2020-07-07
Jacob Desrosiers	Wyandotte	MI	48192	US	2020-07-07
Rachelle Whorley	Wyandotte	MI	48192	US	2020-07-07
Angela Harbin	Wyandotte	MI	48192	US	2020-07-07
Genevieve Kozak	Jamaica	""	11439	US	2020-07-07
Emily Justusson	Wyandotte	MI	48192	US	2020-07-07
Briana Daggett	Wyandotte	MI	48192	US	2020-07-07
Laura Kowalski	Wyandotte	MI	48192	US	2020-07-07
patricia bondy	Detroit	MI	48227	US	2020-07-07
MICHELLE VANMARTER	Wyandotte	MI	48192	US	2020-07-07

Elaine Suchy	Wyandotte	MI	48192	US	2020-07-07
Julie McKenzie	Trenton	MI	48183	US	2020-07-07
Patrick Rusha	Wyandotte	MI	48192	US	2020-07-07
Deborah Maciag	Wyandotte	MI	48192	US	2020-07-07
elizabeth welker	spokane	""	99212	US	2020-07-07
Sarah Policht	Wyandotte	""	48192	US	2020-07-07
Dawn Mihalyfi	Wyandotte	MI	48192	US	2020-07-07
Yudit Zuniga	San Antonio	""	78223	US	2020-07-07
Maura Mitchelson	Leawood	""	66206	US	2020-07-07
Azat Azadov	Independence	""	67301	US	2020-07-07
Savannah Kerkes	Macomb	MI	48044	US	2020-07-07
Fatima Sanchez	Jeronimo	Sacramento	""	95835	US 2020-07-07
Roberta Ferrell	Wyandotte	MI	48192	US	2020-07-07
Lori Szpondowski	Wyandotte	MI	48192	US	2020-07-07
Roslynn Hammond	Saint Clair shores	MI	48084	US	2020-07-07
Sarah Manhood	Taylor	MI	48180	US	2020-07-07
Robert Parent	Ypsilanti	MI	48198	US	2020-07-07
Zulayho Nur	Forest Hills	""	11375	US	2020-07-07
Collette Snyder	Lincoln Park	MI	48146	US	2020-07-07
Sierra Smith	Coventry	""	02816	US	2020-07-07
Victoria Cholette	Wyandotte	MI	48192	US	2020-07-07
Ken Cunningham	Wyandotte	MI	48192	US	2020-07-07
Jonashia G Austin	""	77078	US	2020-07-07	
Shannon Mahoney	Byram NJ	07871	US	2020-07-07	
Emily Kazibutowski	Houston	""	77070	US	2020-07-07
Jason Toth	Wyandotte	MI	48192	US	2020-07-07
Stacey Sneed	Wyandotte	""	48192	US	2020-07-07
Danielle Kale	Wyandotte	MI	48192	US	2020-07-07
Jamal Siyaj	Wyandotte	MI	48192	US	2020-07-07
Brigit Tennant	Wyandotte	MI	48192	US	2020-07-07
Carolina Gibbons	Wyandotte	MI	48192	US	2020-07-07
Cindy Tarjeft	Wyandotte	MI	48192	US	2020-07-07
Jessica Chelar	Wyandotte	MI	48192	US	2020-07-07
Melissa Morgan	Wyandotte	MI	48192	US	2020-07-07
Catalin Vaduva	Wyandotte	MI	48192	US	2020-07-07
Vinh Mai	West Chester	OH	45069	US	2020-07-07
C H seattle	""	98101	US	2020-07-07	
Crystal Carr	Trenton	MI	48183	US	2020-07-07
Chris Zimmer	Wyandotte	MI	48192	US	2020-07-07
Falyne Farrar	Fort Worth	""	76106	US	2020-07-07
Roberta Boileau	Wyandotte	MI	48192	US	2020-07-07
Andrew Nickeson	Grinnell	""	50112	US	2020-07-07
Marisol Villarreal	Houston	""	77026	US	2020-07-07
Alexandra Hughes	Wyandotte	MI	48192	US	2020-07-07
Eme Miller	Fort Wayne	""	46807	US	2020-07-07
Krista Zimmerman	Dearborn	MI	48126	US	2020-07-07
Crystal Bryant	Akron OH	44304	US	2020-07-07	
Christina Seltzer	Trenton	MI	48183	US	2020-07-07
Tabitha Markiewicz	Wyandotte	MI	48192	US	2020-07-07
Justin Daugherty	Wyandotte	MI	48192	US	2020-07-07
Scottie Stamper	Wyandotte	MI	48192	US	2020-07-07
Melique Martin	Wyandotte	MI	48192	US	2020-07-07

Delilah Terry-Jordan	Wyandotte	MI	48192	US	2020-07-07
Dylan Hanik	Eastpointe	MI	48021	US	2020-07-07
Madonna Farnsworth	Wyandotte	MI	48192	US	2020-07-07
Timothy Zaddach	Dearborn	MI	48124	US	2020-07-07
Johanna Beuerle	" "	" "	US	2020-07-07	
Kenneth Smith	Wyandotte	MI	48192	US	2020-07-07
Robea Elsayed	Roverview	" "	48193	US	2020-07-07
Eva Davies Porter	" "	77365	US	2020-07-07	
Karla Ring Caledonia	MI	49316	US	2020-07-07	
Susan Thorne	Wyandotte	MI	48192	US	2020-07-07
Ashley Nowak	Allen Park	MI	48101	US	2020-07-07
Michael Sulkowski	Denver	CO	80220	US	2020-07-07
Cheryl lozon	Wyandotte	MI	48192	US	2020-07-07
Brandon Pauley	Southgate	MI	48195	US	2020-07-07
Zachary Messina	Lake Orion	MI	48359	US	2020-07-07
Alicia Miller	Dearborn	MI	48124	US	2020-07-07
james harris	Wyandotte	MI	48192	US	2020-07-07
Kaytlyn Tomassi	Wyandotte	MI	48192	US	2020-07-07
Ryan Pepke Eaton	Rapids	MI	48827	US	2020-07-07
Catherine Douglas	Wyandotte	MI	48192	US	2020-07-07
Kristin Markiewicz	Detroit	MI	48227	US	2020-07-07
Marie Marleau	Wyandotte	MI	48192	US	2020-07-07
Angela Marleau	Wyandotte	MI	48192	US	2020-07-07
Amy Y Berkeley	" "	94704	US	2020-07-07	
Rachel Carlson	Schaumburg	" "	60194	US	2020-07-07
Angelica Tarango	Tyler	" "	75701	US	2020-07-07
Dale Marleau	Wyandotte	MI	48192	US	2020-07-07
Rebecca Hartwig	Auburn Hills	" "	48326	US	2020-07-07
Jennie Kim North	Bergen	" "	07047	US	2020-07-07
Robin Chihan	Wyandotte	MI	48192	US	2020-07-07
Jennifer Powers	Romulus	MI	48174	US	2020-07-07
James Lombard	Wyandotte	MI	48192	US	2020-07-07
Paula Schwonek	Sheboygan	" "	53081	US	2020-07-07
Nikki Sheldon	Wyandotte	MI	48192	US	2020-07-07
Ashley Bacon	Trenton	MI	48183	US	2020-07-07
Amy Jerome Taylor	MI	48180	US	2020-07-07	
Cameron Lindstrom	Wyandotte	MI	48192	US	2020-07-07
Denise Brown	Altamonte Springs	FL	80233	US	2020-07-07
Linda Burnett	Wyandotte	MI	48192	US	2020-07-07
Vanrssia Johnson	Wyandotte	MI	48192	US	2020-07-07
farrah sharpe	Three Rivers	" "	49093	US	2020-07-07
Anthony Gasiewski	Wyandotte	MI	48192	US	2020-07-07
Catherine Passano	Passano	Arlington	" "	76018	US 2020-07-07
Kieu Tran	Newnan	" "	30263	US	2020-07-07
Marcella Miller	Alpena	MI	40707	US	2020-07-07
Anna Morris	Summerville	" "	29485	US	2020-07-07
Calvin Ngo	Macomb	" "	48044	US	2020-07-07
Valeria Rubi Plazola	Del Valle	" "	78617	US	2020-07-07
Lizzy Schlappi	Grand Rapids	" "	49503	US	2020-07-07
makayla ramos	chittenango	" "	13037	US	2020-07-08
kelly powell	Wyandotte	MI	48192	US	2020-07-08
Michael Faiman	Detroit	MI	48202	US	2020-07-08

Sarah Rosenthal	Trenton	MI	48183	US	2020-07-08
Annika Jaglan	Ann Arbor	"	48103	US	2020-07-08
Ronnie Tesch	American Fork	"	84003	US	2020-07-08
Lise Corby Wyandotte	MI	48192	US		2020-07-08
Brandon Allen	Wyandotte	MI	48192	US	2020-07-08
Aiko Rodriguez	San Fransisco	"	94541	US	2020-07-08
Donny Swanson	Trenton	MI	48183	US	2020-07-08
Americus Willy	Yakima	"	98902	US	2020-07-08
Christle Wittig	York	"	17404	US	2020-07-08
Shawn Stepp	Wyandotte	MI	48192	US	2020-07-08
Michelle Edwards	Wyandotte	MI	48192	US	2020-07-08
Izzy Cortese	Denver	CO	80231	US	2020-07-08
Noah Haener	River Rouge	MI	48218	US	2020-07-08
Ashley Mukhtar	Warren	MI	48091	US	2020-07-08
Noora AlQazzazee	Sterling Heights	"	48313	US	2020-07-08
Ryan Cheek	Wilmington	"	28409	US	2020-07-08
Richard Parker	Santee	"	92071	US	2020-07-08
Shakayla Thomas	Compton	"	90220	US	2020-07-08
Stephanie Hernandez	La Crosse	"	23950	US	2020-07-08
Lisbet Diaz	Dallas	"	75208	US	2020-07-08
hayden .	Charlotte	"	28270	US	2020-07-08
Ava Boisseau	Frankfort	"	40601	US	2020-07-08
Kathleen Slack	Wyandotte	MI	48192	US	2020-07-08
Kimberly Walter	Woodhaven	MI	48183	US	2020-07-08
Rachel Fox	Wyandotte	MI	48192	US	2020-07-08
Daniel Fay	Wyandotte	MI	49192	US	2020-07-08
Sylwia Matyszezwska	Wyandotte	MI	48192	US	2020-07-08
Emily Chihan	Wyandotte	MI	48192	US	2020-07-08
James Preston	Voluntown	CT	06384	US	2020-07-08
Lori Hall	Wyandotte	MI	48192	US	2020-07-08
Nicole Vallie	Wyandotte	MI	48192	US	2020-07-08
mike macken	Hinsdale	IL	60521	US	2020-07-08
Michelle Lenard	Wyandotte	MI	48192	US	2020-07-08
THOMAS GRANT	Wyandotte	MI	48192	US	2020-07-08
Karen Nelson	Wyandotte	MI	48192	US	2020-07-08
Ariana Grefke	Wyandotte	MI	48192	US	2020-07-08
Megan Ynclan	Wyandotte	MI	48192	US	2020-07-08
Mary Lollini	Wyandotte	MI	48192	US	2020-07-08
Ryan Boik	Trenton	MI	48183	US	2020-07-08
Ashley Davis	Lincoln Park	MI	48146	US	2020-07-08
Helen Therrian	Wyandotte	MI	48192	US	2020-07-08
Maria McDonald	Southgate	MI	48195	US	2020-07-08
Amber Turgeon	Wyandotte	MI	48192	US	2020-07-08
Annette Vargo	Wyandotte	MI	48192	US	2020-07-08
Justin Dyess	Alpena	"	49707	US	2020-07-08
Patti Strong	Wyandotte	MI	48192	US	2020-07-08
Heracleo Leones	Southgate	MI	48195	US	2020-07-08
Kenneth Frederick	Wyandotte	MI	48192	US	2020-07-08
yvette cronce	Taylor	MI	48180	US	2020-07-08
Kristyn Oliver	Wyandotte	MI	48192	US	2020-07-08
Loretta Dakin	Trenton	MI	48183	US	2020-07-09
Carlie Frederick	Wyanottr	MI	48192	US	2020-07-09

Kimberly Glines	Romulus	MI	48174	US	2020-07-09
Ronda McDonald	Jacksonville Beach	FL	32250	US	2020-07-09
Cynthia Smith	Detroit	MI	48223	US	2020-07-09
Theresa Holbrook	Lincoln Park	MI	48146-1448	US	2020-07-09
Amy St onge	Taylor	MI	48180	US	2020-07-09
Melissa Milbocker	New Boston	MI	48164	US	2020-07-09
Richard Rockershausen	Naperville	IL	60540	US	2020-07-09
Ambra Girolomo	Lincoln Park	MI	48146	US	2020-07-09
Sarah Schram	Wyandotte	MI	48192	US	2020-07-09
Chris Butler	Powder Springs	GA	30127	US	2020-07-09
Amanda Brown	Dumas TX	79020	US		2020-07-09
Katherine Savino	Wyandotte	MI	48192	US	2020-07-09
Dollie Tackett	Southgate	MI	48195	US	2020-07-09
Elizabeth Lee	Lincoln Park	" "	48146	US	2020-07-09
Max Blackwell	West Valley City	UT	84128	US	2020-07-09
Carl Schram	Wyandotte	" "	48192	US	2020-07-09
Brenda Miracle	Farmington	MI	48336	US	2020-07-09
Moore Linda	Lincoln Park	MI	48146	US	2020-07-09
Diana Novicki	New Boston	MI	48164	US	2020-07-09
Mack Pinson	Harlingen	TX	78552	US	2020-07-09
Laura Demmer	Detroit	MI	48228	US	2020-07-09
Nikola Pando	Plymouth	" "	48170	US	2020-07-09
Holly Hurd	Wyandotte	MI	48192	US	2020-07-09
Alyssa Dunn	Weidman	" "	48893	US	2020-07-09
Felicitey Willard	Tullahoma	TN	37388	US	2020-07-09
Janine Lajavic	Wyandotte	" "	48192	US	2020-07-09
Kevin keith	Wyandotte	MI	48192	US	2020-07-09
Jessica Fallert	Wyandotte	MI	48192	US	2020-07-09
Jessica Foley	Wyandotte	MI	48192	US	2020-07-09
Cameron Grossmann	Maybee	MI	48159	US	2020-07-09
Jessica Martin	Wyandotte	MI	48192	US	2020-07-09
Jordan Gerhardi	Wyandotte	MI	48192	US	2020-07-09
Mark Piccoli	Wyandotte	MI	48192	US	2020-07-09
Tim Harbin	Grand Rapids	MI	49525	US	2020-07-09
Mckenzie Potasnik	Wyandotte	MI	48192	US	2020-07-09
Kathryn Jakubowski	Wyandotte	MI	48192-5046	US	2020-07-09
Michael Doute	Wyandotte	MI	48192	US	2020-07-09
Ron Chadwick	Wyandotte	MI	48192	US	2020-07-09
Loretta Persello	Riverview	MI	48193	US	2020-07-09
Nancy Swartzbaugh	Walled Lake	MI	48390	US	2020-07-09
Debra Sarnacki	Wyandotte	MI	48192	US	2020-07-09
Hannah Sarnacki	Royal Oak	MI	48067	US	2020-07-09
Brent Thibault	River Rouge	MI	48218	US	2020-07-09
Eric Bolek jr	Lincoln Park	MI	48146	US	2020-07-09
Sara Demmer	Wyandotte	" "	48192	US	2020-07-09
Karen Slotka	Melvindale	MI	48122	US	2020-07-10
Molly mccandless	Detroit	MI	48192	US	2020-07-10
Nicholas McCandless	Wyandotte	MI	48192	US	2020-07-10
nikki rojewski	Livonia	MI	48154	US	2020-07-10
Eric Bolek Monroe	MI	48161	US		2020-07-10
Amanda Baker	Taylor	MI	48180	US	2020-07-10
Jocelyn Bolek	Monroe	MI	48161	US	2020-07-10

Danielle Warren	Wyandotte	MI	48192	US	2020-07-10
Joan Bolek	Westland	MI	48185	US	2020-07-10
kim starman	Southgate	MI	48195	US	2020-07-10
john hayslip	Wyandotte	""	48192	US	2020-07-10
Joseph Warren	South Haven	MI	49090	US	2020-07-10
Charlotte Sarnacki	Wyandotte	MI	48192	US	2020-07-10
elizabeth hileman	wyandotte	MI	48183	US	2020-07-10
Ashlynn Bolek	Taylor	MI	48180	US	2020-07-10
jacob mitchell	Ypsilanti	MI	48198	US	2020-07-10
Kim Johnson	Hartland	MI	48843	US	2020-07-10
Elizabeth Thompson	Wyandotte	MI	48192	US	2020-07-10
Lindsey Neff	Hazel Park	MI	48030	US	2020-07-10
Jordan Elmore	Lincoln Park	MI	48146	US	2020-07-10
Shelby Brincat	Monroe	MI	48161	US	2020-07-10
Mike Pacteles	Wyandotte	MI	48192	US	2020-07-10
Tonya Beausejour	Wyandotte	MI	48192	US	2020-07-10
Kyle Mcininch	Wyandotte	MI	48182	US	2020-07-10
Carrie Warren	Wyandotte	MI	48192	US	2020-07-10
Robert Sarnacki	Wyandotte	MI	48192	US	2020-07-10
Darla Padgett	Plano	""	75074	US	2020-07-10
Lindsey Smith	Waterford	MI	48328	US	2020-07-10
Madysen Liedel	Taylor	MI	48180	US	2020-07-10
Stephanie Mason	Detroit	MI	48209	US	2020-07-11
Alicia Snyder	Wyandotte	MI	48192	US	2020-07-11
Alyssa Marlow	Wyandotte	MI	48192	US	2020-07-11
Ivan Sancen	Allen Park	MI	48101	US	2020-07-11
Miriam Garcia	Detroit	MI	48209	US	2020-07-11
Lynette Golowic	Wyandotte	MI	48192	US	2020-07-11
Amy Holbrook	Taylor	MI	48180	US	2020-07-11
Tiffany Allotta	San Antonio	""	78250	US	2020-07-11
Adam Thomas	Wyandotte	MI	48192	US	2020-07-12
Ryan Regan Lansing	MI	48917	US	2020-07-12	
Kylie Magyar	Trenton	MI	48183	US	2020-07-12
Marissa Fritz	Elkridge	MD	21075	US	2020-07-12
Jon Sawmiller	Taylor	""	48180	US	2020-07-12
Geraldine Chadwick	Wyandotte	MI	48192	US	2020-07-12
Ashley Miscuk	Dundee	MI	48131	US	2020-07-12
Stephani Hrabnicky	Wyandotte	MI	48192	US	2020-07-13
Michell Mullins	Wyandotte	MI	48192	US	2020-07-13
Marie Gibbons	Wyandotte	MI	48192	US	2020-07-13
Christy Berry	Quincy	MI	49082	US	2020-07-13
PATRICK MORITZ	Detroit	MI	48219	US	2020-07-13
Carolyn Humble	Ann Arbor	MI	48103	US	2020-07-13
Holly Rice Pinckney	MI	48169	US	2020-07-13	
Maureen Cruz	Salt Lake City	""	84119	US	2020-07-13
Eric Scanland	Detroit	MI	48227	US	2020-07-14
Erica McClain	Wyandotte	MI	48192	US	2020-07-15
Bonnie Rybinski	Garden City	MI	48135	US	2020-07-15
Bibiana Seng	State College	""	16801	US	2020-07-15
J P O	""	74055	US	2020-07-16	
S Lambert	Peoria	""	85382	US	2020-07-16
Kathryn Young	Livonia	MI	48154	US	2020-07-17



Clisha Zamorski	Dearborn	MI	48124	US	2020-07-17
Olivia Donahue	Allen Park	MI	48101	US	2020-07-17
Bill Wolske	Wyandotte	MI	48192	US	2020-07-17
Heather Bondie	" "	" "	" "	US	2020-07-17
Marshall macdonald	Wyandotte	MI	48192	US	2020-07-17
PETER ZUK	WYANDOTTE	MI	48192	US	2020-07-17
Aaron Sikes	Wyandotte	MI	48192	US	2020-07-17
Megan Curry	Wyandotte	MI	48192	US	2020-07-17
Richard Smith	Wyandotte	MI	48192	US	2020-07-17
Jacob Thorington	Wyandotte	MI	48192	US	2020-07-17
Geri Olson	Wyandotte	" "	" "	US	2020-07-17
Marc Buchko	Grosse Pointe Farms	MI	48236	US	2020-07-17
Cynthia Collins	Wyandotte	MI	48192	US	2020-07-17
Sylvia Kastler	Wyandotte	MI	48192	US	2020-07-17
Heather Anthony	Wyandotte	MI	48192	US	2020-07-17
chelsea malewski	Trenton	MI	48183	US	2020-07-17
Brandy Runt	Wyandotte	MI	48192	US	2020-07-17
Matt Nowicki	Southgate	MI	48195	US	2020-07-17
Courtney Thorington	Wyandotte	" "	48192	US	2020-07-17
Samantha Elliott	Wyandotte	MI	48192	US	2020-07-17
Alex Curry	Wyandotte	MI	48192	US	2020-07-17
T Pauli	Lincoln Park	MI	48146	US	2020-07-17
Ashley Poloski	Troy	MI	48084	US	2020-07-17
Crystal Mackey	Wyandotte	MI	48192	US	2020-07-17
Madisyn Claud	Hendersonville	NC	28739	US	2020-07-17
Jessica Belcher	Detroit	MI	48228	US	2020-07-17
Alexandria Kish	Trenton	MI	48183	US	2020-07-17
Cordrey Ancheta	Wyandotte	MI	48192	US	2020-07-17
Jessica Joy	Wyandotte	MI	48192	US	2020-07-17
Ellen Hoffman	Dearborn Heights	MI	48125	US	2020-07-17
Kala Swartout	" "	" "	" "	US	2020-07-17
Sela Scott	Wyandotte	MI	48192	US	2020-07-17
Shirley Washburn	Monroe	MI	48162	US	2020-07-17
Steven Grill	Plymouth	MI	48170	US	2020-07-17
Kelly Salmon	Wyandotte	MI	48192	US	2020-07-17
James Yoemans	Wyandotte	MI	48192	US	2020-07-17
Jonathan Lynch	Detroit	MI	48219	US	2020-07-17
Allison Clarkson	Wyandotte	MI	48192	US	2020-07-17
Sean Luttrell	Wyandotte	MI	48192	US	2020-07-17
Allison Krolicki	Woodhaven	MI	48183	US	2020-07-17
Grant P	Grand Rapids	MI	49525	US	2020-07-17
Samantha Gorman	Wyandotte	MI	48192	US	2020-07-17
Rachel Jones	Wyandotte	MI	48192	US	2020-07-17
Jordan Gilman	Dearborn Heights	MI	48125	US	2020-07-17
Marissa Ramirez	Wyandotte	MI	48192	US	2020-07-17
Denise Cantrell	Wixom	MI	48393	US	2020-07-17
Jennifer Pawelczyk	Wyandotte	MI	48192	US	2020-07-17
Megan Langford	Howell	MI	48855	US	2020-07-17
Carol Chandler	Lincoln Park	MI	48146	US	2020-07-17
John Scott	Wyandotte	MI	48192	US	2020-07-17
Haley Smith	Detroit	MI	48195	US	2020-07-17
Quincy Ward	Wyandotte	MI	48192	US	2020-07-17

Teresa Clark	Trenton	MI	48183 US	2020-07-17
joann hedger	wyandotte	MI	48192 US	2020-07-17
Brett Wendel	Wyandotte	MI	48192 US	2020-07-17
Abigail blumberg	Wyandotte	MI	48192 US	2020-07-18
Joseph Bono	Wyandotte	MI	48192 US	2020-07-18
Amy Schaffer	Wyandotte	MI	48192 US	2020-07-18
Julianne Madary	Detroit	MI	48229 US	2020-07-18
Rob Pratt	Wyandotte	MI	48192 US	2020-07-18
Melanie Stuck	Detroit	MI	48219 US	2020-07-18
Joe Crawford	Trenton	MI	48183 US	2020-07-18
Denise Knapp	Wyandotte	MI	48192 US	2020-07-18
Ashley Therrian	Wyandotte	MI	48192 US	2020-07-18
Karen Polaski	Wyandotte	MI	48192 US	2020-07-18
Elizabeth Vincent	Wyandotte	MI	48192 US	2020-07-18
Marie Sassin	Muscle Shoals	AL	35661 US	2020-07-18
Alex Bearden	Wyandotte michigan	MI	48192 US	2020-07-18
Ashley Kerrick	Wyandotte	MI	48192 US	2020-07-18
Barbara Salinas	Detroit	MI	48235 US	2020-07-18
Lauryn Lessel	Wyandotte	MI	48192 US	2020-07-18
Emily Kurylo	Wyandotte	MI	48192 US	2020-07-18
Tiffanie Farmer	Wyandotte	MI	48192 US	2020-07-18
Erin Rushford	Redford Charter Township	MI	48239 US	2020-07-18
Mary Curry	Wyandotte	MI	48192 US	2020-07-18
Sarah Grogg	Wyandotte	MI	48192 US	2020-07-18
Heidi Minnick	Wyandotte	MI	48192 US	2020-07-18
Jennifer Harper	Wyandotte	MI	48192 US	2020-07-18
Yvonne Boyles	Wyandotte	MI	48192 US	2020-07-18
Richard Klaiss Jr	Wyandotte	MI	48192 US	2020-07-18
Stacy Honeycutt	Wyandotte	MI	48192 US	2020-07-18
Carly Maiani	Wyandotte	MI	48192 US	2020-07-18
Megan Pinson	Southgate	MI	48195 US	2020-07-18
Zarah Duncan	Wyandotte	MI	48192 US	2020-07-18
Stephanie Holsinger	Wyandotte	MI	48192 US	2020-07-18
Rose fetner	Dearborn Heights	MI	48125 US	2020-07-18
Susan Wissman	Wyandotte	MI	48192 US	2020-07-18
Lorena Baran	Wyandotte	MI	48192 US	2020-07-18
David Tomasovitch	Wyandotte	MI	48192 US	2020-07-18
Gay Milz	Auburn	"" ""	US	2020-07-18
Annie ellis	Wyandotte	MI	48192 US	2020-07-18
George Kilander	"" ""	""	US	2020-07-18
Alissa Stern	Chicago	IL	60651 US	2020-07-18
Cathy Wilson	Wyandotte	MI	48192 US	2020-07-18
Christopher Matfey	Howell	MI	48843 US	2020-07-18
Laura Klym West	Bloomfield	MI	48322 US	2020-07-18
Arvena Shults	Wyandotte	MI	48192 US	2020-07-18
Amanda Baker	Wyandotte	MI	48192 US	2020-07-18
Tara Matfey	Ann Arbor	MI	48104 US	2020-07-18
Keith Frasier	Wyandotte	MI	48192 US	2020-07-18
Aubrey Collins	Grosse ile	MI	48138 US	2020-07-18
Loriann Tomasovitch	Wyandotte	MI	48192 US	2020-07-18
Sheri Giorio	Wyandotte	MI	48192 US	2020-07-18
Sean Finegan	Wyandotte	MI	48192 US	2020-07-18

Edward Kelley	Detroit	MI	48209	US	2020-07-18
Raven Climie	Detroit	MI	48227	US	2020-07-18
Kevin Parish	West Lafayette	IN	47906	US	2020-07-18
Danielle Finegan	Wyandotte	MI	48192	US	2020-07-18
Renee Bojanowski	Wyandotte	MI	48192	US	2020-07-18
Scout Riddle	Wyandotte	MI	48192	US	2020-07-18
Maureen Sobel	New Britain	CT	06051	US	2020-07-18
Justin beard	Wyandotte	MI	48192	US	2020-07-18
Rachael Bowdler	Taylor	MI	48180	US	2020-07-18
Zack Persondek	Waterford	MI	48328	US	2020-07-18
Dot Parish	Fairhope	AL	36532	US	2020-07-18
crystal march	Newport	MI	48166	US	2020-07-18
Amelia Yacko	Fort Lauderdale	FL	33317	US	2020-07-18
Josh Kozmor	Wyandotte	MI	48192	US	2020-07-18
Mary Herrick	Wixom	MI	48393	US	2020-07-18
Esmeraldas Orozco	Riverside	"	92503	US	2020-07-18
Andrew May Pullmam		MI	49450	US	2020-07-18
Ryan Klosowski	Grosse Ile	MI	48138	US	2020-07-18
Odessa Aldrich	Perkasie	"	18944	US	2020-07-18
Caitlynn Morris	Romulus	MI	48174	US	2020-07-18
Samantha Neubacher	"	MI	"	US	2020-07-18
?? ???	Rensselaer	"	12144	US	2020-07-19
Dawn Sims	Fairhope	AL	36532	US	2020-07-19
Riley Finn	Northville	MI	48167	US	2020-07-19
Clarissa Soto	Egg Harbor Township	"	08234	US	2020-07-19
Mohammed abugare	Washington	"	20009	US	2020-07-19
Marie Kuciemba	Akron	OH	44304	US	2020-07-19
Kris Rostkowski	Wyandotte	MI	48192	US	2020-07-19
Kathy Lanie	West Lafayette	IN	47906	US	2020-07-19
Tabatha Vinson	Wyandotte	MI	48192	US	2020-07-19
Bryan Vinson	Trenton	MI	48183	US	2020-07-19
Heather Vinson	Kalamazoo	MI	49009	US	2020-07-19
Alyssa Marquez	Almont	MI	48003	US	2020-07-19
Amanda Antieau	Wyandotte	MI	48192	US	2020-07-19
Adrienne Wallace-Povirk	Wyandotte	MI	48192	US	2020-07-19
Brittany Bonnici	Wyandotte	MI	48192	US	2020-07-19
Rosalyn Manzanarez	Lincoln Park	MI	48146	US	2020-07-19
Jenifer Lopez	Wyandotte	MI	48192	US	2020-07-19
Sofia Stepan	Ventura	"	93001	US	2020-07-19
Alyssa Yost	"	"	"	US	2020-07-20
Anthony Palazzolo	Wyandotte	MI	48192	US	2020-07-20
sherri hodes	Phoenix	"	85051	US	2020-07-20
Katharine Hollis	Terrell	"	75160	US	2020-07-20
Florence Khalil	Mooresville	NC	28115	US	2020-07-20
Janice Riley	Wyandotte	MI	48192	US	2020-07-20
Corinna Hall	Wyandotte	MI	48192	US	2020-07-20
Brittny Miles	Grosse ile	MI	48138	US	2020-07-20
emylyn edora	Dickinson	"	58601	US	2020-07-20
Gabby Kelly	Akron	OH	48192	US	2020-07-20
Ryan Miles	Wyandotte	MI	49546	US	2020-07-20
Lisa Alamo Monroe		MI	48162	US	2020-07-20
Bill Bohiem	Ada	MI	49301	US	2020-07-20

Steven Kowalewski	Flat Rock	MI	48134	US	2020-07-20
Alexis Rickrode	Denver	CO	80239	US	2020-07-20
Mark Stauch	Wyandotte	MI	48192	US	2020-07-21
Mark Hurliman	Wyandotte	MI	48192	US	2020-07-21
Matthew Mcmann	Byron Center	MI	49315	US	2020-07-21
April Bourasaw	Detroit	MI	48228	US	2020-07-21
marianna evola	southgate	MI	48195	US	2020-07-21
Paul Chinchak	Wyandotte	MI	48192	US	2020-07-21
Nereyda Garcia	Wellington	"	33414	US	2020-07-21
Upneet Kaur	Bellingham	"	98229	US	2020-07-21
Jenny Candela	South Lyon	MI	48178	US	2020-07-21
Blade Miles	Lake Odessa	MI	48849	US	2020-07-22
Brenda Roekle	Grosse ile	MI	48138	US	2020-07-22
Aidan Dugan	Oneonta	"	13820	US	2020-07-22
Lamarr Rhoades	" AL	"	US	2020-07-22	
Josh Rose	Allen Park	MI	48101	US	2020-07-22
Trevor Kerkes	Belleville	MI	48111	US	2020-07-22
Ashley Wood	Fairhope	AL	36532	US	2020-07-22
Colton Farquhar	Fairhope	AL	36532	US	2020-07-22
April Barreau	Martin	FL	34997	US	2020-07-22
Gloria Aman	Asheville	"	28801	US	2020-07-22
Stephen Lucero	Houston	"	77024	US	2020-07-22
Tanya Maria Senyszyn-Napoli	Elkridge	"	21075	US	2020-07-23
Michelle Bremner	Charlotte	"	28213	US	2020-07-23
Sean Burns West	Des Moines	"	50266	US	2020-07-23
Mason Smith	Columbus	"	31904	US	2020-07-23
Angela Ramirez	Hoffman Estates	"	60169	US	2020-07-23
Linda Molek	Wyandotte	MI	48192	US	2020-07-23
Josie Boice	Warren	"	48091	US	2020-07-23
Jammie Molina	Zion	"	60099	US	2020-07-23
Michele Zimmer	Saint Peters	"	63376	US	2020-07-23

**RESOLUTION**

Item Number: #8  
Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 9**

**ITEM: 100 Maple: Commercial Facilities Exemption Certificate**

**PRESENTER:** Joe Gruber, DDA Director

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:**

Attached is the application of Ron Thomas, Rise Above Ventures, for a Commercial Facilities Exemption Certificate (CFEC) for a Restoration Project for the property at 100 Maple. The Council previously approved establishing Commercial Redevelopment District No. 17 for the project on May 4, 2020.

In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on July 27, 2020, to consider the application for a restoration project. Public notice was provided to the general public via the News Herald, and a public notice was mailed to the applicant, the assessor, and a representative of each of the affected taxing jurisdictions. The application provides detailed information regarding the proposed use, construction activities, estimated costs, a construction time schedule, and the economic advantages expected from the project. As noted in the application, construction costs for the commercial portion of the project are estimated at approximately \$1.5 million, and the residential portion at approximately \$500,000, for a total project cost of approximately \$2,000,000, not including property acquisition. The CFEC will only apply to the commercial portions of the property at 3040, 3056, and 3058 – 1<sup>st</sup> Street, and will exclude the residential portions to be developed on the second floor of 3056 and 3058 – 1<sup>st</sup> Street. The developer intends to apply for a Neighborhood Enterprise Zone (NEZ) exemption certificate for the residential portions of the development.

**STRATEGIC PLAN/GOALS:**

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

Further, as stated in the DDA's Mission Statement, "The Wyandotte Downtown Development Authority shall initiate and coordinate downtown development through design, business recruitment, promotion and the effective use of private and public space for an attractive,

festive downtown atmosphere.”

**ACTION REQUESTED:** The DDA Director is requesting the Mayor and City Council to approve the attached resolution approving the application for a Commercial Facilities Exemption Certificate (CFEC) for a Restoration Project for 12 years after completion of the project.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:**

If the Certificate is approved, a tax known as the Commercial Facilities Tax would be levied upon the commercial portion of the buildings for 1-12 years after the completion of construction, with the actual duration to be determined by the City Council. To summarize, a CFEC for a restoration project encourages redeveloping commercial property in a qualified downtown revitalization district by freezing the taxable value of the building(s), at its value prior to restoration (known as its “pre-rehabilitation taxable value”), therefore exempting the new investment from local taxes and state school taxes (the State Education Tax and Local School Operating ) for a period not to exceed 12 years after the completion of construction. The exemption would not apply to the taxable value of the residential portion of the buildings to be developed on the second floor of the buildings at 3056 and 3058 -1<sup>st</sup> Street, land or personal property, because they cannot be abated under this Act. Because said property was owned by the City of Wyandotte at the end of 2019 and the property was exempt from taxes, there was no taxable value assigned for the property for 2020; consequently, the City’s Assessing Department will determine a separate “pre-rehabilitation taxable value” for the commercial portion and the residential portion of the buildings, and provide the value of the commercial portion in the CFEC Application.

**IMPLEMENTATION PLAN:**

DDA Director, City Administrator, and City Assessor to administer the Commercial Redevelopment Act, Public Act 255 of 1978 Act, as amended, for any applications submitted for a Commercial Facilities Exemption Certificate (CFEC) in the Commercial Redevelopment District (CRD).

**LIST OF ATTACHMENTS:**

1. 5% Letter 100 Maple CFEC
2. CFEC 100 Maple\_Completed Application and Receipt
3. CFEC Cert\_100 Maple\_Wyan\_Restoration Project\_Revised-July.22.2020
4. CRD and CFEC List\_Wyandotte\_2020.June.2
5. CFEC\_Commercial-Redevelopment-Act-PA-255\_scan\_2017

## **RESOLUTION**

Item Number: #9  
Date: July 27, 2020

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

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 - 1<sup>st</sup> 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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
	<b>Alderman</b>	
	<b>Calvin</b>	
	<b>DeSana</b>	
	<b>Maiani</b>	
	<b>Sabuda</b>	
	<b>Schultz</b>	

**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



**MAYOR PRO TEMPORE**  
Robert A. DeSana

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

**OFFICE OF ASSESSING**

July 15, 2020

The Honorable Mayor Pro Tempore Robert A DeSana  
and Members of the City Council  
3200 Biddle Ave  
Wyandotte MI 48192

RE: CFEC application for 100 Maple  
(3040 1<sup>st</sup>, 3056 1<sup>st</sup>, 3058 1<sup>st</sup>)

Dear Honorable Mayor Pro Tempore and City Council.

I have received a copy of the application for a Commercial Facility Tax Exemption Certificate for the property commonly known as 100 Maple. Please note the granting of this certificate along with the exemption certificates already exempted will not exceed five percent (5%) of the total State Equalized Value of the 2020 Assessment Roll.

2020 SEV of Special Acts Roll = 14,876,000 / 2020 SEV Ad Valorem Roll = 736,537,400 = 2.02%

Should you have any questions please contact the undersigned.

Sincerely,

Eric Dunlap  
Certifying Assessor  
MMAO

cc: Joseph K Gruber  
Todd A Drysdale  
Joseph M Voszatka

Ron Thomas  
Rise Above Ventures  
97 Oak, Suite 101  
Wyandotte, MI 48192

June 2, 2020

RECEIVED

JUN - 5 2020

CITY CLERK  
CITY OF WYANDOTTE

2:45pm

The Honorable Mayor Pro Tempore Robert A. DeSana  
And City Council  
3200 Biddle Avenue  
Wyandotte, MI 48192

Re: Application for a Commercial Facilities Exemption Certificate (CFEC) for  
Property at 100 Maple, Wyandotte, MI (also known as 3040-56-58 - 1<sup>st</sup>  
Street)

Dear Mayor and Members of Council:

To assist with the redevelopment of the property at 100 Maple, I'm requesting a Commercial Facilities Exemption Certificate for the three existing buildings.

As noted in the enclosed application, the project consists of building and land improvements at an estimated project cost of \$2,000,000, not including the purchase price of the property. Please see the enclosed application for additional information about the project.

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

Very truly yours,



Ron Thomas  
Rise Above Ventures  
734-752-9308

Enclosure (1) – CFEC Application

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Facilities Exemption Certificate

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

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

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name Ron Thomas, Rise Above Ventures		NAICS or SIC Code 531120 & 531110	
Facility's Street Address 100 Maple (also known as 3040-56-58 - 1st Street)	City Wyandotte	State MI	ZIP Code 48192
Name of City, Township or Village (taxing authority) City of Wyandotte	County County of Wayne	School District Where Facility is Located 82170	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) May 5, 2020	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 12/31/2021		
Estimated Cost of Rehabilitation \$2,000,000	Number of Years Exemption Requested (1-12) 12		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas			
<input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 50	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 10	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Ron Thomas		Telephone Number 734 752 9308	
Fax Number N/A		E-mail Address ron@riseaboveventures.com	
Mailing Address 97 Oak, Suite 101		City Wyandotte	State MI
		ZIP Code 48192	
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.			
I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.			
Signature of Authorized Company Officer (no authorized agents) 		Title Developer	Date 6/5/2020

**PART 4: LGU ASSESSOR CERTIFICATION**

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	<b>Taxable Value</b> (excluding land)	<b>State Equalized Value (SEV)</b> (excluding land)
<b>Building</b>	<i>166,333</i>	<i>166,333</i>

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.

☒ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name) <i>Eric Dunlap</i>	Telephone Number <b>734-324-4510</b>		
Fax Number <b>734-324-4568</b>	E-mail Address <b>assessor@wyan.org</b>		
Mailing Address <b>3200 Biddle Avenue, Suite 200</b>	City <b>Wyandotte</b>	State <b>MI</b>	ZIP Code <b>48192</b>

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature 	Date
-----------------------------------------------------------------------------------------------------------	------

**PART 5: LGU ACTION / CERTIFICATION** (LGU Clerk must complete Part 5)

Action Taken By LGU:

- ☐ Exemption approved for \_\_\_\_\_ years, ending December 30, \_\_\_\_\_ (not to exceed 12 years)
- ☐ Exemption Denied

Date District Established (attach resolution for district) <b>05/4/2020</b>	Local Unit Classification Identification (LUCI) Code <b>82233</b>	School Code <b>82170</b>
Name of Clerk (first and last name) <b>Lawrence S. Stec</b>	Telephone Number <b>734-324-4560</b>	
Fax Number <b>734-556-3131</b>	E-mail Address <b>clerk@wyan.org</b>	
Mailing Address <b>3200 Biddle Avenue, Suite 100</b>	City <b>Wyandotte</b>	State <b>MI</b> ZIP Code <b>48192</b>
LGU Contact Person for Additional Information <b>Joseph Keller Gruber</b>	LGU Contact Person Telephone Number <b>734-324-7298</b>	Fax Number <b>734-556-3131</b>

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.

Clerk's Signature 	Date
----------------------------------------------------------------------------------------------------------	------

If you have questions, need additional information or sample documents, call 517-335-7491 or visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).



CITY OF WYANDOTTE  
3200 BIDDLE AVE  
WYANDOTTE, MI 48192

Received From: RON THOMAS  
Date: 06/05/2020 Time: 3:01:00 PM  
Receipt: 822154  
Cashier: kquartz

CFEC 100 MAPLE

ITEM REFERENCE	AMOUNT
MZ MISC CASH/VARIOUS	
MISC CASH/VARIOUS	\$410.00
TOTAL	\$410.00
CITY CHECK 182	\$410.00
Total Tendered:	\$410.00
Change:	\$0.00

# Instructions for Completing Form 4757

## Application for Commercial Facilities Exemption Certificate

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

### Owner / Applicant Instructions

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

### LGU Assessor Instructions

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

### LGU Clerk Instructions

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

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

## **PART 2: APPLICATION DOCUMENTS**

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

According to a Phase I Site Environmental Assessment (ESA) completed on November 1, 2019, by Applied Environmental (AE Report No. 19-3529PI), the property consists of three (3) separate parcels, that were originally three (3) or more separate buildings. During an unknown year, the buildings were combined into one building. Historically, the site was developed, as late as 1890, with multiple dwellings with connected storefronts including a bakery and saloon. By 1913, the northern parcel structures (approximately 3040 – 1<sup>st</sup> Street and possibly 3056 - 1<sup>st</sup> Street) were razed and the current building was constructed and subsequently occupied by a theatre. By 1933, the southern parcel structures (approximately 3058 – 1<sup>st</sup> Street and possibly 3056 - 1<sup>st</sup> Street) were razed and the current building was constructed with commercial occupants. A permit was issued in 1925 by the City of Wyandotte Building Department to bring the theatre stage to ground level to utilize the northern building for the Wyandotte News printing plant and offices. Multiple local newspapers operated in the rear of the northern building for printing from 1935 to at least 1957. Other historical occupants of the parcels include a conservatory of music (between 1935 and 1974), doctor's offices, beauty shop, appliance store, bank, and attorney's office. Most recently, the combined properties were utilized by Charter One Bank, and then Daly Merritt Insurance. The subject building is currently unoccupied and has been for several years.

According to information provided by the City of Wyandotte's Assessing Records, the subject property is approximately 0.30 acres of land developed with a two-story commercial building totaling approximately 24,174.75 square feet (see breakdown below), with multiple separate basements. The subject property is zoned CBD - Central Business District.

#### Breakdown of Building Size, Floor Area, and Acreage by Address/Parcel

- 3040 - 1<sup>st</sup> Street: First/Ground Floor: 6,500 square feet (50 feet x 130 feet); Second Floor: 6,500 square feet (50 feet x 130 feet); Total = 13,000 square feet. Any basement areas are excluded. Land Area = 0.15 acres
- 3056 - 1<sup>st</sup> Street: First/Ground Floor: 3,097.5 square feet. Front portion consists of 1,272.25 square feet ((22 feet x 35 feet = 770 square feet) + (24.5 feet x 20.5 feet) = 502.25 square feet)); Rear portion consists of 1,825.25 square feet (24.5 feet x 74.5 feet). Second Floor: 1,272.25 square feet ((22 feet x 35 feet = 770 square feet) + (24.5 feet x 20.5 feet = 502.25 square feet)); Total = 4,369.75 square feet. Any basement areas are excluded. Land Area = 0.07 acres
- 3058 - 1<sup>st</sup> Street: First/Ground Floor: 3,402.5 square feet (28 feet x 35 feet = 980 square feet, + 25.5 feet x 95.0 feet = 2,422.5 square feet); Second Floor: 3,402.5 square feet ((28 feet x 35 feet = 980 square feet) + (25.5 feet x 95.0 feet = 2,422.5 square feet)); Total = 6,805 square feet. Any basement areas are excluded. Land Area = 0.08 acres



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

- 3040 - 1<sup>st</sup> Street: Both floors are planned for private and shared office space, conference rooms, mail service and more, tentatively known as "The Offices in Wyandotte," which is a membership-based, cost-effective solution to business space needs. The project will provide professional and flexible working space without the rigidity of a long-term lease or burdensome overhead expenses. Options include (a) private, secure and dedicated office space, (b) occasional use of a private office room, (c) a professional space to meet clients, and (d) use of conference space.
- 3056 - 1<sup>st</sup> Street: The first floor, along with the first floor of the 3058 parcel described below, is planned for a new 70 +/- seat fine dining restaurant called "The Vault On First"; the second floor is planned for two (2) residential apartments, and a Neighborhood Enterprise Zone (NEZ) exemption certificate will be applied for the residential portion. The front portion of this building is two-stories, while the remainder of the building is only one-story.
- 3058 - 1<sup>st</sup> Street: The first floor is planned for "The Vault On First" (described above); the second floor is planned for four (4) or five (5) new residential apartments, and a Neighborhood Enterprise Zone (NEZ) exemption certificate will be applied for the residential portion.

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

Substantial restoration/rehabilitation of the interior & exterior of all three existing buildings will include, but not be limited to:

- Interior Renovations/Improvements. Demolition and removal of most existing partition framing and fixed building equipment, and new HVAC, electrical, plumbing and fire suppression as necessary; new interior improvements and fixtures in the commercial/office/retail and residential areas, such as carpentry, drywall, new partition walls, doors and hardware, tiling, floor coverings, finishes and trim, some ceilings, lighting, painting, and new and/or renovated bathroom(s) and kitchens; additionally, the residential units will also include new kitchens, new bathrooms, and associated improvements. Minor improvements may also be made to the partial basement area to accommodate storage and utility equipment installation.
- Exterior Renovations/Improvements. Limited demolition to allow the installation of seven (7) new commercial windows, a new main front entrance to "The Offices In Wyandotte," new egress windows in all residential bedrooms, a new glass bay door serving the bar area of "The Vault On First," and new patio seating for the restaurant; modification, repairs and cleaning to existing limestone masonry, painting and other finishes, repairs, restoration, and/or replacement to faux limestone and all brick. The front entryway and doors, windows, awnings, roof, signage and landscaping may be renovated and/or replaced as needed.

**D. Legal description of the facility**

100 Maple (also known as 3040-56-58 - 1<sup>st</sup> Street), said property more fully described as:

The following described parcel(s) of land situated in the City of Wyandotte, Wayne County, and State of Michigan, to wit:

**3040 - 1<sup>st</sup> Street**

LOT 9 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR

Parcel Number: 82 57 011 09 0009 000

Note: All portions of the building will be included in the CFEC.

**3056 - 1<sup>st</sup> Street**

N 22 FT OF E 35.33 FT OF LOT 10 ALSO N 24.67 FT OF W 94.67 FT OF LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR

Parcel Number: 82 57 011 09 0010 001

Note: All portions of the building except the second floor (which will be used for residential apartments) will be included in the CFEC.

**3058 - 1<sup>st</sup> Street**

S 28 FT OF E 35.33 FT OF LOT 10 ALSO S 25.33 FT OF W 94.67 FT OF LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR

Parcel Number: 82 57 011 09 0010 002

Note: All portions of the building except the second floor (which will be used for residential apartments) will be included in the CFEC.

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

It is anticipated that the newly installed fixed building equipment will consist of the following equipment at the estimated cost provided: Heating, Ventilating and Air Conditioning (HVAC) = \$120,000; Electrical = \$135,000; Plumbing = \$65,000; and Fire Suppression = \$103,000. The actual equipment to be installed and associated costs could be higher or lower and will depend on building code requirements as determined by the City of Wyandotte.

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

For the commercial portion of the buildings (excluding the second floor residential portion), it is expected that construction will start on or after May 5, 2020 (after the Commercial Redevelopment District was established by the Mayor and City Council on

May 4, 2020) and require approximately 12-20 months to complete (by approximately December 31, 2021).

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

The project is expected to increase commercial activity and economic growth, create employment, increase the number of residents in the downtown area, and revitalize an urban/downtown area. More specifically:

1. The estimated commercial renovation costs of approximately \$1.5 million in the center of the downtown area should assist with encouraging the continued development, revitalization and investment in the downtown area, including the development or opening of other businesses. Further, residential renovation costs to develop 6-7 residential apartments are estimated at approximately \$500,000, for a total project cost of approximately \$2,000,000, not including property acquisition. Note: For the residential improvements, a Neighborhood Enterprise Zone (NEZ) exemption certificate will be applied for; the property is already located within an NEZ district.
2. The redeveloped buildings will add to the long-term tax base of the City, the Downtown Development Authority, the local school district, and other taxing jurisdictions that will receive increased property tax revenue from the project after the expiration of the Commercial Facilities Exemption Certificate (CFEC).
3. Create Employment. For the proposed office uses at 3040 1<sup>st</sup> Street, it's estimated that 35-50 new permanent jobs will be created. For the proposed commercial restaurant use at 3056 & 3058 - 1<sup>st</sup> Street, it's estimated that 8-16 new permanent jobs will be created.
4. In addition to permanent jobs, it's estimated that approximately 10-20 temporary construction jobs will be created while the project is being renovated.
5. The second floor of the buildings at 3056 and 3058 - 1<sup>st</sup> Street will be converted from office space to approximately six (6) or seven (7) apartments and are expected to attract 6-14 occupants with income available for spending at local stores, restaurants, and service providers. The apartments will also address an underserved market by providing new units in a downtown area with a limited number of residential units available. Note: A Neighborhood Enterprise Zone (NEZ) exemption certificate will be applied for the residential portion of the redevelopment.
6. The project is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan for 2010-2015 that identifies a commitment to: (a) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (b) fostering the revitalization and preservation of older areas of the City as well as developing and redeveloping new areas. Further, as stated in the DDA's Mission Statement, "The Wyandotte Downtown Development Authority shall initiate and coordinate downtown development through design, business recruitment, promotion and the effective use of private and public space for an attractive, festive downtown atmosphere."
7. The project promotes sustainable development by adaptively reusing three (3) existing buildings with existing infrastructure in place, access to public transportation, and

## 100 Maple, Wyandotte MI: Part 2 Application Documents

creating living and working-space in an already developed urban area. Further, the development will remove antiquated interior lighting systems, and replace some 200+ existing fixtures with new high-efficiency LED lights. Finally, the buildings have a pre-existing rooftop solar panel system that will be retained and upgraded as necessary, to provide some electricity to the buildings.

Last revised: July 12, 2020

## Commercial Facilities Exemption Certificate

### Restored Certificate

Pursuant to the provisions of Public Act 255 of 1978, as amended, the **City of Wyandotte** hereby finds that the commercial property, hereafter referred to as the commercial facility, owned or leased by **Ron Thomas, Rise Above Ventures**, and located at **100 Maple (also known as 3040-56-58 - 1<sup>st</sup> Street)**, Wyandotte, County of **Wayne**, Michigan, located within a Commercial Redevelopment District, is intended primarily for the purpose of restoration of obsolete commercial property, and complies with Section 10 and other provisions of the act.

Therefore, as provided by MCL 207.651 to 207.668, the **City of Wyandotte** hereby certifies as a **restored commercial facility** the property located at **100 Maple**, including the entire building at 3040 - 1<sup>st</sup> Street, but excluding the second floor of the buildings at 3056 and 3058 - 1<sup>st</sup> Street that will be converted into residential apartments.

This certificate provides the authority for the assessor to exempt the commercial facility for which this Commercial Facilities Exemption Certificate is in effect, but not the residential portion of the buildings, the land on which the facility is located, or the personal property placed within the facility, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Facilities Tax.

This certificate, unless revoked by resolution of the **City of Wyandotte** as provided by Public Act 255 of 1978, as amended, shall remain in force for a period of **twelve (12) year(s) after the completion of construction of the project** as described in the exemption application, **and allows for an additional two (2) years during construction**, as follows:

- Beginning December 31, **2020**, and ending December 30, **2033**.

The taxable value of the obsolete commercial property related to this certificate is **\$166,333** (excludes the taxable value of the second floor of the buildings at 3056 and 3058 - 1<sup>st</sup> Street that will be converted into residential apartments).

This Commercial Facilities Exemption Certificate is issued on **July 28, 2020**.

**Lawrence S. Stec**, Clerk  
City of Wyandotte

**CITY OF WYANDOTTE, MICHIGAN**

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

Web link to State of Michigan Information:  
[http://www.michigan.gov/taxes/0,1607,7-238-43535\\_53197-222387--,00.html](http://www.michigan.gov/taxes/0,1607,7-238-43535_53197-222387--,00.html)

District No.	Address	Project Name	Date District Established	Date Certificate Approved (by City)	Number of Years for Certificate*	Type of Project	Notes
1	3106 Biddle	Neisner Building	1979	1979	12	Restoration	-
2	2915 Biddle & 2910 Van Alstyne	Domestic Furniture	1979	1980	12 + 2	Restoration	Project Canceled & CFEC Revoked
3	3351 Biddle	D-M Company	1979	1979	12 + 2	New	-
4	3455 Biddle	Harbour Dev. Comp.- Portofino Restaurant	1979	1979	12 + 2	New	-
5	1503 Eureka	Royal Brand Meats	1981	1981	12 + 2	Restoration	-
6	4624 - 13th Street	Wyandotte Tobacco & Candy (Schiller)	1981	1981	12 + 2	Restoration	-
7	132 Elm/ 2958-2960 1st Street	Urban Lanes - Theater & Retail Stores	1981	1981	12 + 2	Restoration	-
8	1722 Biddle	Bar - John C. Kaufman	1983	1983	12 + 2	Replacement	Project Canceled & CFEC Revoked
9	3450 Biddle	Social Security Building	2010	2010	12	New	-
10	122, 126 and 128 Oak Street	Rickles Properties LLC - Captain's Bar	2013	2013	12	Restoration	-
11	3061-63 Biddle	Hotel Sterling - former Sears Building	5/20/2013	2013	12 + 2	Restoration	Project Canceled & CFEC Revoked
11	3061-63 Biddle	Roebuck Residential, LLC - former Sears Bldg.	5/20/2013	5/29/2014	12 + 2	Restoration	CFEC approved for 1st & 2nd floor, basement & roof; NEZ approved for apartments on 3rd floor
12	3247/3249 Biddle	GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) - Medical Office & 5 Apartments	12/16/2013	6/9/2014	12 + 1	New	CFEC approved for 1st floor; NEZ approved for apartments on 2nd floor
13	3131-49 Biddle & Adjoining Property to the South	MJC Construction Management - Redevelopment of former Wyandotte City Hall	1/13/2014	-	-	-	-
14	3233 Biddle	Alvin's Properties LLC - Redevelopment of former Lichee Gardens into barbecue restaurant	6/23/2014	9/8/2014	12+1	Replacement	-
15	2948-54-58 Biddle	Total Health Foods/AKAJ LLC - former Gail's Office Bldg.	5/11/2015	6/29/2015	12+2	Restoration	CFEC approved for first floor & basement
16	93 Oak Street (includes 95-97-99 Oak Street)	Rise Above Entertainment LLC - Redevelopment of 93-95-97 Oak Street	9/11/2017	12/4/2017	12+2	Restoration	CFEC approved for first floor & basement; NEZ approved for apartments on 2nd floor
17	100 Maple (also known as 3040-56-58 - 1 <sup>st</sup> Street), 130-134 Maple, and 140-142 Maple Street	"The Offices in Wyandotte"/Maple Professional Building	5/4/2020	7/27/2020 (tentative)	12+2 (requested)	Restoration	CFEC requested for all 3 buildings, including office space and approximately 5-7 residential apartments

**Notes:**

\*Act 255 allows an exemption for up to two years during construction and up to 12 years "...after the completion of construction."

Last revised: 6/2/2020

## COMMERCIAL REDEVELOPMENT ACT

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

### WHO IS ELIGIBLE?

“Local governmental unit” means a city or village.

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

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

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

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

### WHAT IS THE PROCESS?

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

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

To establish the Commercial Redevelopment District, the city or village must first hold a hearing to establish a Commercial Rehabilitation District and determine in the resolution the district meets the requirements of the act. Once the district is established, the property owners may file an application

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

## COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

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

## DETERMINING COMMERCIAL FACILITIES TAX RATE

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

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

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

## DISCUSSION

In addition to the Commercial Redevelopment Act (PA 255 of 1978), several other property tax abatements are available for the rehabilitation of commercial property in Michigan, including the Commercial Rehabilitation Act (PA 210 of 2005) and the *Obsolete Property Rehabilitation Act* (PA 146 of 2000). Each act has unique eligibility requirements, processes, and lengths and terms of the abatement. Please refer to the Michigan Economic Development Corporation (MEDC) fact sheet for more information on each program and consult the authorizing statute to determine the best fit for your project needs.

## CONTACT INFORMATION

For more information on the Commercial Rehabilitation Act, please contact the *CATeam specialist* assigned to your territory. For more general information, contact the MEDC customer contact center at 517.373.9808.

## SUPPORTING STATUTES

*PA 255 of 1978: Commercial Redevelopment Act*



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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 10**

**ITEM: Downtown Dumpster Enclosure Cleaning Contract**

**PRESENTER:** Joe Gruber, DDA Director

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** The DDA is seeking a contractor to provide regular cleaning service for two Downtown Dumpster enclosures by a professional company on a monthly basis, or twelve times a year. The DDA Director collected four separate quotes which are attached and recommended the hiring of Corporate Mall Services, a local DDA district business, to the DDA Board of Directors during a DDA meeting held May 27, 2020. The DDA Board of Directors concurred with the Directors recommendation and further passed a resolution that recommends City Council approve and authorize Mayor and City Clerk to sign the contract with Corporate Mall Services.

**STRATEGIC PLAN/GOALS:**

As stated in the DDA's Mission Statement, "The Wyandotte Downtown Development Authority shall initiate and coordinate downtown development through design, business recruitment, promotion and the effective use of private and public space for an attractive, festive downtown atmosphere."

**ACTION REQUESTED:** The DDA Director is requesting Mayor and City Council concur with the recommendation of the DDA Board of Directors and sign the Downtown Dumpster Enclosure Cleaning contract with Corporate Mall Services.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** \$2,400 paid from the DDA Streetscape Maintenance Expense Account #499-200-926-610

**IMPLEMENTATION PLAN:** DDA will coordinate with Corporate Mall Services and the Department of Public Services for administering the contract and monitoring the sites.

**LIST OF ATTACHMENTS:**

1. Corporate Mall Services 2020 Dumpsters
2. Corporate Mall Services 2020 Insurance
3. Dumpster Enclosure Breakdown

**RESOLUTION**

Item Number: #10

Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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# GENERAL SERVICE AGREEMENT

THIS GENERAL SERVICE AGREEMENT (the "Agreement") is dated this 7<sup>th</sup> day of July, 2020.

## CLIENT

City of Wyandotte  
3200 Biddle Ave. Wyandotte, MI. 48192  
(the "Client")

## CONTRACTOR

Corporate Mall Services  
2502 Biddle Ave. Wyandotte, MI. 48192  
(the "Contractor")

## BACKGROUND

- A. The Client is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Client.
- B. The Contractor is agreeable to providing such services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

## SERVICES PROVIDED

1. The Client hereby agrees to engage the Contractor to provide the Client with the following services (the "Services"):
  - Power Wash 2 (two) City Dumpster areas. Located on Oak Street behind Whiskey's and Chelsea's. \$100.00 ea. service. \$200.00 Total..  
**on a monthly basis, 12 months per year. \$2,400 annual total**
2. The Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to provide such Services to the Client.  
**power washing of the interior walls and floor of dumpster enclosures and the approaches**

## TERM OF AGREEMENT

3. The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until July 7, 2021, subject to earlier termination as provided in this Agreement. The Term may be extended with the written consent of the Parties.
4. In the event that either Party wishes to terminate this Agreement prior to July 7, 2021, that Party will be required to provide 30 days' written notice to the other Party.

## PERFORMANCE

5. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

## CURRENCY

6. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

## COMPENSATION

7. The Contractor will charge the Client a flat fee of \$200.00 for the Services (the "Compensation").
8. The Client will be invoiced when the Services are complete.
9. Invoices submitted by the Contractor to the Client are due within 30 days of receipt.
10. In the event that this Agreement is terminated by the Client prior to completion of the Services but where the Services have been partially performed, the Contractor will be entitled to pro rata payment of the Compensation to the date of termination provided that there has been no breach of contract on the part of the Contractor.
11. The Contractor will not be reimbursed for any expenses incurred in connection with providing the Services of this Agreement.

## TRADE SECRETS

12. Trade secrets (the "Trade Secrets") include but are not limited to any data or information, technique or process, tool or mechanism, formula or compound, pattern or test results relating to the business of the Client, which are secret and proprietary to the Client, and which give the business a competitive advantage where the release of that Trade Secret could be reasonably expected to cause harm to the Client.
13. The Contractor agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Trade Secrets which the Contractor has obtained, except as authorized by the Client or as required by law. The obligations of confidentiality will apply during the Term and will survive indefinitely upon termination of this Agreement.

## OWNERSHIP OF INTELLECTUAL PROPERTY

14. All intellectual property and related material, including any Trade Secrets, moral rights, goodwill, relevant registrations or applications for registration, and rights in any patent, copyright, trademark, trade dress, industrial design and trade name (the "Intellectual Property") that is developed or produced under this Agreement, is a "work made for hire" and will be the sole property of the Client. The use of the Intellectual Property by the Client will not be restricted in any manner.
15. The Contractor may not use the Intellectual Property for any purpose other than that contracted for in this Agreement except with the written consent of the Client. The Contractor will be responsible for any and all

damages resulting from the unauthorized use of the Intellectual Property.

## **RETURN OF PROPERTY**

16. Upon the expiration or termination of this Agreement, the Contractor will return to the Client any property, documentation, records, or confidential information which is the property of the Client.

## **CAPACITY/INDEPENDENT CONTRACTOR**

17. In providing the Services under this Agreement it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Client acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The Client is not required to pay, or make any contributions to, any social security, local, state or federal tax, unemployment compensation, workers' compensation, insurance premium, profit-sharing, pension or any other employee benefit for the Contractor during the Term. The Contractor is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to the Contractor under this Agreement.

## **RIGHT OF SUBSTITUTION**

18. Except as otherwise provided in this Agreement, the Contractor may, at the Contractor's absolute discretion, engage a third party sub-contractor to perform some or all of the obligations of the Contractor under this Agreement and the Client will not hire or engage any third parties to assist with the provision of the Services.
19. In the event that the Contractor hires a sub-contractor:
  - the Contractor will pay the sub-contractor for its services and the Compensation will remain payable by the Client to the Contractor.
  - for the purposes of the indemnification clause of this Agreement, the sub-contractor is an agent of the Contractor.

## **AUTONOMY**

20. Except as otherwise provided in this Agreement, the Contractor will have full control over working time, methods, and decision making in relation to provision of the Services in accordance with the Agreement. The Contractor will work autonomously and not at the direction of the Client. However, the Contractor will be responsive to the reasonable needs and concerns of the Client.

## **EQUIPMENT**

21. Except as otherwise provided in this Agreement, the Contractor will provide at the Contractor's own expense, any and all tools, machinery, equipment, raw materials, supplies, workwear and any other items or parts necessary to deliver the Services in accordance with the Agreement.

## **NO EXCLUSIVITY**

22. The Parties acknowledge that this Agreement is non-exclusive and that either Party will be free, during and after the Term, to engage or contract with third parties for the provision of services similar to the Services.

## **NOTICE**

23. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:

- a. City of Wyandotte  
3200 Biddle Ave. Wyandotte, MI. 48192
- b. Corporate Mall Services  
2502 Biddle Ave. Wyandotte, MI. 48192

or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

## **INDEMNIFICATION**

24. Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from or arise out of any act or omission of the indemnifying party, its respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

## **MODIFICATION OF AGREEMENT**

25. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

## **TIME OF THE ESSENCE**

26. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

## **ASSIGNMENT**

27. The Contractor will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

**ENTIRE AGREEMENT**

28. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

**ENUREMENT**

29. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators and permitted successors and assigns.

**TITLES/HEADINGS**

30. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

**GENDER**

31. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

**GOVERNING LAW**

32. This Agreement will be governed by and construed in accordance with the laws of the State of Michigan.

**SEVERABILITY**

33. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

**WAIVER**

34. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

**IN WITNESS WHEREOF** the Parties have duly affixed their signatures under hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

City of Wyandotte

Per: \_\_\_\_\_ (Seal)

Officer's Name: \_\_\_\_\_

Corporate Mall Services

Per: \_\_\_\_\_ (Seal)

Officer's Name: \_\_\_\_\_





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/03/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Daly Merritt Insurance 3099 Biddle Avenue  Wyandotte MI 48192		<b>CONTACT NAME:</b> Maria Gawenda <b>PHONE (A/C, No, Ext):</b> (734) 283-1400 <b>E-MAIL ADDRESS:</b> maria.gawenda@dalymeritt.com <b>FAX (A/C, No):</b> (734) 283-1197	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Frankenmuth Mutual Ins. Co.	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** CL2031719059**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP6347358	03/20/2020	03/20/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA 6347358	03/20/2020	03/20/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Underinsured motorist \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CPP6347358	03/20/2020	03/20/2021	COMBINED SINGLE LIMIT EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>INLAND MARINE</b>			CPP6347358	03/20/2020	03/20/2021	LEASED/RENT EQUIP DEDUCTIBLE \$50,000 \$500

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

City of Wyandotte: Downtown Development Authority and Wyandotte Farmers Market are named as Additional Insured with respects to liability surrounding work performed by the insured and where required by written contract.

**CERTIFICATE HOLDER****CANCELLATION**

City of Wyandotte Downtown Development Authority 3200 Biddle Avenue Suite 300 Wyandotte MI 48192	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b>  <i>Maria Gawenda</i>
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**Additional Insured -- Owners, Lessees Or  
Contractors -- Automatic Status When Required  
In Construction Agreement With You -- Limited  
Products-Completed Operations Coverage**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. **Section II – Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. But:
1. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
    - a. Your acts or omissions; or
    - b. The acts or omissions of those acting on your behalf;in the performance of "your work" for the additional insured; and
  2. Such written contract or agreement must be:
    - a. Currently in effect or becoming effective during the term of this policy; and
    - b. Executed prior to the "bodily injury", "property damage", or "personal and advertising injury".
- B. The coverage provided the additional insured by this endorsement does not apply to "bodily injury" or "property damage" arising out of the "products-completed operations hazard" unless required by the written contract or written agreement. When coverage does apply to "bodily injury" or "property damage" arising out of the "products-completed operations hazard", such coverage will not apply beyond the lesser of:
1. The period of time required by the written contract or written agreement; or
  2. Five years from the completion of "your work" on the project which is the subject of the written contract or written agreement.
- C. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:
- This insurance does not apply to:
1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
    - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
    - b. Supervisory, inspection, architectural or engineering activities.

## POWER WASHING QUOTES

Scope: Power wash and clean Qty.2 DDA Distric Dumpster enclosures once a month for 12 months

Locations: Parking Lot #1 (Waterfront/Bishop Park) and Parking Lot #11 (Oak Street and First Street)

COMPANY	UNIT PRICE		PRICE per VISIT		ANNUAL COST	
Corporate Mall Services	\$	100.00	\$	200.00	\$	2,400.00
Miles Power Washing	\$	98.96	\$	197.92	\$	2,375.04
Knowles Painting and Power Washing	\$	150.00	\$	300.00	\$	3,600.00
P&P Landscaping	\$	193.50	\$	387.00	\$	4,644.00

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 11**

**ITEM: Sale of Former 1703-1713 5th Street**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** This property, the former 1703-1713 5th Street, was offered for sale in accordance with the Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home (Specifications) which can be found at [www.wyandotte.net/FrontDesk/RequestForProposals.asp](http://www.wyandotte.net/FrontDesk/RequestForProposals.asp). The property was placed on the MLS, a “For Sale” sign was placed on the property, and it was listed on the City’s website.

The recommendation is to sell said lot for \$10,000 to Sandra Gutenschwager, 1033 Walnut, Wyandotte, Michigan, for the construction of new single family home consisting of approximately 1,932 square feet, single story, 3 bedrooms, 2.5 baths, attached garage, full basement, and the exterior to be brick from the foundation to the first floor joist around entire exterior with vinyl siding for the remainder of the exterior.

NOTE: The requirement of a wrap around front porch is be waived as the attached garage will serve as a buffer from the industrial zoned property to the north.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing effects to enhance the community’s quality of life by: fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas; ensuring that all new developments will be planned and designed consistent with the City’s historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods; fostering the maintenance and development of stable and vibrant neighborhoods.

**ACTION REQUESTED:** Approve Purchase Agreement to sell said property to Sandra Gutenschwager in the amount of \$10,000.00.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Revenue of \$10,000.00 in the Misc-Fee Sale of Property account (492-000-650-040).

**IMPLEMENTATION PLAN:** The Neighborhood Services Coordinator will coordinate the closing with the Department of Legal Affairs upon approval of the Purchase Agreement.

**LIST OF ATTACHMENTS:**

1. Purchase Agreement Former 1703-1713 5th Street

**RESOLUTION**

Item Number: #11  
Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

**COUNCIL**

**NAYS**

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**Alderman**  
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## OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of Wyandotte Wayne County, Michigan, described as follows: Lots 100 to 102 Roehrig's Subdivision as recorded in Liber 24 Page 23 Wayne County Records being known as the Former 1703-1713 5<sup>th</sup> Street now known as 1707 5<sup>th</sup> Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

### THE SALE TO BE CONSUMMATED BY

### PROMISSORY NOTE/MORTGAGE SALE

<b>PROMISSORY/ MORTGAGE SALE</b>	1. The Purchase Price of <u>\$10,000.00</u> together with the closing costs (which consists of the title insurance premium, recording fees, prorated taxes, closing fee of \$200) shall be paid by Purchaser(s) executing a Promissory Note payable to the order of the Seller(s) and secured by a mortgage. The Promissory Note will require immediate payment to the Seller upon occurrence of any of the following events within ten (10) years of the date of closing: The property is sold, refinanced, foreclosed, leased, transferred, conveyed in any manner or otherwise disposed of by Purchaser(s) or is no longer occupied by Purchaser as its primary residence. In the event none of the events described in Paragraph (1) above occur within ten (10) years of the date of closing, the Promissory Note will be deemed satisfied and the mortgage will be discharged at the request of and upon payment of the recording fee for the discharge by Purchaser(s). In the event of default of the terms of the Promissory Note by the Purchaser(s), the Seller(s) may foreclose by advertisement on the mortgaged premises as one of its remedies and purchaser(s) shall be responsible to pay Seller(s) costs including reasonable attorney fees resulting from the enforcement of the Promissory Note and/or Mortgage.
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser is responsible to pay for the Title Insurance premium.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close.
<b>Purchaser's Default</b>	4. If Purchaser(s) defaults, Seller may retain the Deposit and Purchaser(s) is responsible for all costs incurred by Seller.
<b>Seller's Default</b>	5. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<b>Title Objections</b>	6. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<b>Possession</b>	7. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>NONE</u> If the Seller occupies the property, it shall be vacated on or before <u>closing</u> From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>n/a</u> per day. <del>THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.</del>
<b>Taxes and Prorated Items</b>	8. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one; "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. <b>Due dates are August 1 and December 1.</b> 9. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.
<b>Broker's Authorization</b>	10. The Broker is hereby authorized to make this offer and the deposit of <u>N/A</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

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

<i>Compliance Deposit</i>	11. A compliance deposit of <u>one thousand (\$1,000.00) dollars</u> must be paid by Purchaser to Seller upon acceptance of this agreement. The purpose of the compliance deposit is to secure Purchaser's obligations under this agreement. In the event of default of any of the terms of this purchase agreement or closing documents, including but not limited to failure to timely obtaining the building permit (Paragraph 14) or failure to undertaking and/or completing construction in a timely manner (Paragraph 16), the compliance deposit will be forfeited to the Seller. If Purchaser completes all requirements of this agreement and closing documents within the required timeframe, the compliance deposit will be returned to Purchaser upon issuance of the Certificate of Occupancy. If the compliance deposit is forfeited, it will not be applied towards the purchase price.
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**12. APPLICABLE TO F. H. A. SALES ONLY:**

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

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

13. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of the City Engineer, 3200 Biddle Avenue, Wyandotte, MI. However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained. Additional conditions, if any: See Addendum for additional Paragraphs 14 through 23 and Signatures

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ADDENDUM TO  
OFFER TO PURCHASE REAL ESTATE

Purchaser(s) have bargained for the purchase of the property from the Seller(s) pursuant to the terms of the promissory note (rather than paying a cash price for the property at the closing). Purchaser(s) agrees that in consideration of the Seller(s) allowing the purchase by a Promissory Note, Seller(s) is subject to certain risks and that the following conditions are reasonable and that Seller(s) have provided adequate legal consideration to support the conditions and requirements of this Agreement. Time is of the essence.

14. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of an owner occupied single family home, consisting of the following features:
- Approximately 1,932 square feet with 3 bedrooms, 2.5 bath as indicated on Attachment A
  - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump.
  - Exterior to be brick from the foundation to the brick ledge with vinyl siding for remaining exterior.
  - Attached garage not to exceed 3 feet in front of living area.
  - Home must meet all current zoning requirements.

15. This Agreement is further contingent upon the Purchaser undertaking development within 180 days from date of closing and completing construction (which is defined as obtaining a final Certificate of Occupancy for an owned occupied single family home) within 365 days from the date of closing. "Undertaking development" is defined as: the completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the Seller(s) for construction of the home with all of the requirements described in Paragraph 14.


In consideration of the Seller(s) conveying this property to Purchaser(s) pursuant to the terms of Promissory Note, Purchaser(s) agree that if Purchaser(s) fail to undertake development or complete construction within the required time limits of this Agreement, Seller(s) have the option to purchase the property from Purchaser with all improvements for one (\$1.00) dollar (Purchaser(s) will still remain responsible to pay all obligations owing to Purchaser's lender). This will be a condition of the deed. In the event Seller(s) commences legal proceeding to enforce this requirement, Purchaser(s) shall be responsible to pay all of Seller's costs including its reasonable attorney fees.

16. All utilities are required to be underground. Purchaser will provide three (3) ducts: electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
17. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Mapping Fee. These charges will be included in the note.
18. Dirt shall be removed from the site at the Purchaser's expense.
19. Purchaser will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Purchaser(s) will be required to provide turf establishment before Final Certificate of Occupancy will be issued, (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)

20. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
- The Purchaser shall be responsible for the complete removal and disposal of any trees or shrubs.
  - The Purchaser shall remove and replace any and all public sidewalk which the City determines does not comply with City guidelines.
  - Purchaser shall replace all unused drop curbs or damaged curbs with new full height curbs.
21. This Agreement is subject to the approval of the Wyandotte City Council.
22. The undersigned Purchaser(s) hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.
23. The requirements of this Agreement shall survive the closing.

PURCHASER(S):



Sandra Gutenschwager  
1033 Walnut, Wyandotte, MI 48192

Dated: 7/7/20

SELLER(S): CITY OF WYANDOTTE

Joseph R. Peterson, Mayor  
3200 Biddle Avenue, Wyandotte, MI

Lawrence S. Stec, City Clerk

Dated: \_\_\_\_\_ Legal Department Review \_\_\_\_\_

# Attachment A

Modern Victorian House Plan with Upstairs Sitting Room

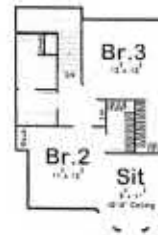


Floor Plans

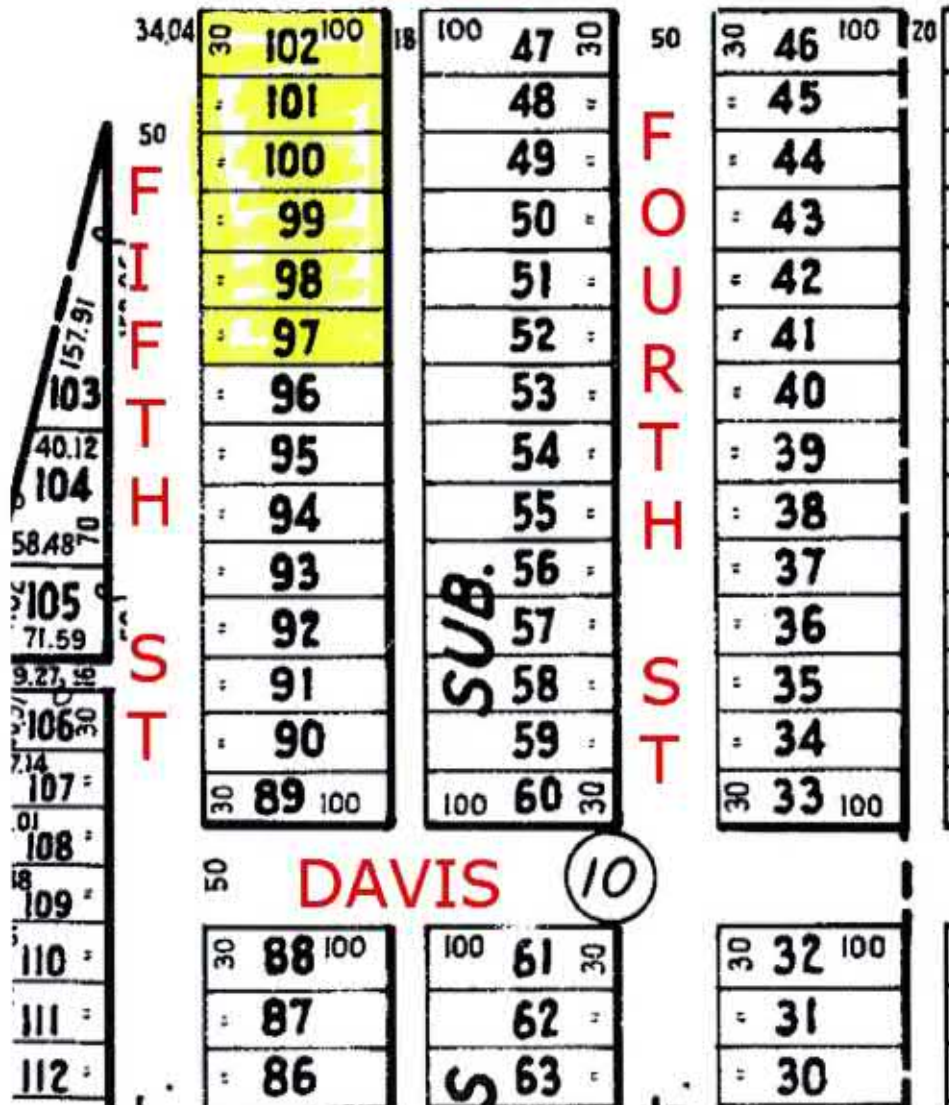
Main Level



2nd Floor



# ALAKI 006



Former 1703 5<sup>th</sup> Street - LOT 101 & 102 ROEHRIG'S SUB Owner – City of Wyandotte  
Lot Size: 60' x 100'

Former 1713/1733 5<sup>th</sup> Street - LOT 97 - 100 ROEHRIG'S SUB – Owner – City of Wyandotte  
Lot Size: 120' x 100'

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 12**

**ITEM: NEZ Application - Former 1703-1713 5th Street now known as 1707 5th Street**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** This property was listed for sale in accordance with the City's specifications for Build a Future in Wyandotte. The Purchaser, Sandra Gutenschwager, is requesting Your Honorable Body support issuing a Neighborhood Enterprise Zone (NEZ) Exemption Certificate for the home being constructed on the property known as former 1703-1713 5th Street now known as 1707 5th Street. This request is consistent with the Resolution adopted December 7, 1992

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in provide the finest services and quality of life to it residents by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, and ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

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

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** There will be a minimal effect on the City's budget by allowing this exemptions.

**IMPLEMENTATION PLAN:** Forward Resolution and application to Michigan Department of Treasury

**LIST OF ATTACHMENTS:**

1. NEZ Application Former 1703-1713 5th Street

**RESOLUTION**

Item Number: #12

Date: July 27, 2020

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

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 abatement's 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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**STATE USE ONLY**

▶ Application No.

▶ Date Received

## Application for Neighborhood Enterprise Zone Certificate

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

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

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

Applicant Name <b>Sandra Gutenschwager</b>			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address <b>1707 5th Street</b>			Amount of years requested for exemption (6-15) <b>12</b>	
City <b>Wyandotte</b>	State <b>MI</b>	ZIP Code <b>48192</b>	Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented	
Name of City, Township or Village (taxing authority) <b>City of Wyandotte</b>			Type of Property <input checked="" type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village				
County <b>Wayne</b>	School District <b>Wyandotte</b>			
Name of LGU that established district <b>City of Wyandotte</b>		Name or Number of Neighborhood Enterprise Zone <b>NEZ #3</b>		Date district was established <b>12/07/1992</b>
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit)	

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

Construct a new single family home with approximately 1,932 square feet, full basement, 3 bedrooms, and 2.5 bathrooms.

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

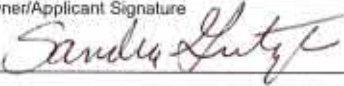
Start in summer 2020 to be completed spring 2021

**PART 2: APPLICANT CERTIFICATION**

Contact Name <b>Kelly Roberts</b>	Contact Telephone Number <b>(734) 324-4555</b>
Contact Fax Number <b>(734) 556-3179</b>	Contact E-mail Address <b>kroberts@wyandottemi.gov</b>
Owner/Applicant Name <b>Sandra Gutenschwager</b>	Owner/Applicant Telephone Number <b>(313) 804-8287</b>
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) <b>1033 Walnut, Wyandotte, MI 48192</b>	Owner/Applicant E-mail Address <b>sandeygutenschwager@gmail.com</b>

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

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

Owner/Applicant Signature 	Date <b>July 7, 2020</b>
------------------------------------------------------------------------------------------------------------------	-----------------------------

Continue on Page 2

**PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)**

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.

☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.

Name of LGU

City of Wyandotte

Name of Assessor (First and last name)

Theodore H. Galeski

Telephone Number

(734) 324-4510

Fax Number

(734) 556-3179

E-mail Address

assessor @wyandottemi.gov

I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.

Assessor's Signature

Date

**PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)**

Action taken by LGU:

☒ Exemption Approved for \_\_\_\_\_ Years (6-15)

☐ Exemption Approved for \_\_\_\_\_ Years (11-17 historical credits)

☐ Exemption Denied (include Resolution Denying)

Date of resolution approving/denying this application

The State Tax Commission requires the following documents be filed for an administratively complete application:

☒ 1. Original Application

☒ 2. Legal description of the real property with parcel code #

☒ 3. Resolution approving/denying application (include # of years)

☐ 4. **REHABILITATION APPLICATIONS ONLY.**

Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.

Clerk's Name (First and Last)

Lawrence S. Stec

Telephone Number

(734) 324-4560

Fax Number

(734) 556-3179

E-mail Address

clerk@wyandottemi.gov

Mailing Address

3200 Biddle Avenue

City

Wyandotte

State

MI

ZIP Code

48192

I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.

I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.

Clerk Signature

Date

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

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

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

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



# City of Wyandotte Michigan

3131 BIDDLE AVENUE 48192

(313) 246-4440

FAX: 246-4519 Administration

FAX: 246-4498 Clerk's Office

JAMES R. DeSANA, MAYOR

## OFFICIALS

WILLIAM R. GRIGGS

CITY CLERK

ANDREW A. SWIECKI

CITY TREASURER

CHARLES F. BOSMAN

CITY ASSESSOR

## COUNCIL

RICHARD T. KELLY

JOHNNY A. KOLAKOWSKI

SAM A. PALAMARA

MARK A. PARYASKI

HELEN M. SAWICKI

MARTIN J. SHIMKUS

December 8, 1992

Peter J. McInerney  
Director of Community Development  
City of Wyandotte

## RESOLUTION

By Councilperson Sam A. Palamara  
Supported by Councilperson Mark A. Paryaski

RESOLVED by the City Council that WHEREAS, pursuant to Act No. 147 of the Public Acts of 1992, the City of Wyandotte is authorized to provide for the creation of neighborhood enterprise zones; and WHEREAS, the Act requires that the Council hold a public hearing not later than 45 days after the Clerk notifies the Assessor and each taxing unit that levies ad valorem property taxes in a proposed zone; and WHEREAS, the Clerk notified each taxing unit by October 7, 1992 of the public hearing scheduled for November 16, 1992 and such hearing was held; and WHEREAS on July 6, 1987, the City of Wyandotte adopted Ordinance No. 820 requiring the registration, inspection and Certificates of Compliance for all rental dwellings; and WHEREAS, on March 21, 1988, the City of Wyandotte adopted Ordinance No. 840 requiring the inspection and Certificates of Approval for building code compliance of all one and two family dwellings prior to sale or transfer in the City of Wyandotte; NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Council acknowledges receipt of the Assessor's report stating the amount of the true cash value of the property located within each proposed neighborhood enterprise zone as follows: Zone No. 1 - \$10,797,680.00; Zone No. 2 - \$8,063,980.00; Zone No. 3 - \$9,141,140.00
2. The Council hereby finds that proposed Zone Nos. 1 and 2 are both consistent with the Master Plan for Future Land Use - Southeast Neighborhood, as revised on December 17, 1987; and that said Zone Nos. 1 and 2 are consistent with the City's neighborhood preservation and economic development goals for the McKinley School Area.
3. The Council hereby finds that proposed Zone No. 3 is consistent with current efforts to revise the Master Plan for Future Land Use - Garfield School Area as approved by the City Council on March 2, 1992; and that said Zone No. 3 is consistent with the City's neighborhood preservation and economic development goals for that portion of the Garfield School Area.

4. The Council hereby states that the City's goal for residential areas is as set forth in the Master Plan for Future Land Use, as revised on December 17, 1987, which states "Preserve and continuously improve the residential area and provide for a cross section of high quality housing suitable for all segments of population while maintaining emphasis on the single-family home."

5. The Council hereby designates Neighborhood Enterprise Zone No. 1 for both new and rehabilitated facilities as that area described in Attachment "A" hereto which area consists of approximately 62.203 acres and which includes the following properties which were inadvertently omitted from the Notice of Hearing approved by the Council on October 5, 1992: Lots 1, 2, 3 and 4 plus 20 ft. alley, and Lots 12 and 13, Block 111, Plat of Blocks 111 and 132, Liber 1, Page 305, Wayne County Records.

6. The Council hereby designates Neighborhood Enterprise Zone No. 2 for both new and rehabilitated facilities as that area described in Attachment "B" hereto which area consists of approximately 51.320 acres and which includes the following properties which were inadvertently omitted from the Notice of Hearing approved by the Council on October 5, 1992: Lots 15 and 16, Block 12 "Garfield Place" Liber 14, Page 80, Wayne County Records.

7. The Council hereby designates Neighborhood Enterprise Zone No. 3 for both new and rehabilitated facilities as that area described in Attachment "C" hereto which area consists of approximately 38.054 acres.

8. The Mayor and Clerk are hereby authorized to execute the necessary documents and to notify the State Tax Commission of the passage of this resolution.

YEAS: Councilmembers Kolakowski, Palamara, Paryaski, Sawicki, Shimkus  
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 a regular meeting held on December 7, 1992.

WILLIAM R. GRIGGS  
CITY CLERK

cc: Dir. Mkt./Plan  
City Assessor  
City Engineer  
City Treasurer  
W.C. Intermediate School District  
W.C. Community College District  
Wyandotte School District  
W.C. Bureau of Taxation  
W.C. Board of Commissioners  
W.C. Executive  
Huron Clinton Metro Park Authority

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 13**

**ITEM: Sale of Former 876 9th Street**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** This property, the former 876 9th Street, was offered for sale in accordance with the Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home (Specifications) which can be found at [www.wyandotte.net/FrontDesk/RequestForProposals.asp](http://www.wyandotte.net/FrontDesk/RequestForProposals.asp). The property was placed on the MLS, a “For Sale” sign was placed on the property, and it was listed on the City’s website.

The recommendation is to sell said lot for \$10,000 to Trademark Building & Management, Anthony J. Chirco, 12715 Don Allen Drive, Carleton, Michigan, for the construction of new single family home consisting of approximately 1,600 square feet, 3 bedrooms, 2 baths, attached garage, full basement, and the exterior to be brick on the front elevation and the three (3) other elevations will be brick from the foundation to the brick ledge with vinyl siding for remaining exterior. Trademark Building & Management will be building the home and selling it.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing efforts to enhance the community’s quality of life by: fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas; ensuring that all new developments will be planned and designed consistent with the city’s historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods; fostering the maintenance and development of stable and vibrant neighborhoods.

**ACTION REQUESTED:** Approve Purchase Agreement to sell said property to Trademark Building & Management in the amount of \$10,000.00.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Revenue of \$10,000.00 in the Misc-Fee Sale of Property (492-000-650-040).

**IMPLEMENTATION PLAN:** The Neighborhood Services Coordinator will coordinate the closing with the Department of Legal Affairs upon approval of the Purchase Agreement.

**LIST OF ATTACHMENTS:**

1. Purchase Agreement Former 876 9th Street

**RESOLUTION**

Item Number: #13

Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

**COUNCIL**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_



# OFFER TO PURCHASE REAL ESTATE

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

City  
Township of  
Village

Wyandotte Wayne County, Michigan, described as follows:  
Lots 14 and 15 also 16 foot Adj. Vac. Aljes Montie's Goddard Ave. Subdivision as recorded in Liber 41 Page 85 Wayne County  
Records being known as Former 876 9<sup>th</sup> now known as 878 9<sup>th</sup> Street, together with all improvements and appurtenances,  
including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna,  
gas conversion unit and permit if any, now on the premises, and to pay therefore the sum of Ten Thousand  
(\$10,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the  
following conditions:

## THE SALE TO BE CONSUMMATED BY: A

(fill out one of the four following paragraphs, and strike the remainder)

<b>Cash Sale</b>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<b>Cash Sale with New Mortgage</b>	<del>B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of Purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a mortgage in the amount of \$ _____, and pay \$ _____ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.</del>
<b>Sale to Existing Mortgage</b>	<del>C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by _____ upon which there is unpaid the sum of approximately _____ Dollars, with interest at _____ per cent, which mortgage requires payment of _____ Dollars on the _____ day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.</del>
<b>Sale on Land Contract</b>	<del>D. Payment of the sum of _____ Dollars, in cash or city check, and the execution of a Land Contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within _____ years from the date of Contract in monthly payments of not less than _____ Dollars each, which include interest payments at the rate of _____ per cent per annum; and which DO, DO NOT include prepaid taxes and insurance.</del>
<b>Sale to Existing Land Contract</b>	<del>If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.</del>
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close; however, if the sale is to be consummated in accordance with paragraph B, then the closing will be governed by the time there specified for obtaining a mortgage. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
<b>Purchaser's Default/ Seller's Default</b>	4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<b>Title Objections</b>	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such title commitment within the time specified, the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<b>Possession</b>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>None</u>  If the Seller occupies the property, it shall be vacated on or before <u>closing</u> From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>NA</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ <u>NA</u> as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.

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

<b>Taxes and Prorated Items</b>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date" If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. <b>Due dates are August 1 and December 1.</b>
<b>Broker's Authorization</b>	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3. 9. The seller is hereby authorized to accept this offer and the deposit of <u>0</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

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

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

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

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

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of City Engineer, 3200 Biddle Avenue, Wyandotte

However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained. Additional conditions, if any: See Addendum for additional Paragraphs 12 through 20 and Signatures

IN PRESENCE OF:

Sunny Clinin

[Signature] I. S.  
Purchaser

\_\_\_\_\_  
I. S.  
Purchaser

Address \_\_\_\_\_  
Phone \_\_\_\_\_

Dated 7-1-2020

**BROKER'S ACKNOWLEDGMENT OF DEPOSIT**

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address \_\_\_\_\_  
\_\_\_\_\_  
Broker

Phone \_\_\_\_\_ By: \_\_\_\_\_  
This is a co-operative sale on a \_\_\_\_\_ basis with \_\_\_\_\_

**ACCEPTANCE OF OFFER**

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of ( \_\_\_\_\_ Dollars) ( \_\_\_\_\_ per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered. This commission will deducted from the amount to the Seller at time of closing.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

IN PRESENCE OF:

\_\_\_\_\_  
I. S.  
Seller

\_\_\_\_\_  
I. S.  
Seller

Address \_\_\_\_\_

Dated \_\_\_\_\_ Phone \_\_\_\_\_

**PURCHASER'S RECEIPT OF ACCEPTED OFFER**

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

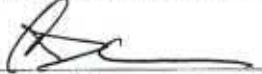
Dated \_\_\_\_\_  
\_\_\_\_\_  
I. S.  
Purchaser



ADDENDUM TO  
OFFER TO PURCHASE REAL ESTATE

12. The closing for this Agreement is contingent upon the Purchaser(s) obtaining from Seller(s) the required building permit, used by the Engineering and Building Department, within 120 days from the date of Seller's acceptance of this Agreement for the construction of an owner occupied single family home, consisting the following features:
- Approximately 1,600 square feet with 3 bedrooms, 2 bath, and attached garage as indicated on Attachment A
  - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve, Sump Pump and basement to be plumb for future bathroom.
  - Exterior to be full brick front up to gables, and remaining three (3) sides to be brick to the brick ledge and remainder to be vinyl with aluminum trim.
  - Attached Garage cannot extend more than 3 feet in front of the living quarters of the home.
  - Home must meet all current zoning requirements.
13. This Agreement is further contingent upon the Purchaser undertaking development within 180 days from date of closing and completing construction (which is defined as obtaining a final Certificate of Occupancy for an owned occupied single family home) within 365 days from the date of closing. "Undertaking development" is defined as: the completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the Seller(s) for construction of the home with all of the requirements described in Paragraph 12.
- Failure to undertake development within 180 days of closing or complete construction within 365 days as defined above will result in Seller's right to repurchase property including any improvements at the sum of Eight Thousand (\$8,000.00) Dollars (80% of cash payment) herein to be evidence by a recordable document.
- Time is of the essence in commencing and completing this development, an Irrevocable Letter of Credit in the amount of Five Thousand (\$5,000.00) will be required to be executed by the Purchaser(s) at time of closing. See Attachment B.
14. All utilities are required to be underground. Purchaser will provide three (3) ducts; electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
15. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Wayne County Mapping Fee. These charges will be paid at closing.
16. Dirt shall be removed from the site at the Purchaser's expense.
17. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
- The Purchaser shall be responsible for the complete removal and disposal of any trees or shrubs.
  - The Purchaser shall remove and replace any and all public sidewalk which the City determines does not comply with City guidelines.
  - Purchaser shall replace all unused drop curbs or damaged curbs with new full height curbs.
18. Purchaser will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.
- Purchaser will be required to provide turf establishment before Final Certificate of Occupancy will be issued (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)
19. A condition of this Agreement is that when the Purchaser sells the home, it must be subject to the home being owner-occupied home for a minimum of five (5) consecutive years from the date of closing and a Deed Restriction enforcing this condition will be placed on the Warranty Deed issued by Purchaser(s) to the new home Buyer.
20. This Agreement is subject to the approval of the Wyandotte City Council.

TRADEMARK BUILDING & MANAGEMENT, PURCHASER(S):

  
Anthony J. Chirco  
12715 Don Allen Drive, Carleton, MI 48117

Dated: \_\_\_\_\_

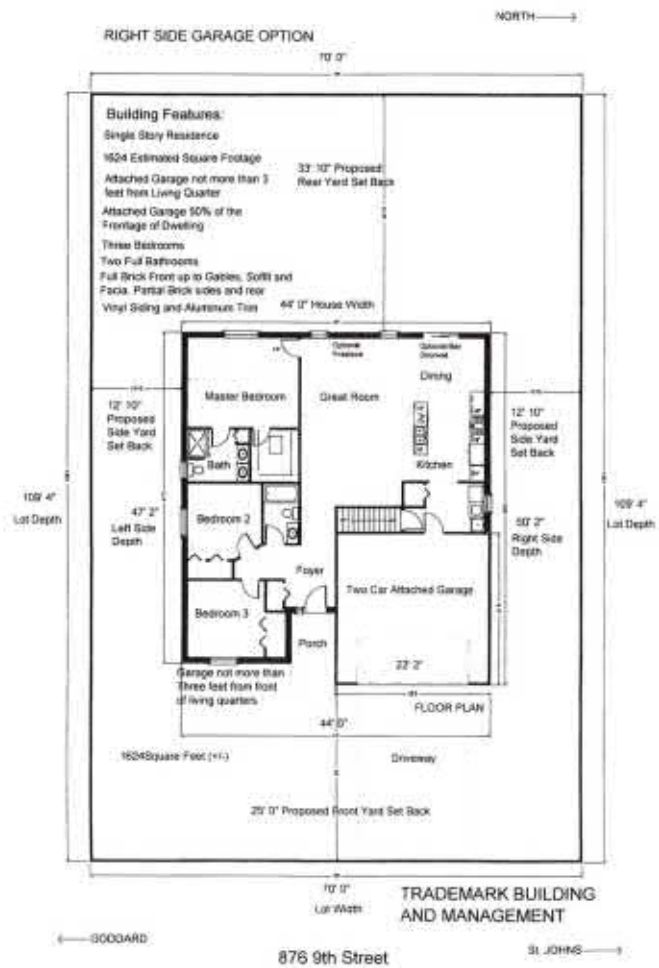
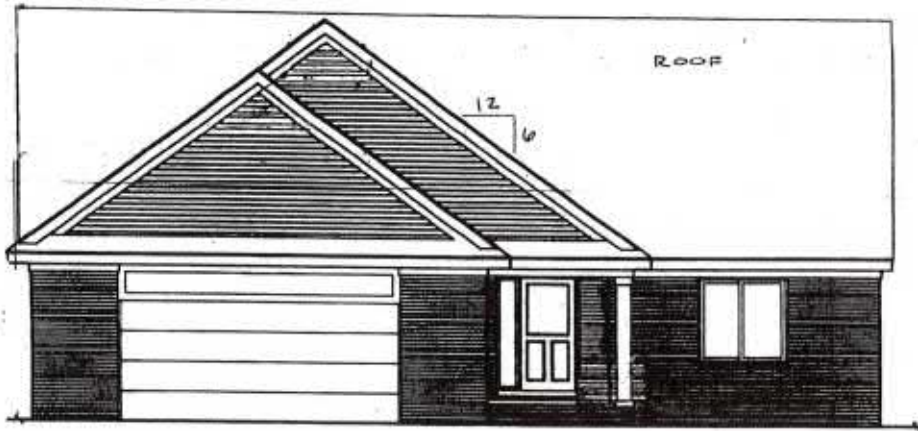
CITY OF WYANDOTTE, Seller

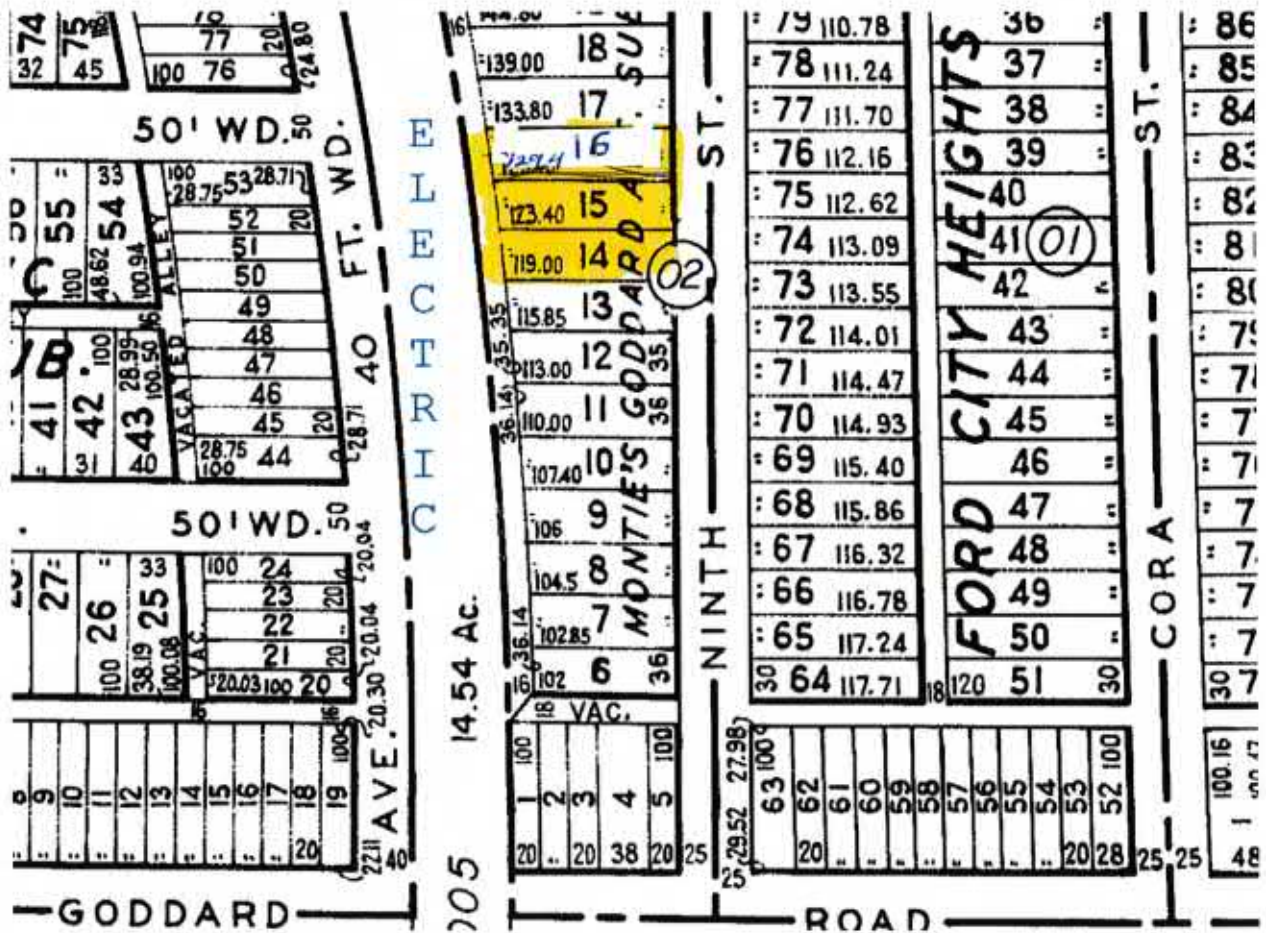
Joseph R. Peterson, Mayor  
3200 Biddle Avenue, Wyandotte, Michigan 48192  
Dated: \_\_\_\_\_

Lawrence S. Stec, City Clerk

Legal Department Approval \_\_\_\_\_

# ATTACHMENT A





876 9<sup>TH</sup> STREET -LOTS 14 AND 15 ALSO 16 FT ADJ VAC ALLEY MONTIE'S GODDARD AVE SUB T3S R11E L41  
 P85 WCR Lot Size: 70' X 129.40'

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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 14**

**ITEM: Sale of 1213 Grove Street, Wyandotte**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** At the February 24, 2020, City Council meeting, Council approved the Specifications for the Sale of Industrial/Commercial/Multiple Family Properties. On March 6, 2020, the property at 1213 Grove Street was listed for sale on LoopNet, the City's website and a "For Sale" sign was placed on the property. As of June 1st the City has received eleven (11) proposals for the property. The City Engineer and Development Coordinator reviewed the eleven (11) proposals and short-listed four (4) to receive phone interviews. It is recommended that Council accept the proposal from Four Star Greenhouse as the most complete and fully developed proposal received. Highlights of the Four Star Greenhouse proposal include:

- The intended use is an integral extension of their ongoing operating activities at Four Star Greenhouse in Carleton, MI. They will be utilizing 7,500 square feet for office, light assembly, product staging, packaging and straight-truck shipping. 42,500 square feet will be used for flexible storage, shipping and receiving of production materials, containers, packaging materials and supplies, garden soil, kits, large planters, and seasonal operational equipment. This use is in compliance in a I-1 Zoning District.
- Four Star will redeploy and/or hire approximately 10 full-time permanent and seasonal staff for this facility.
- Four Star management and staff have successfully handled several projects of this magnitude including building 30+ acres of greenhouses, numerous service buildings and building/renovating office spaces.
- Four Star is a family-owned Michigan corporation operating since 1977 in the horticulture industry. Four Star is the founding member and #1 supplier of Proven Winners, a premium national plant brand that invests strongly in research and development, breeding, rigorous testing and trials to ensure high garden performance . Four Star operational and financial leadership (CEO, CFO Maintenance Managers) has over 30 years of experience each in the industry.
- Four Star has hired TTL Associates to complete the Phase I and Baseline Environmental Assessment (BEA) work.
- Four Star has demonstrated understanding of the magnitude of building rehabilitation and has obtained contractor quotes for roof replacement and outlined in their proposal the scope of additional work required to open the facility in the Fall of 2020. Total



renovations are estimated at \$600,000.

- Financing for the purchase and renovation of this property will be executed internally with existing resources of Four Star Greenhouse.

Proposal Bid of \$103,000 from Four Star was not the highest bid received, but their proposal is most developed and complete proposal received and provides for the greatest likelihood of successfully implementation. Four Star Greenhouse is the most shovel ready proposal received meeting the Specifications.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing to enhance the community's quality of life.

**ACTION REQUESTED:** Approve the Offer to Purchase with Four Star Greenhouse; authorize the Mayor Pro Tempore and City Clerk to execute the Offer to Purchaser.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Account 492-000-650-040 TIFA Consolidated Funds

**IMPLEMENTATION PLAN:** Execute Offer to Purchase and close on property.

**LIST OF ATTACHMENTS:**

1. four Star Greenhouse Proposal
2. 1213 Grove Proposals Received with Evaluation Points
3. 1213 Grove Purchase Agreement

**RESOLUTION**

Item Number: #14

Date: July 27, 2020

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

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 proposals makers.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

**COUNCIL**

**NAYS**

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**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

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**EXHIBIT C – Signature Page**

## SIGNATURE PAGE

TO: The City Engineer  
Wyandotte, Michigan

Date: May 29, 2020

RE: VACANT INDUSTRIAL/COMMERCIAL/MULTIPLE FAMILY  
PROPERTIES

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ **INSPECTION:** Familiarity with the present condition of premises based on recent inspection.
- ☒ **COMPREHENSION:** Understanding Specifications including expeditious agreement, Council approval, and permit prior to closing.
- ☒ **PROPOSED BUILDING FEATURES:** PROPOSAL MUST BE ATTACHED.
- ☒ **BID AMOUNT:** One Hundred and Three Thousand Dollar (\$ 103,000<sup>00</sup> )
- ☐ **DEPOSIT:** One Thousand (\$1,000) Dollars – Check # \_\_\_\_\_
- ☐ **EXECUTED ANTI-COLLUSION AFFIDAVIT:** to be attached.
- ☐

SIGNATURE: Mark Multer

NAME: Mark Multer, CEO  
Please Print

ADDRESS: 1015 Indian Trail Road  
Please Print  
Carleton, MI 48117  
Please Print

Phone: 734-654-7511

E-mail Address: mmulter@pwwfounder.com



## **EXHIBIT D – Anti-Collusion Affidavit**

### ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set forth before MUST be executed on behalf of the proposal markers.

STATE OF MICHIGAN  
COUNTY OF WAYNE

Mark Muller, being first duly sworn, deposes and says he is  
the Chief Executive Officer of Four Star Greenhouse  
(Title) (Name of Company)

the proposal maker which has submitted, on the 29<sup>th</sup> day of June, 2020,  
to the City of Wyandotte, Michigan, for the property at 1213 Crane Street,  
Wyandotte, fully set forth in said proposals. The aforementioned proposal maker  
constitutes the only person, firm or corporation having any interest in said proposal or in any  
contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in  
whole or in part of the said proposal, except as follows: - None -

Affiant further states that said proposal is in all respects fair and is submitted without collusion  
or fraud; and that no member of the City Council, or officer or employee of said City is directly  
or indirectly interested in said proposal.

Mark Muller  
Affiant Signature

SWORN to and subscribed before me, a Notary Public, in for the above name State and County  
this 28 day of MAY, 2020.

Notary Public: Eva L. Wellhausen

My Commission Expires: July 22, 2026

EVA L. WELLHOUSEN  
Notary Public, State of Michigan  
County of Monroe  
My Commission Expires 07-22-2026  
Acting in the County of Monroe



Four Star Greenhouse, Inc.  
1015 Indian Trail Rd. Carleton, MI 48117  
Phone: (734) 654-6420 Fax: (734) 654-2795  
Web: [www.pwfourstar.com](http://www.pwfourstar.com) Email: [mail@pwfourstar.com](mailto:mail@pwfourstar.com)



To: City Engineer/Wyandotte City Council  
3200 Biddle Avenue  
Wyandotte, MI 48192

From: Mark Multer, Chief Executive Officer, Four Star Greenhouse

Re: Proposal to Purchase Property at 1213 Grove St.

RECEIVED

MAY 29 2020

CITY OF WYANDOTTE

Dear Selection Committee Members,

We respectfully submit this proposal for your consideration to purchase the city-owned property at the above-noted address (parcel # 57 022 11 0237 002) (*Exhibit A*). We have also submitted the \$1,000.00 bid deposit as required (copy in *Exhibit B*). The required Signature Page and notarized Anti-Collusion Affidavit are attached at the end of this Proposal (copies in *Exhibits C and D*). We are excited about the potential for this property. We stand ready at your convenience to provide additional details, answer any questions or address any concerns that might arise. Please feel free to contact me at 734-654-7511 (office), 734-693-7216 (mobile) or [mmulter@pwfourstar.com](mailto:mmulter@pwfourstar.com) (email).

**Proposal Summary:**

- Price: Our proposal is to purchase this property for \$103,000.00 cash, contingent upon:
  1. Completion by TTL Associates of an update to their original Phase I Environmental Site Assessment Report and any other recommended environmental due diligence to the satisfaction of purchaser at its sole expense and discretion.
  2. Completion of a Baseline Environmental Assessment (BEA) and/or negotiation of other liability protection agreements to the satisfaction of purchaser at its sole expense and discretion.
- Renovation Investment: In addition to the purchase price, the facility in its current state will require significant investment to renovate and bring it to functional and acceptable standards. We have obtained four licensed and accredited contractor quotes for roof replacement with budgetary estimates ranging from \$6.00 - \$7.50 psf (\$300,000 - \$375,000). Beyond this we have also identified additional required investment of approximately \$200,000 - \$300,000 to complete removal of numerous ceiling stacks, ducts, pipes and wiring, repair brick masonry and windows, paint external aluminum siding, install appropriate lighting, plumbing, heating and electrical systems, create office space, repair dock wells, plates and doors, complete internal surface cleaning and painting, patch/repair parking lot, improve grounds and site appearance.
- Use: Our intended use for the property is as an integral extension of our ongoing operating activities at Four Star Greenhouse in Carleton, MI (approximately 17 miles distance). It will replace an existing leased facility with limited space and inability to meet our future needs for growth and operational flexibility. Our plan is a phased approach with initial design for heated space in the north section of the building (approximately 7,500 sf) for office, light assembly, product staging, packaging and straight-truck shipping. The remaining space (42,500 sf) will be used for flexible storage, shipping and receiving of production materials, containers, packaging materials and supplies, garden soil, kits, large

planters, seasonal operational equipment. See **Property Overview** below for a site picture. Active coordination and just-in-time shipping/receiving interaction with our Carleton operations, particularly during our peak season (January – June) will be critical and a significant factor in our continued success and future growth. Continued trends of volume growth and operational needs will dictate additional phases of development by Four Star to optimize use of the facility's space.

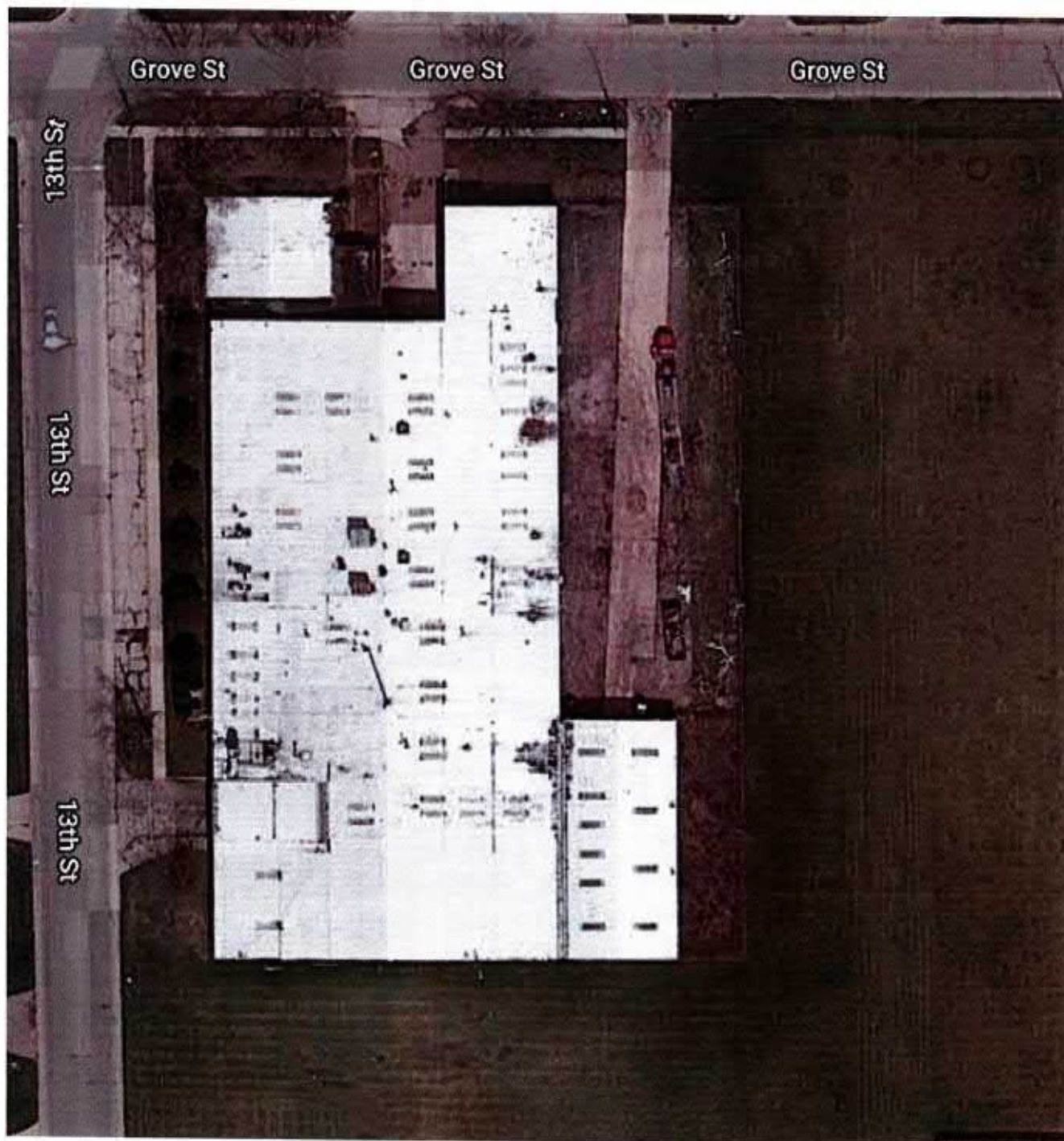
- **Staffing:** Initially for Phase-1, Four Star will redeploy and/or hire new approximately 10 full time permanent and seasonal staff to be based out of this facility. Positions will include a Site Coordinator (1), Assistant (1), Shipping/Receiving/Staging leads (2), packaging assemblers (4) and drivers (2).
- **Timing:** As soon as the property is safe and functional. Upon notification of being the recommended proposal for City Council to approve, Four Star will begin work to clear the contingencies (including engaging TTL Associates to complete the Phase-1 update and BEA work and legal counsel to clear title for liens and encumbrances). Upon formal approval by City Council and purchase agreement execution, Four Star will immediately finalize roof quotations, select and engage with contractors to schedule roof work (currently 8-10 Week lead time) and aggressively begin other renovations with targeted occupancy and initial operations start-up in Fall 2020 not later than Dec 1, 2020 to coincide with our 2021 busy season.

#### **Other Requested Information:**

- **Previous Experience with Similar Projects:** Four Star management and staff have successfully handled several projects of this magnitude including building 30+ acres of greenhouses, numerous service buildings, building/renovating office spaces.
- **Financial Resources:** All financing of this project will be sourced internally from existing resources of Four Star Greenhouse, Inc. No external financing will be required. For reference, our longstanding bank relationship is with Fifth Third bank as follows:  
Fifth Third Bank  
550 North Summit Street, 22<sup>nd</sup> Floor  
Toledo, OH 43604  
John Schinharl, Senior Vice President (Relationship Manager)  
419-259-7141 (Office)  
john.schinharl@53.com
- **Participants:** Individuals involved in this project will initially include:
  - Mark Multer, CEO of Four Star, 30 years of operational and financial leadership experience, extensive background leading and coordinating new building expansion projects for Four Star.
  - Ken Banach, CFO of Four Star, 30 years of financial leadership experience, multiple building acquisition, renovation, expansion project management experience.
  - Tom Brown, Logistics and Customer Fulfillment Manager for Four Star, strong project and facilities management background.
  - Jim Strimpel, Maintenance Manager at Four Star, 40+ years' experience with Four Star managing all our facilities.
  - Other subject matter experts on as-needed basis.
- **Plan of Action:**
  - Sequence of actions, timing and cost estimates per details above in the Project Summary section.
- **Financing**
  - As noted above, all financing for the purchase of this property and related renovation investments will be financed internally with existing resources from Four Star.



## Property Overview





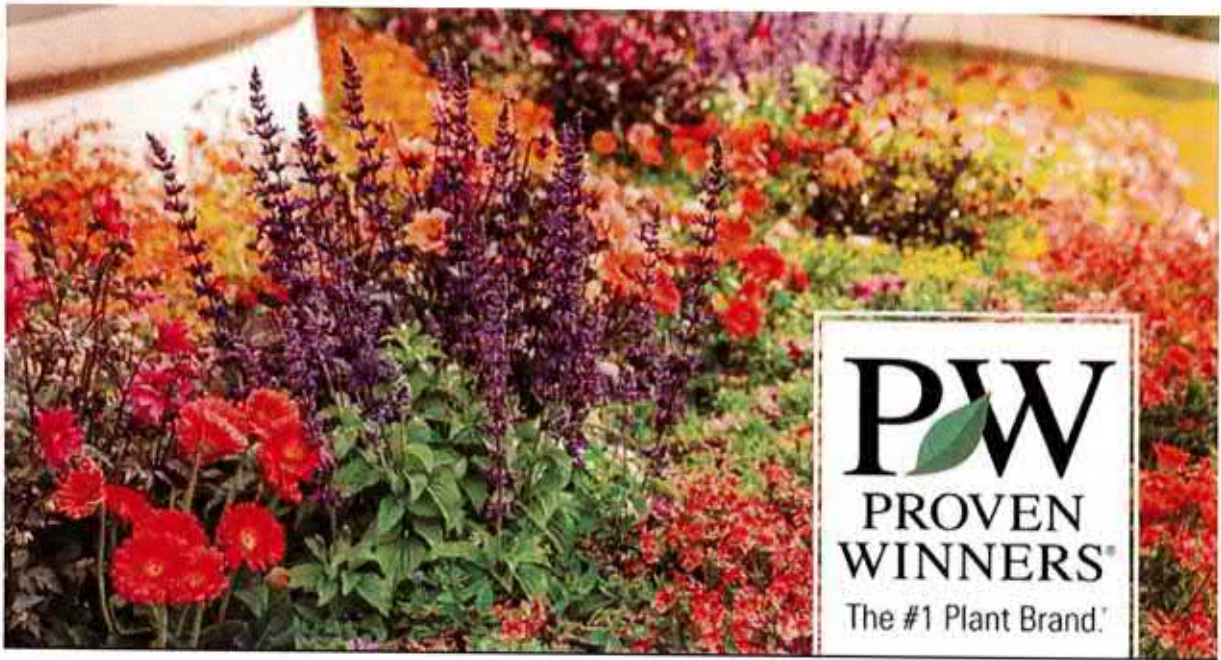
### **Background on Four Star Greenhouse and Proven Winners:**

Four Star Greenhouse is a family-owned Michigan corporation operating since 1977 in the horticulture industry on +/-40 acres in Carleton, MI with state-of-the-art facilities. We grow and distribute superb quality young plants and finished crops (annuals, perennials, shrubs and vegetables) for the wholesale grower, retail grower, garden retailer and professional landscaper. We also offer direct-to-consumer sales through our online sales channel [www.provenwinnersdirect.com](http://www.provenwinnersdirect.com). Four Star is the founding member and #1 supplier of Proven Winners, a premium national plant brand that invests strongly in research and development, breeding, rigorous testing and trials to ensure high garden performance and a user experience that is easy, successful and inspiring. Tom and Sharon Smith of Carleton, MI are sole owners of Four Star and founding members/part-owners of the Proven Winners brand entity. Both Tom and Sharon are active in managing the businesses as President and Vice President, respectively.

Watch a brief 55 second introductory video at: <https://www.youtube.com/watch?v=sRqsptpiBIU>.  
Connect with us at [www.pwfourstar.com](http://www.pwfourstar.com)







"No other plant brand makes customer success as simple as Proven Winners® does. That's why our team is so passionate and focused on growing the best plants and delivering great products to our customers."

—Tom Smith

"Our family-owned business is full of motivated, diverse people with plenty of talent. What we all share in common is our goal — to grow and deliver the best Proven Winners has to offer."

—Sharon Smith







# The People Behind the Plants



Our team is passionate about helping growers, retailers and gardeners succeed. To meet the people behind the plants, visit [www.pwbr.com](http://www.pwbr.com).

## Dedicated



Doug and Dave work together to support growers.



Josh and his team bring you the best genetics.



Robert's product line focus ensures high quality plants.



Amanda's specialty is providing quality plants.

## Experienced



Mary's attention to detail ensures consistent plant growth.



Sue and Pat have been growing with us for 44 years.



Andy keeps plants healthy with IPM tools like biologicals.



Manuela masters new production technology.

## Innovative



Sam, Linda and Julie help you find the right plants to grow your business.

### New for 2020

#### Weather Combination Kits



Each kit includes a detailed planting guide and a QR code for more information.

## 104 Liners

104 Liners are hand planted and grown to peak height and root for vigorous, reliable growth and full branching. With many plants per tray, this kit has increased value in shipping and reduced plastic waste compared to other industry standard kits. This 104 Liner is versatile and can be used for large customer orders, such as hanging baskets and cuttings, along with a full container crop.







## **EXHIBIT A** – Property Posting Online for Sale



Kelly Roberts  
(734) 324-4555



### **1213 Grove St**

50,161 SF Industrial Building Wyandotte, MI \$80,000 (\$2/SF)



### **EXECUTIVE SUMMARY**

Proposals shall be delivered to the City Engineer at:  
Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte.

Michigan 48192 between the hours of 8 a.m. to 5 p.m.

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## PROPERTY FACTS

Price	\$80,000	Rentable Building Area	50,161 SF
Price Per SF	\$2	No. Stories	1
Sale Type	Investment or Owner User	Year Built	1963
Sale Conditions	Building in Shell Condition	Tenancy	Single
Property Type	Industrial	Parking Ratio	0.55/1,000 SF
Property Subtype	Manufacturing	No. Dock-High Doors/Loading	3
Building Class	C	No. Drive In / Grade-Level Doors	5
Lot Size	4.10 AC	Opportunity Zone	No

Listing ID: 18766360

Date Created: 5/6/2020

Last Updated: 5/18/2020

## ZONING

Zoning Code      Industrial (I-2 Industrial District)

## ABOUT 1213 GROVE ST , WYANDOTTE, MI 48192

One story 53,000 sq. ft. building including office, storage, manufacturing area, surface

level parking and three (3) truck loading docks.

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## TRANSPORTATION

### AIRPORT

Detroit Metropolitan Airport	23 min drive	12.2 mi
Detroit City Airport	37 min drive	20.9 mi

### FREIGHT PORT

Port of Baltimore	579 min drive	514.8 mi
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### RAILROAD

WHITING DISTRIBUTION-RIVERVIEW (DETROIT)-MI	8 min drive	3.7 mi
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## PROPERTY TAXES

Parcel Number	57-022-11-0237-002	Improvements Assessment	\$0
Land Assessment	\$0	Total Assessment	\$0



## MAP OF 1213 GROVE ST WYANDOTTE, MI 48192



## ADDITIONAL PHOTOS



Building Photo

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



**EXHIBIT B** – Bid Deposit Cashier's Check

<small>HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK</small>		<small>GROUND PRINT TEXT - NO MICR</small>	
	TCF National Bank 17440 College Parkway Livonia, MI 48152-2363	<b>OFFICIAL CHECK</b>	<b>502444111</b>  17-7000/2910 4983011720060
		MAY 29 2020 DATE	
***ONE THOUSAND AND 00/100***			
<small>MATCH THE AMOUNT IN WORDS WITH THE AMOUNT IN NUMBERS</small>		\$1,000.00	USDOLLARS
PAY TO THE ORDER OF:	THE CITY OF WYANDOTTE	ACCOUNT NO	0411 26346
MEMO RE: 1213 GROVE - BID DEPOSIT		 <small>COUNTER SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00</small>	
⑈ 502444111 ⑆ ⑆ 29107000 ⑆ ⑆ 4983011720060 ⑆			

SUMMARY OF PROPOSALS RECEIVED FOR 1213 GROVE STREET						
PROPOSAL MAKER	BID AMOUNT	PROPOSED USE	PREVIOUS EXPERIENCE	PLAN OF ACTION /INVESTEMENT	NO. OF PROPOSED EMPLOYEES	BID CHECK
Jason Azagalian/Richard Oliver 16600 Fort Street, Southgate, MI	\$100,00.00	Upfitting of new vechiles, aftermarket vehcile modification facility and vehicle engineering and testing facility and major vehicle repair.	Renovated existing building that they own and built new commercial building.	Complete repairs within 12 months. Also asking for 10 year tax abatement (Brownfield?)	40-50	Yes
Total Evaluation Points:						
G. Mayhew - 80	10	15	20	15	20	
K. Roberts - 85	10	15	25	15	20	
Realiable Realty Group,	\$130,000.00	No information provided	No information provided	No information provided	No information provided	no
Total Evaluation Points:						
G. Mayhew - 15	15	0	0	0	0	
K. Roberts - 15	15	0	0	0	0	
SMI Steel LLC 3927 White Tail Dr., Rochester, MI	\$80,000.00	Steel Fabrication and Erection Company. Fabricate and welding. High electrcial and water use. Concern: proximity to residential & school.	Expand curent business from Detroit to allow for machine shop at this site.	No plan of action or investment in the building supplied	25	Yes
Total Evaluation Points:						
G. Mayhew - 55	5	10	20	0	20	
K. Roberts - 60	5	15	20	0	20	
Ivan Doverspike 4261 13th Street, Wyandotte, MI	\$82,000.00	Expand current business at 4261 13th Street to use for research & development and training center, machinery rebuiding center, machinery showroom. 65% R&D and Showroom.	Expand current business at 4261 13th Street	\$800,000 in improvements. Asking for financial help w/env. and fire suppression. Requesting max property tax of \$15,000 for 15 years.	No information provided	Yes
Total Evaluation Points:						
G. Mayhew - 75	10	15	20	20	10	
K. Roberts - 80	10	20	20	20	10	

SUMMARY OF PROPOSALS RECEIVED FOR 1213 GROVE STREET						
PROPOSAL MAKER	BID AMOUNT	PROPOSED USE	PREVIOUS EXPERIENCE	PLAN OF ACTION /INVESTEMENT	NO. OF PROPOSED EMPLOYEES	BID CHECK
Four Star Greenhouse, Inc. 1015 Indian Trail Rd., Carleton, MI	\$103,000.00	7,500 sq.ft. for office, light assembly, product staging, packaging, shipping and 42,500 sf for flexible storage, production material, containers, packaging materials and supplies, garden soil, kits, large planters, seasonal operation equipment. Not likely high utility user.	Expand existing business to Wyandotte. Four Star management and staff have successfully handled several projects of this magnitude including building 30+ acres pf greenhouses. Numerous servcie buildings, building/renovating office spaces	\$600,000 in improvements to be completed within 1 year	10	Yes
Total Evaluation Points:						
G. Mayhew - 90	15	20	20	25	10	
K. Roberts - 90	15	20	20	25	10	
Taknek 25925 Barton Rd., POBox 136, Loma Linda, CA	\$85,000.00	Manufacture new machines for the pharmaceutical, automotive, medical, and textile industry.	Has 79,000 sf building with ophthalmic laboratory & manufacturing facility in CA	\$450,000 4 Phase Development Plan.	75-100	Yes
Total Evaluation Points:						
G. Mayhew - 85	10	20	20	15	20	
K. Roberts - 85	10	20	20	15	20	
Ehab Gabr 2700 S. Rochester Rd. Rochester Hills, MI	\$80,000.00	PPE and Orthopedic Implant sales, warehouse and distribution Possible manufacturing in future.	Experience with manufacturing, but no information give on renovating a building.	(4 Phase Development)	50-150	Yes
Total Evaluation Points:						
G. Mayhew - 85	5	20	25	15	20	
K. Roberts - 85	5	20	20	20	20	
Starlight Properties, LLC 28172 Hummingdale Circle, Novi, MI	\$81,000.00	Warehousing- divide building into smaller warehousing units to accommodate small and medium size businesses.	No Information provided	\$150,000 in removation costs	No information provided	Yes
Total Evaluation Points:						
G. Mayhew - 35	10	10	0	15	0	
K. Roberts - 35	10	10	0	15	0	

SUMMARY OF PROPOSALS RECEIVED FOR 1213 GROVE STREET						
PROPOSAL MAKER	BID AMOUNT	PROPOSED USE	PREVIOUS EXPERIENCE	PLAN OF ACTION /INVESTEMENT	NO. OF PROPOSED EMPLOYEES	BID CHECK
Jason Ptak 1267 Oak St. Wyandotte, MI	\$150,421.00	Storage Warehouse furture open land as outdoor parking with possible new building	No information provided. Does own a commercial building in Wyandotte.	Removations to be completed within 6-12 Months	No information provided	Yes
Total Evaluation Points:						
G. Mayhew - 50	15	10	10	15	0	
K. Roberts - 55	15	10	15	15	0	
John Jarjose 777 Ives, Grosse Ile, MI	No information provided	Received a letter of intent - no use indicated	No Information provided. Does own a commercial building in Wyandotte	No Information provided	No information provided	NO
Total Evaluation Points:						
G. Mayhew - 5	0	0	5	0	0	
K. Roberts - 5	0	0	5	0	0	
Pound Pals Downriver	No information provided	Shelter for animals. Non-profit operating animal shelter for DCAC	No information provided	No information provided	No information provided	No
Total Evaluation Points:						
G. Mayhew - 10	0	10	0	0	0	
K. Roberts - 10	0	10	0	0	0	
Safe Spot Stables, LLC 21980 Sibley Road, Brownstown Township, MI	\$80,000.00	Continue operations of Safe Spot Storage in Trenton to Wyandotte in 2 Phases (1 - indoor climate-controlled storage 2-developing the vacant land to the east inton enclosed storage suites.	No Information provided. Does own a commercial building in Wyandotte	Phase I investment \$300,000; Phase 2 Investment \$1,000,000	1- Full Time and 2 Part-time Jobs	Yes
Total Evaluation Points:						
G. Mayhew - 45	5	10	5	20	5	
K. Roberts - 55	5	10	15	20	5	
EVALUATATION POINTS:						
Previous Experience - 0-30 Points			<u>Bid Price</u>	No of Employees:		
Plan of Action/Investment Costs -0- 25 Points			\$0 to \$80,000 - 5 Points	0 to 5 - 5 Points		
Proposed Use - 0-20 Points			\$80,001 to \$100,000 - 10 Points		6 to 10 - 10 Points	
			Over \$100,001 - 15 Points		11 to 20 - 15 Points	
					Over 20 - 20 Points	

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of Wvandotte, Wayne County, Michigan, described as follows:  
the real property commonly addressed as 1213 Grove Street, together with all improvements and appurtenances, and depicted as the highlighted area on Exhibit A attached hereto and made a part hereof (the "premises") and to pay therefore the sum of One Hundred and Three Thousand (\$103,000.00) Dollars (the "Purchase Price"), subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions;

THE SALE TO BE CONSUMMATED BY:

(Fill out one of the four following paragraphs, and strike the remainder)

Cash Sale	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
Cash Sale with New Mortgage	<del>B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of Purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a mortgage in the amount of \$ , and pay \$ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.</del>
Sale to Existing Mortgage	<del>C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by upon which there is unpaid the sum of approximately Dollars, with interest at per cent, which mortgage requires payment of Dollars on the day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.</del>
Sale on Land Contract	<del>D. Payment of the sum of Dollars, in cash or city check, and the execution of a Land Contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within years from the date of Contract in monthly payments of not less than Dollars each, which include interest payments at the rate of per cent per annum; and which DO, DO NOT include prepaid taxes and insurance.</del>
Sale to Existing Land Contract	<del>If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above ser forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.</del>
Evidence of Title	2. As evidence of title, Purchaser has , a commitment for an Owner's Policy of Title Insurance (the "Title Policy") for the premises issued by Minnesota Title Agency on behalf of First American Title Insurance Company (the "Title Company") in the amount of the Purchase Price,, subject only to those exceptions to title acceptable to Purchaser.
Time of Closing	3. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
Purchaser's Default/ Seller's Default	4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit and payment of all Purchaser expenses incurred by Purchaser for its review and analysis of the premises in full termination of this agreement.
Title Objections	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such title commitment within the time specified, the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
Possession	6. The Seller shall deliver, and the Purchaser shall accept possession of said property, subject to rights of the following tenants: None
	If the Seller occupies the property, it shall be vacated on or before Closing From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ NA per day. Each party represents to the other party that they have had no contact with a real estate broker or salesman related to the sale and purchase of the premises that would entitle such broker or salesman to a real estate commission and that if either party had any such contact it will be responsible for any such commission.

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

<b>Taxes and Prorated Items</b>	<p>7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current real estate taxes for the premises are exempt from taxation. There shall be no real estate tax proration at closing.</p> <p>8. It is understood that this offer must be accepted within fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.</p> <p>9. The seller is hereby authorized to accept this offer and the deposit of <u>\$1,000.00</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.</p>
---------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10. Intentionally Omitted

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

The closing of this sale shall take place at the office of the title company in escrow. This agreement is subject to the terms and conditions of the **Addendum** attached hereto and made a part hereof.

**WYANDOCK, LLC**, a Michigan limited liability company

By: \_\_\_\_\_  
Mark Multer, authorized agent  
**Purchaser**

Address 1015 Indian Trail Road, Carleton, Michigan 48117

Dated: \_\_\_\_\_

**ACCEPTANCE OF OFFER**

*TO THE ABOVE-NAMED PURCHASER:*

The foregoing offer is accepted in accordance with the terms stated,

**City of Wyandotte, a Municipal Corporation**

By: \_\_\_\_\_ L. S.  
*Seller*

Title: \_\_\_\_\_ L. S.

Address \_\_\_\_\_

Dated: \_\_\_\_\_



ADDENDUM TO  
OFFER TO PURCHASE REAL ESTATE

12. Purchaser will be required to use the premises for office, light assembly) and storage as permitted under its current I-1 Zoning District. A Deed Restriction will be placed on the Warranty Deed issued by Seller enforcing this requirement. The Deed Restriction will be for three (3) consecutive years.
13. Purchaser will commence improvements to the premises within thirty (30) days of the closing date and will obtain from the City a Certificate of Conformity under current law within one (1) year of closing date (the "Completion Date"). The Completion Date will be extended by any force majeure event, including, but not limited, to any pandemic events declared by the State of Michigan. **After the closing date but prior to the Completion Date, Purchaser may store bedding plant container materials in the premises.**
14. **An Irrevocable Letter of Credit in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) will be required to be executed by the Purchaser at time of closing. See Attachment C.**

15. INVESTIGATION PERIOD

Purchaser's obligations under this Agreement are conditioned on Purchaser's approval of its physical inspections of the premises, a survey of the premise, **a structural engineering assessment** and an environmental site assessment (Phase I or Phase II) by the end of the Investigation Period.

To comply with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 US 9601 et seq, the Seller grants reasonable access to the premises and the Purchaser shall contract with a qualified Environmental and Ecological System Testing Firm to conduct a Phase I or a Phase II Environmental Site Assessment of the premises (the "ESA"). This ESA must be completed by August 17, 2020 (the "Investigation Period").

The City of Wyandotte has made available environmental reports and cleanup reports that the City has in possession:

- Final Emergency Contingency Plan dated May 2012 prepared by the U.S. EPA Removal Action
- POLREP#2 Final Report dated July 2012 prepared by U.S. EPA
- Building Interior Environmental Response Activities Oversight Authorization for Hazardous Waste Management Report dated March 2019 prepare by TTL Associates, Inc.
- Cleanup Summary Report dated September 2019 prepared by TTL Associates, Inc.

In the event the Phase I ESA recommends a Phase II ESA, then Purchaser may extend the Investigation Period for the time required to complete the Phase II ESA. In the event the ESA discloses that a hazardous substance, pollutant or contaminant (as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)) is present or may potentially be present on the premises at any level whatsoever, Purchaser may in its sole discretion terminate this Agreement in writing within fifteen (15) days of such ESA, receive back its deposit and neither party will have any further obligations under this Agreement.

16. **Purchaser** is responsible for the cost of the Title Insurance Policy Premium and Wayne County Mapping Fee. These charges will be paid at closing.
17. Seller at Seller's cost will complete any parcel subdivision of the premises and/or prepare a new legal description of the premises as required by governmental authorities to convey and transfer recordable title to the premises to Purchaser as required by this Agreement. The premises are being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
18. This Agreement must be approved by Wyandotte City Council at its next meeting after Seller's signature to this Agreement, or thereafter this Agreement automatically terminates, and the deposit will be returned to Purchaser and neither party will have any further obligations under this Agreement
19. The sale and purchase of the premises will close in escrow at the office of the title company within ten (10) business days after the end of the Inspection Period.

**PURCHASER: WYANDOCK, LLC**

\_\_\_\_\_  
Mark Multer, authorized agent

Dated: \_\_\_\_\_

**CITY OF WYANDOTTE, Seller**

\_\_\_\_\_  
Robert A. DeSana, Mayor Pro Tempore  
3200 Biddle Avenue, Wyandotte, Michigan 48192

\_\_\_\_\_  
Lawrence S. Stec, City Clerk

Dated: \_\_\_\_\_

Legal Department Approval \_\_\_\_\_

# Irrevocable Letter of Credit

Dated: \_\_\_\_\_

To: City of Wyandotte, a Michigan Municipal Corporation, 3200 Biddle Avenue,  
Wyandotte, Michigan 48192 ("Beneficiary")

Gentlemen:

By Order of **Wyandock, LLC**, a Michigan Limited Liability Company, I hereby open our Irrevocable Letter of Credit in favor of the City of Wyandotte, a Michigan Municipal Corporation, for the amount not to exceed the aggregate of U.S. Five Thousand (\$2,500.00) dollars, effective immediately and expiring \_\_\_\_\_, relative to the performance by **Wyandock, LLC** under the Purchase Agreement approved by the City of Wyandotte City Council at a meeting on July 27, 2020 for the purpose of commencing construction on or before \_\_\_\_\_, 2020, and the issuance of a Certificate of Conformity on or before \_\_\_\_\_, 2021 at 1213 Grove, Wyandotte, Michigan.

Funds under this Letter of Credit shall be deposited with the City of Wyandotte's Treasurer on \_\_\_\_\_, 2020.

The entire amount of funds will be available for release to Beneficiary when a request is submitted to the City Treasurer accompanied by an "Affidavit of Default" duly signed by the Wyandotte City Engineer (or other person designated via a duly adopted resolution of the Wyandotte City Council), stating that **Wyandock, LLC** ("Purchaser"):

- (i) The time deadline for Purchaser completing the improvements and scheduling a final inspection has not been met by \_\_\_\_\_, 2021.

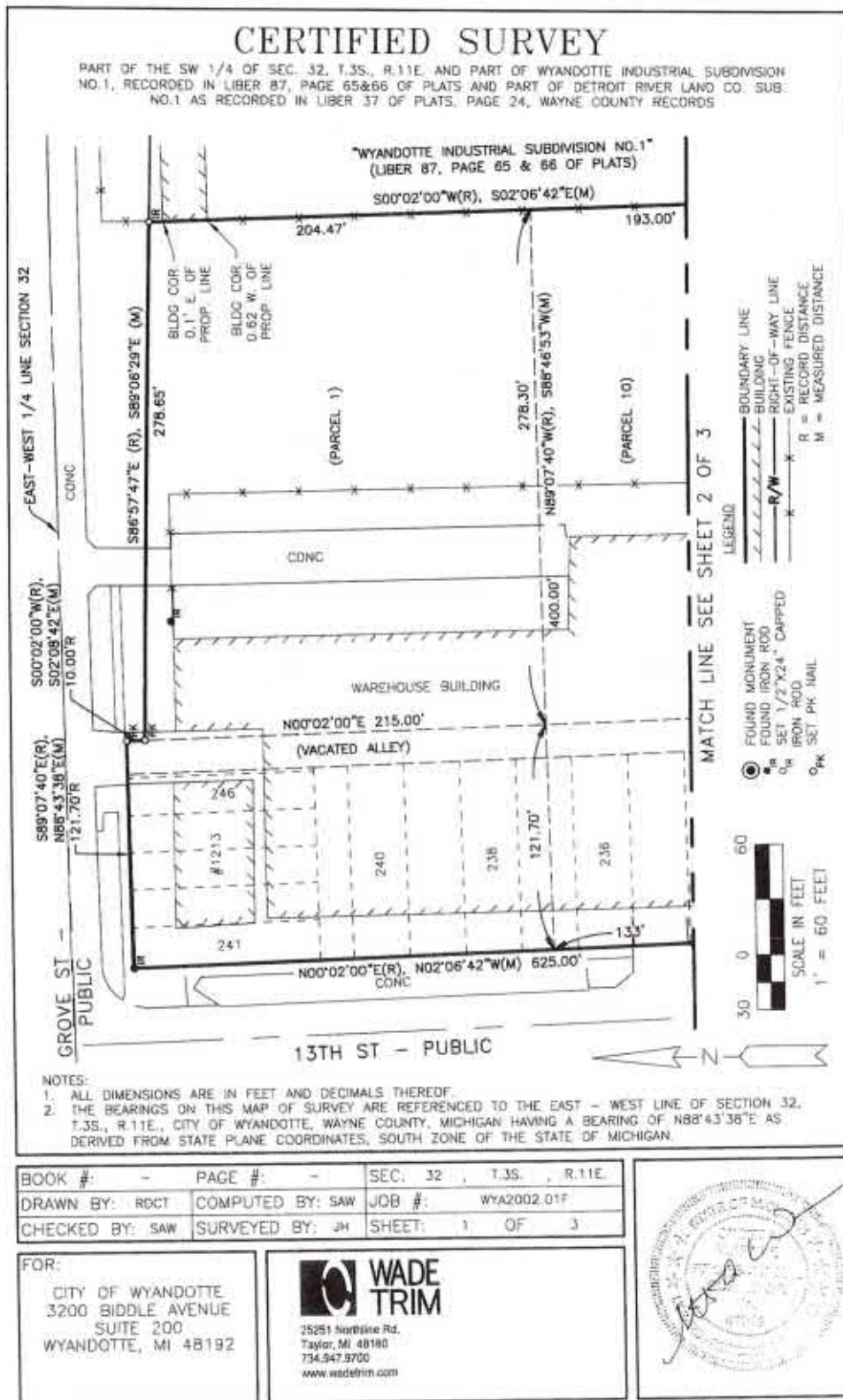
In the event that Wyandock, LLC complies with all provisions of the above referenced Purchase Agreement on or before \_\_\_\_\_, 2021, then the City Engineer shall so notify the City Treasurer and the funds shall be paid back to Wyandock, LLC.

The undersigned verify they are the sole members of Wyandock, LLC and represent that no one else is required to sign this Agreement pursuant to the terms of the Operating Agreement for the LLC.

Very truly yours,

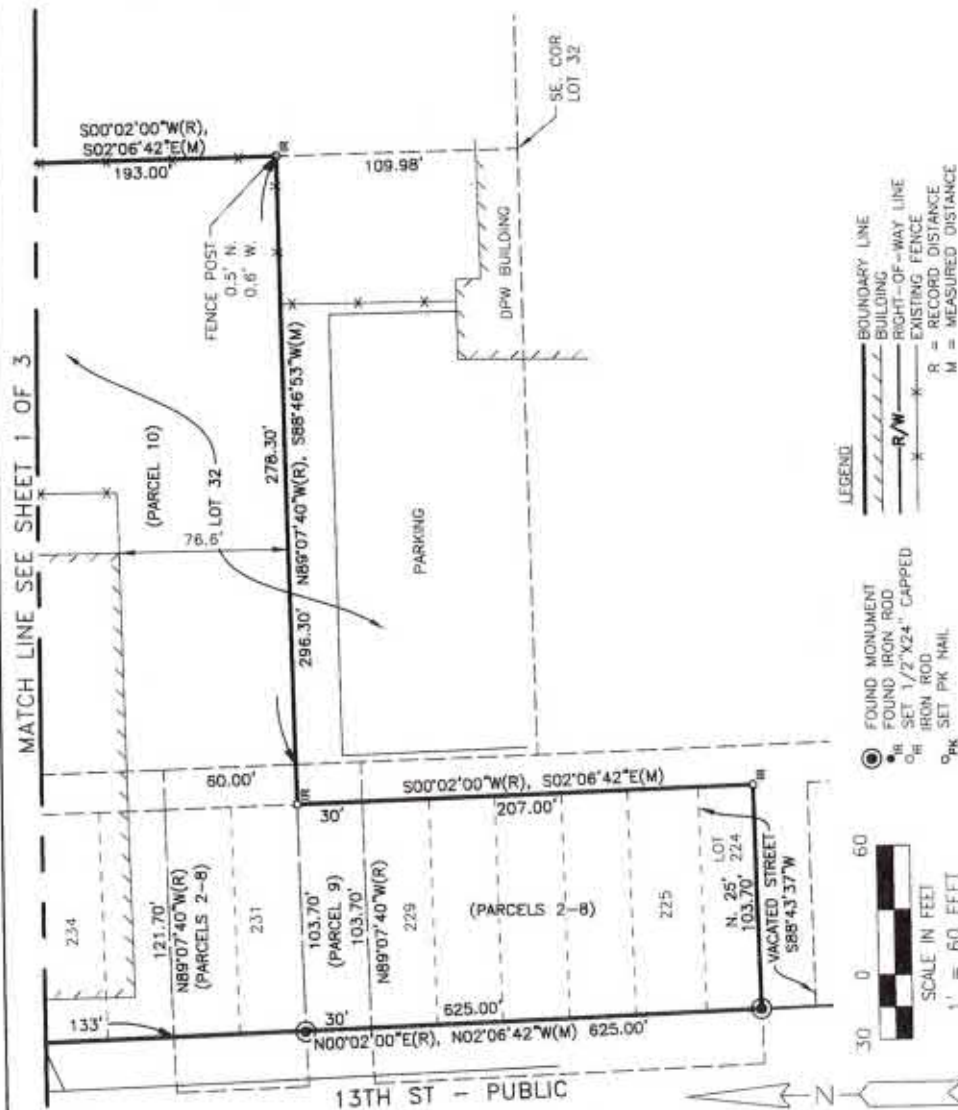
\_\_\_\_\_  
By:





# CERTIFIED SURVEY

PART OF THE SW 1/4 OF SEC. 32, T.35., R.11E. AND PART OF WYANDOTTE INDUSTRIAL SUBDIVISION NO.1, RECORDED IN LIBER 87, PAGE 65&66 OF PLATS AND PART OF DETROIT RIVER LAND CO. SUB. NO.1 AS RECORDED IN LIBER 37 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS



## NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE BEARINGS ON THIS MAP OF SURVEY ARE REFERENCED TO THE EAST - WEST LINE OF SECTION 32, T.35., R.11E., CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN HAVING A BEARING OF N88°43'38\"E AS DERIVED FROM STATE PLANE COORDINATES, SOUTH ZONE OF THE STATE OF MICHIGAN.

BOOK #:	-	PAGE #:	-	SEC. 32	T.35.	R.11E.
DRAWN BY:	RDGT	COMPUTED BY:	SAW	JOB #:	WYA2002.01F	
CHECKED BY:	SAW	SURVEYED BY:	JH	SHEET:	2	OF 3

## FOR:

CITY OF WYANDOTTE  
3200 BIDDLE AVENUE  
SUITE 200  
WYANDOTTE, MI 48192



28251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
www.wadetrim.com



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## 1213 GROVE – LOT SPLIT/COMBINATION

### LEGALS

#### 1213 GROVE

Lots 231, Lot 232, the north 17 feet of Lot 237, and Lots 238 thru 246, both inclusive, including abutting vacated alleys, Detroit River Land Co's Subdivision No 1. of Part of S.W.  $\frac{1}{4}$  of Sec 32, T 3 S., R. 11 E., Ecorse Twp (now City of Wyandotte), Wayne Co. Michigan as recorded in Liber 37 of Plats, Page 24; also part of the Southwest  $\frac{1}{4}$  of Fractional Section 32 described as beginning S 0° 02' 00" W 10.00 feet from the Northeast corner of Lot 246 of Detroit River Land Co's Subdivision No. 1, thence S 86° 57' 47" E 278.65 feet, thence S 0° 02' 00" W 204.47 feet, thence N 89° 07' 40" W 278.30 feet, thence N 0° 02' 00" E 215.00 feet to the point of beginning; also part of Lot 32 Wyandotte Industrial Subdivision No. 1 of Parts of the S.E.  $\frac{1}{4}$  of Section 31 and the S.W.  $\frac{1}{4}$  of Section 32, T. 3 S., R. 11 E., City of Wyandotte, Wayne County, Michigan as recorded in Liber 87 of Plats, Pages 65 and 66, Wayne County Records, more particularly described as beginning N 00° 02' 00" E 109.98 feet from the Southeast corner of Lot 32, thence N 89° 07' 40" W 278.3 feet, thence N 00° 02' 00" E 60.0 feet, thence N 89° 07' 40" W 121.70 feet, thence N 00° 02' 00" E 133.0 feet, thence S 89° 07' 40" E 400.0 feet, thence S 00° 02' 00" W 193.0 feet to the point of beginning.

#### 4069 13<sup>TH</sup>

Lots 225 thru 229, both inclusive, and the west 103.7 feet of the north 25.0 feet of vacated Hillsdale Street abutting the south property line of Lot 225, Detroit River Land Co's Subdivision No 1. of Part of S.W.  $\frac{1}{4}$  of Sec 32, T 3 S., R. 11 E., Ecorse Twp (now City of Wyandotte), Wayne Co. Michigan as recorded in Liber 37 of Plats, Page 24; and, part of Lot 32 Wyandotte Industrial Subdivision No. 1 of Parts of the S.E.  $\frac{1}{4}$  of Section 31 and the S.W.  $\frac{1}{4}$  of Section 32, T. 3 S., R. 11 E., City of Wyandotte, Wayne County, Michigan as recorded in Liber 87 of Plats, Pages 65 and 66, Wayne County Records, more particularly described as beginning N 00° 02' 00" E 109.98 feet and N 89° 07' 40" W 296.3 feet from the Southeast corner of Lot 32, thence S 00° 02' 00" W 30.0 feet, then N 89° 07' 40" W 103.7 feet, thence N 00° 02' 00" E 30.0 feet, thence S 89° 07' 40" E 103.7 feet to the point of beginning.



## BOUNDARY DESCRIPTION

### 1213 GROVE

Beginning at a point N 00° 02' 00" E 109.98 feet from the Southeast corner of Lot 32, thence N 89° 07' 40" W 400.0 feet, thence N 00° 02' 00" E 418.0 feet, thence S 89° 07' 40" E 121.7 feet, thence S 02° 08' 42" E 10.0 feet, thence S 86° 57' 47" E 278.65 feet, thence S 00° 02' 00" W 397.47 feet to the point of beginning.

### 4069 13<sup>TH</sup>

Beginning at a point N 00° 02' 00" E 109.98 feet and N 89° 07' 40" W 296.3 feet from the Southeast corner of Lot 32, thence S 00° 02' 00" W 207.0 feet, thence S 88° 43' 47" W 103.7 feet, thence N 00° 02' 00" E 207.0 feet, thence N 89° 07' 40" W 103.7 feet to the point of beginning.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 57 022 11 0237 002

Property Address 1213 GROVE

City WYANDOTTE

County WAYNE

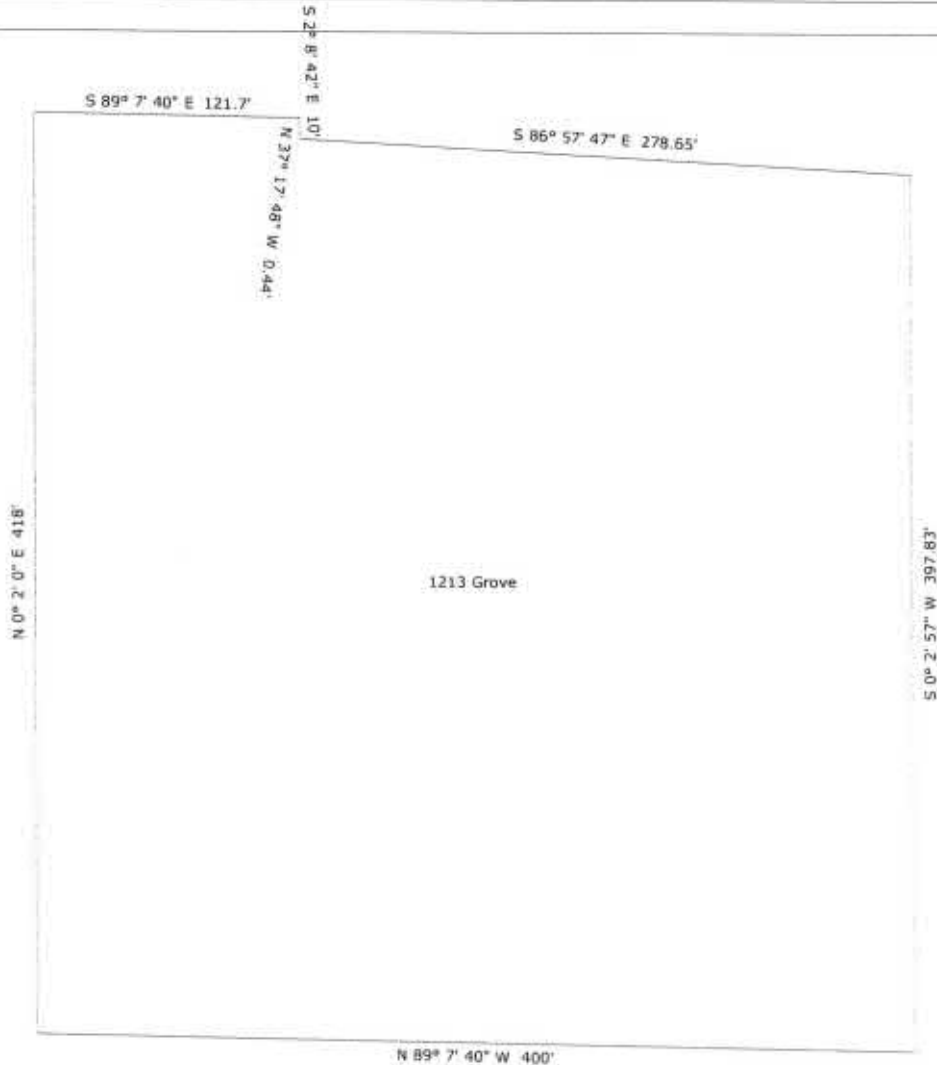
State MI

Zip 48192

Owner CITY OF WYANDOTTE

Client

Appraiser Name



Scale: 1" = 87'

## 1213 Grove

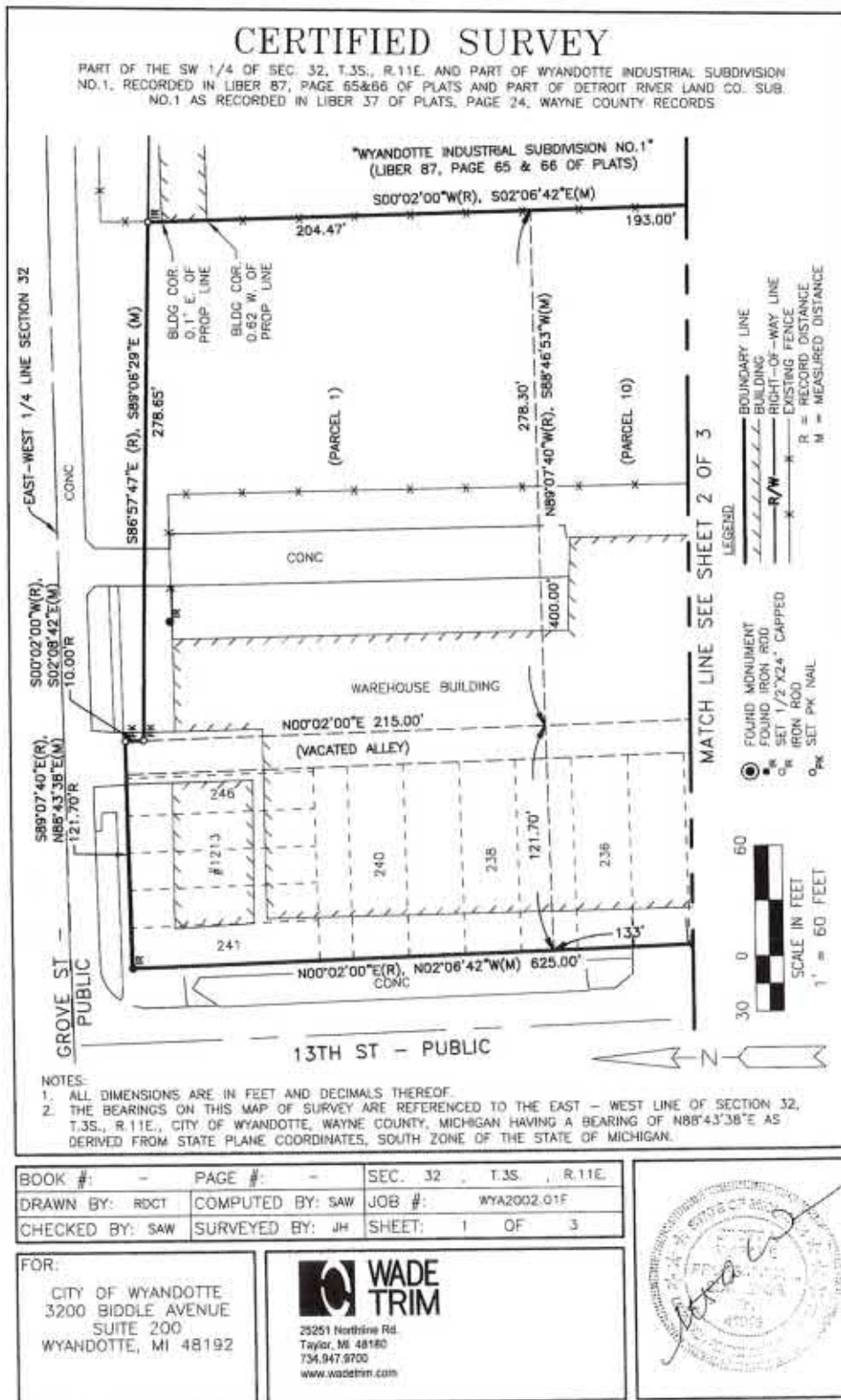
Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE North 89° 7' 40" West, a distance of 400.00 Feet;  
 THENCE North 0° 2' 0" East, a distance of 418.00 Feet;  
 THENCE South 89° 7' 40" East, a distance of 121.70 Feet;  
 THENCE North 37° 17' 48" West, a distance of 0.44 Feet;  
 THENCE South 2° 8' 42" East, a distance of 10.00 Feet;  
 THENCE South 86° 57' 47" East, a distance of 278.65 Feet;  
 THENCE South 0° 2' 57" West, a distance of 397.83 Feet to point of beginning;  
 Said tract containing 0.00 acres (0.00 sf) of land, more or less.  
 Perimeter = 1626.62 Feet  
 No significant error of closure.

## 4069 13th

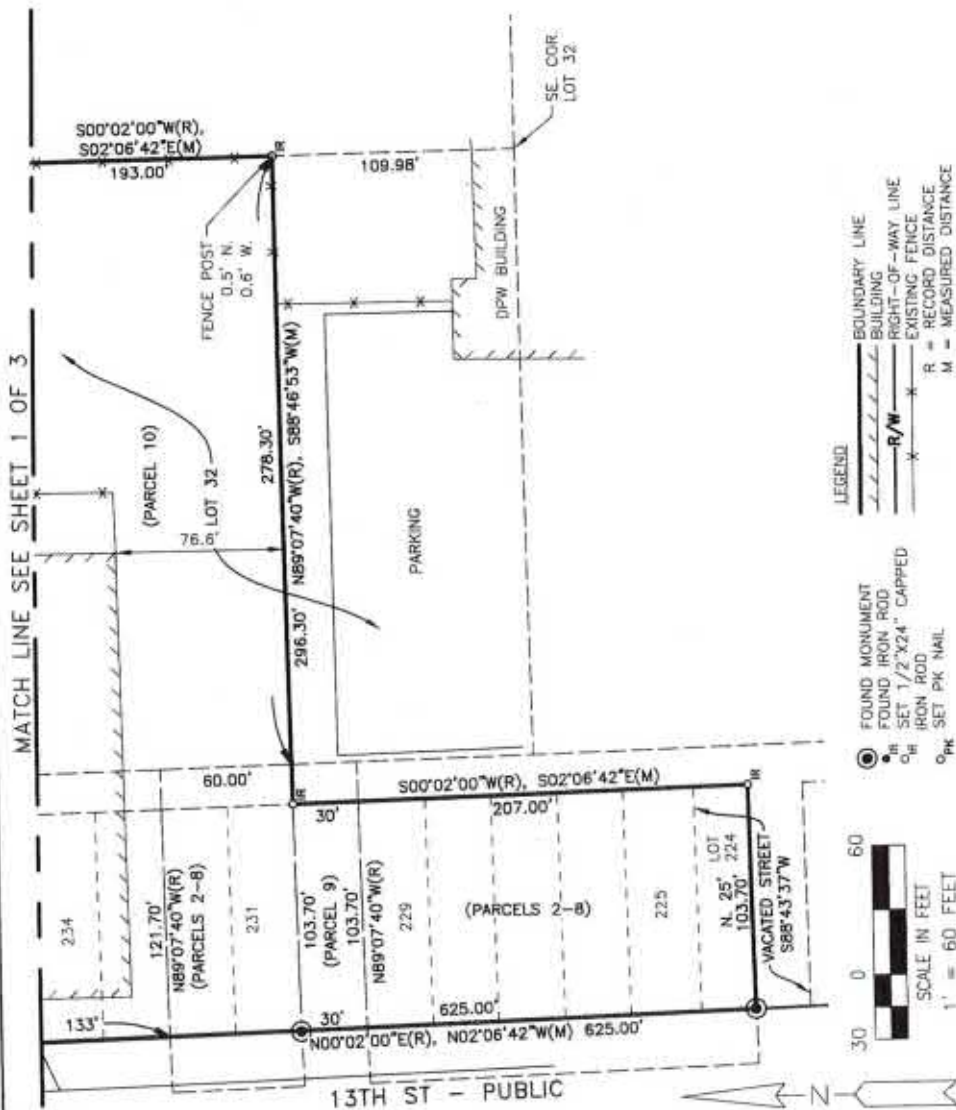
Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE South 0° 2' 0" West, a distance of 207.00 Feet;  
 THENCE South 88° 43' 47" West, a distance of 103.70 Feet;  
 THENCE North 0° 2' 0" East, a distance of 207.00 Feet;  
 THENCE North 88° 43' 47" East, a distance of 103.70 Feet to point of beginning;  
 Said tract containing 0.49 acres (21460.34 sf) of land, more or less.  
 Perimeter = 621.40 Feet  
 No significant error of closure.



# CERTIFIED SURVEY

PART OF THE SW 1/4 OF SEC. 32, T.3S., R.11E. AND PART OF WYANDOTTE INDUSTRIAL SUBDIVISION NO.1, RECORDED IN LIBER 87, PAGE 65&66 OF PLATS AND PART OF DETROIT RIVER LAND CO. SUB. NO.1 AS RECORDED IN LIBER 37 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS



**NOTES:**

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE BEARINGS ON THIS MAP OF SURVEY ARE REFERENCED TO THE EAST - WEST LINE OF SECTION 32, T.3S., R.11E., CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN HAVING A BEARING OF N88°43'38"E AS DERIVED FROM STATE PLANE COORDINATES, SOUTH ZONE OF THE STATE OF MICHIGAN.

BOOK #:	-	PAGE #:	-	SEC. 32	T.3S.	R.11E.
DRAWN BY:	RDCT	COMPUTED BY:	SAW	JOB #:	WYA2002.01F	
CHECKED BY:	SAW	SURVEYED BY:	JH	SHEET:	2 OF 3	

**FOR:**

CITY OF WYANDOTTE  
3200 BIDDLE AVENUE  
SUITE 200  
WYANDOTTE, MI 48192



25251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
www.wadetrim.com



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

**MEETING DATE: 7/27/2020**

**AGENDA ITEM # 15**

**ITEM: First Amendment to Agreement for Purchase and Sale of McKinley School, 640 Plum**

**PRESENTER:** Gregory J. Mayhew, City Engineer

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** On August 19, 2019, a Agreement for Purchase and Sale was approved by the City Council with Developer, Coachlight Properties LLC/Jonesboro Investments Corp, for the referenced property. This Agreement included the following:

- Closing date will be no later than May 30, 2020.

Attached you will find the First Amendment to the Agreement. This amendment extends the closing date to July 1, 2021. Further, Exhibit G of the original Agreement has also been changed to update the timeline for the project.

The undersigned recommends approval of the First Amendment to Agreement for Purchase and Sale, including the incorporation of revised Exhibit G, as presented to Council.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in committing to maintaining and developing excellent neighborhoods by utilizing vacant school properties and other spaces 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 Pro Tempore and City Clerk to sign the First Amendment to Agreement For Purchase and Sale for McKinley School, 640 Plum St.

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

**IMPLEMENTATION PLAN:** Neighborhood Revitalization/Development Coordinator to facilitate complete signing and filing of amendment.

**LIST OF ATTACHMENTS:**

1. Exhibit G Rev July 2020 Project Timeline
2. First Amendment of Agreement For Purchase and Sale of 640 Plum July 2020

**RESOLUTION**

Item Number: #15  
Date: July 27, 2020

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

BE IT RESOLVED that the Mayor Pro Tempore and Council concur with the recommendation from the City Engineer 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., and further, the Mayor Pro Tempore and City Clerk are authorized to sign said First Amendment to Agreement, including Exhibit G Rev July 2020 Project Timeline, as presented.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

<b><u>YEAS</u></b>	<b><u>COUNCIL</u></b>	<b><u>NAYS</u></b>
_____	<b>Alderman</b>	_____
_____	<b>Calvin</b>	_____
_____	<b>DeSana</b>	_____
_____	<b>Maiani</b>	_____
_____	<b>Sabuda</b>	_____
_____	<b>Schultz</b>	_____



**Project Timeline**

<i>July 2020</i>	Real Estate Purchase Agreement Executed (City of Wyandotte)
<i>August 2020</i>	Phase 1 Environmental Re-Initiated Survey/Civil Engineering Re-Initiated Formation of Limited Partnership Order Updated Market Study Order Updated Appraisal
<i>November 2020</i>	Application for Construction Financing Application for Permanent Financing Submittal of Age Restriction Documents (City of Wyandotte)
<i>February 2021</i>	Submittal of Site and Landscaping Plan Documents (City of Wyandotte) Application for Final PD and Site Plan Approval (City of Wyandotte) Submittal to City of Wyandotte Planning Commission for PD and Preliminary Site Plan
<i>May 2021</i>	City Council and Planning Commission Approval (Final Site Plan/PUD) Buyer to provide Seller written update on Project Financing
<i>June 2021</i>	Application for Building Permit (City of Wyandotte) Submittal of Contractor Firm Hired by Owner (City of Wyandotte)
<i>July 2021</i>	Issuance of Building Permit (City of Wyandotte) Construction Financing Committed/Closed Permanent Financing Committed/Closed Land Closing (City of Wyandotte)
<i>August 2021</i>	Site Preparation Commencement of Construction
<i>September 2022</i>	Construction Completion Occupancy Approval

**FIRST AMENDMENT TO  
AGREEMENT FOR PURCHASE AND SALE**

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE ("First Amendment") is made and entered into by and between THE CITY OF WYANDOTTE, ("Seller") COACHLIGHT PROPERTIES and JONESBORO INVESTMENTS CORP. ("Buyer").

**W I T N E S S E T H:**

**WHEREAS**, Seller and Buyer entered into that certain Agreement For Purchase And Sale with an effective date of September 12, 2019 ("Agreement") which Agreement provides for the purchase and sale of certain real property located at 640 Plum Street, Wyandotte, Michigan as more particularly described herein; and

**WHEREAS**, Seller and Buyer now desire to amend the terms and conditions of the Agreement as hereinafter set forth.

**NOW, THEREFORE**, in consideration of the sum of One Thousand Dollars and No/100 Dollars (\$1,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer agree as follows:

1. The foregoing recitals are true and correct and incorporated by this reference as if fully set forth herein. The terms and conditions of this First Amendment constitute a part of the Agreement and shall hereinafter be incorporated therein by reference.
2. Any and all capitalized terms used but not otherwise defined in this First Amendment shall have the meanings ascribed thereto in the Agreement.
3. In the event of a conflict between the terms of the Agreement and the terms of this First Amendment, the terms of this First amendment shall control.
4. The Effective Date of the Agreement is and shall be September 12, 2019.
5. The Closing Date is hereby extended to July 1, 2021, and the attached "Exhibit G Rev. - Project Timeline" shall become part of the Agreement.
6. Except as expressly provided in this First Amendment, the Agreement as hereby amended remains in full force and effect and is not otherwise modified or amended. The Agreement, as hereby amended by this First Amendment, is affirmed, confirmed and ratified.
7. This First Amendment may be executed by facsimile and/or mail, PDF and in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
8. The effective date of this First Amendment shall be the date upon which the last party to sign has executed this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the dates written below.

**SELLER:**

THE CITY OF WYANDOTTE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Execution: July \_\_\_\_, 2020

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Execution: July \_\_\_\_, 2020

**BUYER:**

JONESBORO INVESTMENTS CORP.

By: \_\_\_\_\_  
Name: Timothy M. Morgan  
Title: President  
Date of Execution: July \_\_\_\_, 2020

COACHLIGHT PROPERTIES

By: \_\_\_\_\_  
Name: Guiseppe DiSanto  
Title: Managing Member  
Date of Execution: July \_\_\_\_, 2020

**RESOLUTION**

**Final Reading #1491**

Item Number: #16

Date: July 27, 2020

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

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.

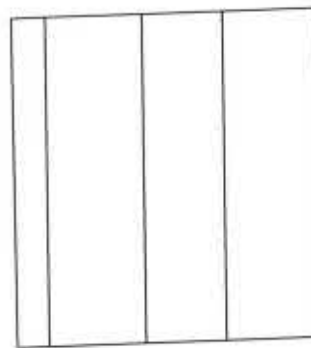
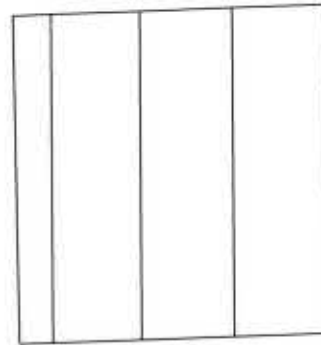
I move the adoption of the foregoing resolution.

MOTION by Councilperson

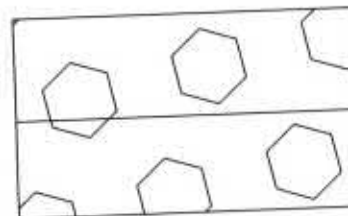
SUPPORTED by Councilperson

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
	<b>Alderman</b>	
	<b>Calvin</b>	
	<b>DeSana</b>	
	<b>Maiani</b>	
	<b>Sabuda</b>	
	<b>Schultz</b>	

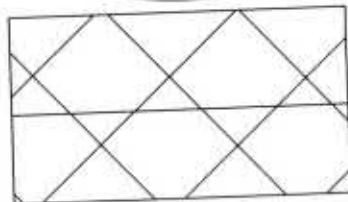
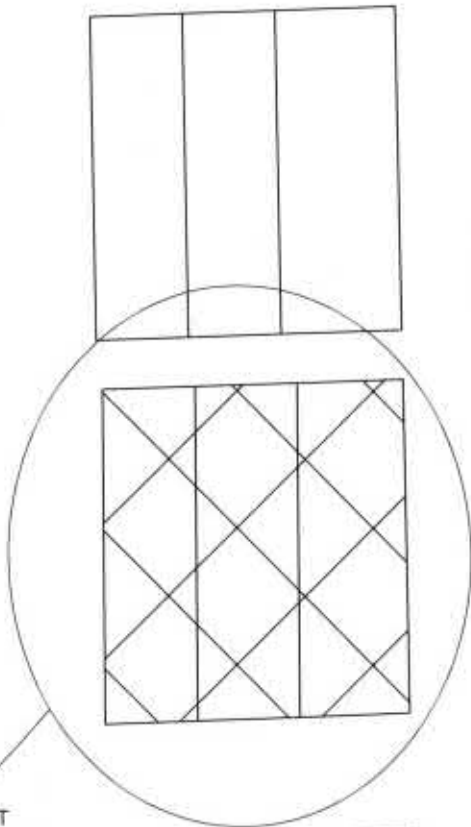
21ST STREET



20TH STREET



OAK STREET



LIMITS OF  
AMENDED DISTRICT  
LOTS 119, 120, AND 121



NOT TO SCALE

	RA	SINGLE FAMILY RESIDENTIAL
	B-1	NEIGHBORHOOD BUSINESS DISTRICT
	RM-1A	MULTI FAMILY RESIDENTIAL DISTRICT

CITY OF WYANDOTTE, MICHIGAN  
AMENDED ZONING MAP NO. 298

ORDINANCE NO.  
DATED

MAYOR PRO TEMPORE: \_\_\_\_\_  
ROBERT A. DESANA

CLERK: \_\_\_\_\_  
LAWRENCE S. STEC



# BILLS & ACCOUNTS

07/21/2020

INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 07/09/2020 - 07/22/2020

JOURNALIZED PAID

BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Check 136242							
731-000-231-040	Payroll W/H-Credit Union	MICHIGAN LEGACY CREDIT UNION	PENSION CREDIT UNION	PENSION 7/15/20	07/15/20	975.00	136242
			Total For Check 136242			975.00	
Check 136243							
731-000-394-020	Reserve-MSC Retired Benefits	MUNICIPAL SERVICE	DMS HEALTH INS PENSION	PENSION 7/15/20	07/15/20	7,335.93	136243
			Total For Check 136243			7,335.93	
Check 136244							
101-136-850-510	Office Equipment	AMAZON	TV WALL MOUNT BRACKET	1HY6-7V11-399N	07/15/20	77.80	136244
101-136-850-510	Office Equipment	AMAZON	TONER/NO TOUCH THERMOMETER (COVID-19)	1Y6C-7LRF-N7PY	07/15/20	171.38	136244
101-448-750-210	Office Supplies	AMAZON	MISC OFFICE SUPPLIES	1P3V-FYC1-VLVF	07/15/20	117.58	136244
101-750-750-240	SportPort Grant-Community Foundation	AMAZON	AIR PUMP	1WWW-DMXQ-VW33	07/15/20	63.89	136244
			Total For Check 136244			430.65	
Check 136245							
101-000-231-080	P/R Deductions-Section 125 Plan	AMERICAN FIDELITY ASSURANCE CO	125 PLAN CANCER & LIFE INSURANCE JULY 2020	D180008 07/20	07/15/20	1,702.79	136245
732-000-231-080	Payroll W/H-Cancer Insurance	AMERICAN FIDELITY ASSURANCE CO	125 PLAN CANCER & LIFE INSURANCE JULY 2020	D180008 07/20	07/15/20	1,507.58	136245
			Total For Check 136245			3,210.37	
Check 136246							
101-000-231-080	P/R Deductions-Section 125 Plan	AMERICAN FIDELITY ASSURANCE COMPANY	125 PLAN UNREIMBURSED MEDICAL JULY 2020	2074089 07/20	07/15/20	887.47	136246
			Total For Check 136246			887.47	
Check 136247							
101-000-231-080	P/R Deductions-Section 125 Plan	AMERICAN HERITAGE LIFE INSURANCE CO	ALL STATE ACCIDENT PLAN COVERAGE PERIOD: 06/14/20 - 07/11/20	W8433 070620	07/15/20	925.80	136247
			Total For Check 136247			925.80	
Check 136248							
101-000-257-064	BCB19-0295 667 St. Johns	ANDREW JARSKI	BD Bond Refund	BCB19-0295	07/15/20	1,000.00	136248
			Total For Check 136248			1,000.00	
Check 136249							
101-448-750-260	Garage-Operating Expenses	AUTO VALUE SOUTHGATE	STOCK JAM -NUT	334-464610	07/15/20	2.36	136249
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE SOUTHGATE	PARTS FOR VP 7-24 VIN 1FMCU039KC40852	334-464588	07/15/20	124.76	136249
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE SOUTHGATE	PARTS FOR VP 7-24 VIN 1FMCU03G09KC40852	334-464451	07/15/20	97.59	136249
			Total For Check 136249			224.71	
Check 136250							
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	RUBBISH DUMPING MAY 2020	85322	07/15/20	21,598.70	136250
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	DEMO DUMPING MAY 2020	85323	07/15/20	517.47	136250
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	BRUSH DUMPING MAY 2020	85325	07/15/20	146.74	136250
			Total For Check 136250			22,262.91	
Check 136251							
101-000-257-064	BCB20-0058 3195 21st	DALY, JOSEPH S.	BD Bond Refund	BCB20-0058	07/15/20	1,000.00	136251
			Total For Check 136251			1,000.00	
Check 136252							
101-000-257-064	08CB20-0069 1792 Elm	DANIELLE STETZINGER	BD Bond Refund	BCB20-0069	07/15/20	1,800.00	136252
			Total For Check 136252			1,800.00	
Check 136253							
101-000-257-064	BCB19-0302 1618 17th	DAVID ROBERTS	BD Bond Refund	BCB19-0302	07/15/20	1,000.00	136253
			Total For Check 136253			1,000.00	
Check 136254							
101-448-750-260	Garage-Operating Expenses	DEALER AUTO PARTS SALES INC	MIRROR GLUE STOCK	205464	07/15/20	45.78	136254
101-448-825-432	Garage-Equipment Maintenance	DEALER AUTO PARTS SALES INC	PARTS FOR VPS 14 VIN 1FTNE24W66DA3307	200184	07/15/20	279.66	136254

07/21/2020

INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE  
 EXP CHECK RUN DATES 07/09/2020 - 07/22/2020  
 JOURNALIZED PAID  
 BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
			Total For Check 136254			<u>325.44</u>	
Check 136255 525-750-750-235	Beverage Expense (Beer)	DISCOUNT DRINKS	BEER FOR GOLF COURSE	18055	07/15/20	<u>889.40</u>	136255
			Total For Check 136255			<u>889.40</u>	
Check 136256 101-448-750-260	Garage-Operating Expenses	FLEET PRIDE	STOCK COMPRESSOR KIT AND VALVES	54604922	07/15/20	<u>81.56</u>	136256
			Total For Check 136256			<u>81.56</u>	
Check 136257 101-000-283-030	BOT19-0004 743 Pine	GIVOANNI/ANNMARIE GIAMMALVA	BD Bond Refund	BOT19-0004	07/15/20	<u>1,000.00</u>	136257
			Total For Check 136257			<u>1,000.00</u>	
Check 136258 101-756-825-430	Contractual Services	Hockey Board Doctor	DASHER BOARD CLEANING	624	07/15/20	<u>595.00</u>	136258
			Total For Check 136258			<u>595.00</u>	
Check 136259 101-336-750-220	Operating Expenses	HOODS DO IT CENTER	AA BATTERIES	65638	07/15/20	3.59	136259
101-336-750-220	Operating Expenses	HOODS DO IT CENTER	SWVL CNCTR	65658	07/15/20	5.39	136259
101-336-750-220	Operating Expenses	HOODS DO IT CENTER	WAX/CLR CLEANER	65828	07/15/20	<u>22.02</u>	136259
			Total For Check 136259			<u>31.00</u>	
Check 136260 101-200-825-380	Grievance/Arbitration	HOWARD L SHIFMAN PC	Profesional Services thru June 30, 2020	14081	07/15/20	<u>1,488.00</u>	136260
			Total For Check 136260			<u>1,488.00</u>	
Check 136261 101-000-257-055	Reserve-Recreation Refund Deposits	Jennifer Wiejacha	Copeland Refund Deposit 7-11-2020 (Covid-19)	07112020	07/15/20	50.00	136261
101-000-651-035	Receipts-Copeland Rental	Jennifer Wiejacha	Copeland Refund Deposit 7-11-2020 (Covid-19)	07112020	07/15/20	<u>10.00</u>	136261
			Total For Check 136261			<u>60.00</u>	
Check 136262 101-000-257-064	Reserve-Compliance Escrow	Jerry Miller	Escrow refund 2232 Eureka 13-345	2232 Eureka	07/15/20	<u>2,400.00</u>	136262
			Total For Check 136262			<u>2,400.00</u>	
Check 136263 525-750-750-250	Course Maintenance	LAKE SHORE SERVICE	WELD REPAIR PIN HOLE	9411	07/15/20	<u>95.00</u>	136263
			Total For Check 136263			<u>95.00</u>	
Check 136264 101-750-825-490	Field Maintenance & Supplies	LOWE'S COMPANIES INC	MISC SUPPLIES	902121	07/15/20	297.19	136264
499-200-926-610	Streetscape Maintenance	LOWE'S COMPANIES INC	Downtown Maintenance Supplies	910974	07/15/20	<u>121.97</u>	136264
			Total For Check 136264			<u>419.16</u>	
Check 136265 101-000-231-050	P/R Deductions-LTD (Employer)	Madison National Life Insurance Co.	LTD - July 2020	July 2020	07/15/20	1,517.15	136265
101-000-231-051	P/R Deductions-LTD (Employee)	Madison National Life Insurance Co.	LTD - July 2020	July 2020	07/15/20	654.76	136265
499-000-231-050	P/R Deductions-LTD (Employer)	Madison National Life Insurance Co.	LTD - July 2020	July 2020	07/15/20	<u>10.31</u>	136265
			Total For Check 136265			<u>2,182.22</u>	
Check 136266 101-000-257-064	Reserve-Compliance Escrow	Mario Paletta	Escrow refund 340 2nd 12-029	340 2nd	07/15/20	<u>800.00</u>	136266
			Total For Check 136266			<u>800.00</u>	
Check 136267 101-000-257-057	Reserve-Police Training	Michigan Police Training	Officer Todd CMV Training	1271	07/15/20	<u>1,675.00</u>	136267
			Total For Check 136267			<u>1,675.00</u>	

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Check 136268							
101-448-750-240	Parks-Operating Expenses	MICHIGAN POLY SUPPLIES INC	60 CASES OF 38 X 60 TRASH BAGS	15998	07/15/20	999.60	136268
			Total For Check 136268			999.60	
Check 136269							
101-000-231-052	P/R Deductions-Life Ins (Employer)	Minnesota Life Insurance Company	Life Insurance - July 2020	July 2020	07/15/20	1,625.00	136269
499-000-231-052	P/R Deductions-Life Ins (Employer)	Minnesota Life Insurance Company	Life Insurance - July 2020	July 2020	07/15/20	13.00	136269
732-000-393-035	Reserve-Health & Life	Minnesota Life Insurance Company	Life Insurance - July 2020	July 2020	07/15/20	223.02	136269
			Total For Check 136269			1,861.02	
Check 136270							
101-000-257-056	WATER - 705 BIDDLE	MUNICIPAL SERVICE	705 BIDDLE JUNE 2020	000779-014543 JUN 20	07/15/20	325.41	136270
101-000-257-056	ELECTRIC - 705 BIDDLE	MUNICIPAL SERVICE	705 BIDDLE JUNE 2020	000779-014543 JUN 20	07/15/20	358.54	136270
101-200-825-910	Electric 100 Maple	MUNICIPAL SERVICE	100 Maple - June 2020	000000-065406 JNE 20	07/15/20	703.75	136270
101-200-825-910	Electric 640 Plum	MUNICIPAL SERVICE	640 Plum May 2020	001153-020385 May 20	07/15/20	60.34	136270
101-200-825-920	15 Superior June 2020	MUNICIPAL SERVICE	15 Superior June 2020	056833 June 2020	07/15/20	15.70	136270
101-200-825-920	Water 100 Maple	MUNICIPAL SERVICE	100 Maple - June 2020	000000-065406 JNE 20	07/15/20	179.45	136270
101-200-825-920	Water 463 Mulberry	MUNICIPAL SERVICE	463 Mulberry - June 2020	001153-026885 JNE 20	07/15/20	15.70	136270
101-200-825-920	Water 100 Oak	MUNICIPAL SERVICE	100 Oak June 2020	000000-046710 JNE 20	07/15/20	15.70	136270
101-200-825-920	Water 3058 1st	MUNICIPAL SERVICE	3058 1st June 2020	034055-021743 JNE 20	07/15/20	89.15	136270
101-200-825-920	Water 3050 1st	MUNICIPAL SERVICE	3050 1st May 2020	000000-065404 May 20	07/15/20	21.03	136270
101-200-825-920	Water 3042 1st	MUNICIPAL SERVICE	3042 1st May 2020	000000-065405 May 20	07/15/20	61.50	136270
101-200-825-920	Water 3000 Biddle	MUNICIPAL SERVICE	3000 Biddle - June 2020	001153-021351 JNE 20	07/15/20	114.76	136270
101-200-825-920	Water 3172 Biddle	MUNICIPAL SERVICE	3172 Biddle - June 2020	001153-021333 JNE 20	07/15/20	15.70	136270
101-301-750-220	Operating Expenses- Internet 2015 Biddle	MUNICIPAL SERVICE	2015 Biddle June 2020	032253-027401 June20	07/15/20	44.10	136270
101-301-750-220	Operating Expenses-Fran.Fee 2015 Biddle	MUNICIPAL SERVICE	2015 Biddle June 2020	032253-027401 June20	07/15/20	1.65	136270
101-301-825-910	Electric 2015 Biddle	MUNICIPAL SERVICE	2015 Biddle June 2020	032253-027401 June20	07/15/20	7,310.45	136270
101-301-825-920	Water 2015 Biddle	MUNICIPAL SERVICE	2015 Biddle June 2020	032253-027401 June20	07/15/20	216.73	136270
101-336-825-910	Electric 266 Maple	MUNICIPAL SERVICE	266 MAPLE JUNE 2020	009821-018747 JUNE 2	07/15/20	1,067.30	136270
101-336-825-920	Water 266 Maple	MUNICIPAL SERVICE	266 MAPLE JUNE 2020	009821-018747 JUNE 2	07/15/20	174.12	136270
101-750-825-910	Electric - 2306 4TH	MUNICIPAL SERVICE	2306 4TH JUNE 2020	029023-006227 JUN 20	07/15/20	773.12	136270
101-750-825-920	Water - 2306 4TH	MUNICIPAL SERVICE	2306 4TH JUNE 2020	029023-006227 JUN 20	07/15/20	26.16	136270
101-756-825-910	Electric - 3131 3RD	MUNICIPAL SERVICE	3131 3RD JUNE 2020	028511-017633 JUN 20	07/15/20	5,192.68	136270
101-756-825-920	Water - 3131 3RD	MUNICIPAL SERVICE	3131 3RD JUNE 2020	028511-017633 JUN 20	07/15/20	388.67	136270
202-440-825-420	Traffic Signals - 1111 Traffic Signals	MUNICIPAL SERVICE	1111 Traffic Signals June 2020	001349-014305 June20	07/15/20	853.28	136270
499-200-850-542	104 Elm Sprinkler June 2020	MUNICIPAL SERVICE	104 Elm Sprinkler June 2020	1153-027523 June 20	07/15/20	61.50	136270
499-200-850-542	2698 Biddle Sprinkler June 2020	MUNICIPAL SERVICE	2698 Biddle Sprinkler June 2020	095015-027751 June20	07/15/20	26.35	136270
499-200-850-542	104 Elm Cable June 2020	MUNICIPAL SERVICE	104 Elm Cable June 2020	057023 June 2020	07/15/20	6.00	136270
525-750-825-910	Electric - 1 PINE BASF	MUNICIPAL SERVICE	1 PINE BASF JUNE 2020	044083-022795 JUN 20	07/15/20	33.60	136270
525-750-825-910	Electric - 3625 BIDDLE	MUNICIPAL SERVICE	3625 BIDDLE JUNE 2020	001231-014199 JUN 20	07/15/20	571.52	136270
525-750-825-910	Electric - 3635 BIDDLE	MUNICIPAL SERVICE	3635 BIDDLE JUNE 2020	001233-014201 JUN 20	07/15/20	796.48	136270
525-750-825-910	Electric - 4305 BIDDLE	MUNICIPAL SERVICE	4305 BIDDLE JUNE 2020	001267-014215 JUN 20	07/15/20	192.45	136270
525-750-825-910	Electric - 4325 BIDDLE	MUNICIPAL SERVICE	4325 BIDDLE JUNE 2020	001273-014219 JUN 20	07/15/20	397.59	136270
525-750-825-920	Water - 3625 BIDDLE	MUNICIPAL SERVICE	3625 BIDDLE JUNE 2020	001231-014199 JUN 20	07/15/20	61.50	136270
525-750-825-920	Water - 3635 BIDDLE	MUNICIPAL SERVICE	3635 BIDDLE JUNE 2020	001233-014201 JUN 20	07/15/20	31.49	136270
525-750-825-920	Water - 4305 BIDDLE	MUNICIPAL SERVICE	4305 BIDDLE JUNE 2020	001267-014215 JUN 20	07/15/20	66.83	136270
530-444-825-220	Operating Expenses-Bank Bldg 3200 Biddl	MUNICIPAL SERVICE	3200 Biddle May 2020	068011-011323 May20	07/15/20	58.00	136270
530-444-825-910	Electric-Bank Bldg 3200 Biddle	MUNICIPAL SERVICE	3200 Biddle May 2020	068011-011323 May20	07/15/20	6,014.15	136270
530-444-825-920	Water-Bank Bldg 3200 Biddle	MUNICIPAL SERVICE	3200 Biddle May 2020	068011-011323 May20	07/15/20	733.35	136270
			Total For Check 136270			27,075.80	
Check 136271							
677-448-825-340	Employee Physical Exams	OCCUPATIONAL HEALTH CENTERS	06/17/2020 - 06/17/2020 (MASTROGIACOMO)	713267711	07/15/20	86.50	136271
			Total For Check 136271			86.50	
Check 136272							
677-136-825-340	Employee Physical Exams	OCCUPATIONAL HEALTH CENTERS	06/23/2020 - 06/29/2020	713276290	07/15/20	129.00	136272
677-301-825-340	Employee Physical Exams	OCCUPATIONAL HEALTH CENTERS	06/23/2020 - 06/29/2020	713276290	07/15/20	865.00	136272
677-448-825-340	Employee Physical Exams	OCCUPATIONAL HEALTH CENTERS	06/23/2020 - 06/29/2020	713276290	07/15/20	62.50	136272

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			Total For Check 136272			<u>1,056.50</u>	
Check 136273 101-136-750-210	Office Supplies	OFFICE DEPOT	FILE FOLDERS	103309425001	07/15/20	<u>107.07</u>	136273
			Total For Check 136273			<u>107.07</u>	
Check 136274 101-750-750-210 101-750-750-210	Office Supplies Office Supplies	OFFICE DEPOT OFFICE DEPOT	NEW SHREDDER TIME CARDS	102250381001 102250388001	07/15/20 07/15/20	<u>177.13</u> <u>30.89</u>	136274 136274
			Total For Check 136274			<u>208.02</u>	
Check 136275 101-301-750-223 101-301-750-223	MIOSHA Requirements MIOSHA Requirements	QUALITY FIRST AID & SAFETY INC QUALITY FIRST AID & SAFETY INC	Replenish First Aid Kit & Nitrile Gloves Nitrile Gloves	KB-006984 KB-006996	07/15/20 07/15/20	<u>609.62</u> <u>599.60</u>	136275 136275
			Total For Check 136275			<u>1,209.22</u>	
Check 136276 101-448-825-480 492-200-850-520	Parks-Memorial Park Grass Cutting Property Maintenance	R F C LLC R F C LLC	EE#2 Lawn Cutting Services 2020 Contract Ext. File #4726 EE#3 Lawn Cutting Services 2020 Contract Ext. File #4726	LAWN CUTTING LAWN CUTTING	07/15/20 07/15/20	<u>3,136.00</u> <u>13,104.00</u>	136276 136276
			Total For Check 136276			<u>16,240.00</u>	
Check 136277 530-444-825-420 530-444-825-420	Maintenance-Bank Bldg Maintenance-Bank Bldg	Scaffolding Incorporated Scaffolding Incorporated	Labor to dismantle trash chute rental	085118812T 08507771 2T	07/15/20 07/15/20	<u>1,050.00</u> <u>2,000.00</u>	136277 136277
			Total For Check 136277			<u>3,050.00</u>	
Check 136278 101-448-825-420	Building Services	SCHINDLER ELEVATOR CORPORATION	ELEVATOR MAINTENANCE JULY 2020 PD	8105370274	07/15/20	<u>377.77</u>	136278
			Total For Check 136278			<u>377.77</u>	
Check 136279 101-301-750-210 101-336-750-221	Office Supplies Cellular Phones & Pagers	STAPLES ADVANTAGE STAPLES ADVANTAGE	Misc. Supplies IVORY CARD STOCK	3449745867 3449508285	07/15/20 07/15/20	<u>112.88</u> <u>19.88</u>	136279 136279
			Total For Check 136279			<u>132.76</u>	
Check 136280 701-000-228-063	Due to State of MI-Sex Offender	STATE OF MICHIGAN	Sex Offender Registration Fees	551-562750	07/15/20	<u>90.00</u>	136280
			Total For Check 136280			<u>90.00</u>	
Check 136281 101-000-225-000 101-000-228-000	DUE TO WYAN SCHOOL BOARD-OPER Due to State (SET)	STATE TAX COMMISSION STATE TAX COMMISSION	20419 Summer/Winter Tax Distribution - Land Bank 20419 Summer/Winter Tax Distribution - Land Bank	2019 Land Bank 2019 Land Bank	07/15/20 07/15/20	<u>249.30</u> <u>179.71</u>	136281 136281
			Total For Check 136281			<u>429.01</u>	
Check 136282 101-200-825-395	Accumed	THE ACCUMED GROUP	Billing Service Fee (EMS)(Fire Service) - June 2020	25405	07/15/20	<u>2,943.58</u>	136282
			Total For Check 136282			<u>2,943.58</u>	
Check 136283 101-000-257-055	Reserve-Recreation Refund Deposits	Timothy Bonyai	Gazebo Refund Deposit 7-31-2020 (Covid-19)	07312020	07/15/20	<u>50.00</u>	136283
			Total For Check 136283			<u>50.00</u>	
Check 136284 732-000-231-080	Payroll W/H-Cancer Insurance	Transamerica Employee Benefits	CANCER INSURANCE JUNE 2020	2503815712 06/20	07/15/20	<u>61.05</u>	136284
			Total For Check 136284			<u>61.05</u>	
Check 136285 101-301-750-220	Operating Expenses	TRANSUNION RISK AND ALTERNATIVE	Monthly Fee for June 2020	2889411-202006-1	07/15/20	<u>150.00</u>	136285
			Total For Check 136285			<u>150.00</u>	

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Check 136286 101-336-750-221	Cellular Phones & Pagers	VERIZON WIRELESS	INVOICE #9856004152 MAY 5/JUNE 4, 2020 Total For Check 136286	942095991-00001	07/15/20	<u>161.12</u> 161.12	136286
Check 136287 101-448-825-431	Garage-Other Vehicle Maintenance	VERSALIFT MIDWEST	COVER CLIP FOR VPS 60 VIN 2FZACHAK03AM05166 Total For Check 136287	53257	07/15/20	<u>95.13</u> 95.13	136287
Check 136288 101-000-257-064	BCB19-0087 1618 16th	VOSZATKA, THOMAS I	BD Bond Refund Total For Check 136288	BCB19-0087	07/15/20	<u>800.00</u> 800.00	136288
Check 136289 202-440-825-420	Traffic Signals	WAYNE COUNTY ACCOUNTS RECEIVABLE	May 20 Traf Sig Maint Total For Check 136289	303185	07/15/20	<u>1,087.97</u> 1,087.97	136289
Check 136290 101-000-223-000 101-000-224-000 101-000-224-024 101-000-225-000 101-000-225-025 101-000-226-000 101-000-227-000 101-000-228-000 101-000-411-010 101-000-411-012 290-000-411-000 403-000-411-000 701-000-225-025 701-000-274-000	Due to County Due to RESA Due to RESA - Enhancement Millage DUE TO WYAN SCHOOL BOARD-OPER Due to Wyan School Board-Debt Due to Special Education Due to Public Library Due to State (SET) Taxes-Operating Real TAXES-DEBT- REAL Property Tax Receipts Taxes-General Due to Wyan School Board-Debt Due to County	Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank Wayne County Land Bank	2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank 2019 Summer/Winter Tax Distribution - County Land Bank Total For Check 136290	2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban 2019 County Land Ban	07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20 07/15/20	169.18 2.89 59.91 249.30 89.86 100.87 46.01 179.72 449.05 75.07 75.07 82.22 89.86 207.40 1,876.41	136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290 136290
Check 136291 525-750-925-840	Advertising	Y P	ADVERTISING Total For Check 136291	06192020	07/15/20	<u>33.08</u> 33.08	136291
Check 136292 677-336-825-340	Employee Physical Exams	BIO-CARE	FIT TESTING KRISTOPER CLARK Total For Check 136292	7151	07/15/20	<u>103.00</u> 103.00	136292
Check 136293 101-000-231-086	Pension Liability-DB (Employee)	CITY OF WYANDOTTE RETIREMENT	POLICE DEF BENEFIT Total For Check 136293	P/R ENDING 7/19/20	07/22/20	<u>444.45</u> 444.45	136293
Check 136294 101-000-231-084	Pension Liability-DB II (Employee)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYEE Total For Check 136294	P/R ENDING 7/19/20	07/22/20	<u>2,924.78</u> 2,924.78	136294
Check 136295 101-000-231-083	Pension Liability-DB II (Employer)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYER Total For Check 136295	P/R ENDING 7/19/20	07/22/20	<u>5,847.91</u> 5,847.91	136295
Check 136296 101-000-231-030	P/R Deductions-Union Dues	FOP LODGE 111	FOP LODGE 111 Total For Check 136296	P/R ENDING 7/19/20	07/22/20	<u>126.00</u> 126.00	136296
Check 136297							

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101-000-231-030	P/R Deductions-Union Dues	IAFF LOCAL #356	IAFF LOCAL #356 Total For Check 136297	P/R ENDING 7/19/20	07/22/20	<u>1,311.98</u> 1,311.98	136297
Check 136298							
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 7/19/20	07/22/20	9,229.35	136298
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 7/19/20	07/22/20	4,614.69	136298
499-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 7/19/20	07/22/20	207.08	136298
499-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305 Total For Check 136298	P/R ENDING 7/19/20	07/22/20	<u>103.55</u> 14,154.67	136298
Check 136299							
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256	P/R ENDING 7/19/20	07/22/20	6,915.68	136299
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256 Total For Check 136299	P/R ENDING 7/19/20	07/22/20	<u>3,457.85</u> 10,373.53	136299
Check 136300							
101-000-231-030	P/R Deductions-Union Dues	MICHIGAN AFSCME COUNCIL 25	DPS UNION DUES Total For Check 136300	P/R ENDING 7/19/20	07/22/20	<u>237.82</u> 237.82	136300
Check 136301							
701-000-078-000	Due from State	MICHIGAN DEPT OF TREASURY	2019 SUMMER/WINTER IFT CERTIFICATES	2019 IFT	07/22/20	21,855.53	136301
701-000-078-000	Due from State	MICHIGAN DEPT OF TREASURY	2019 SUMMER/WINTER IFT CERTIFICATES	2019 IFT	07/22/20	4,076.56	136301
701-000-078-000	Due from State	MICHIGAN DEPT OF TREASURY	2019 SUMMER/WINTER IFT CERTIFICATES	2019 IFT	07/22/20	108,744.12	136301
701-000-078-000	Due from State	MICHIGAN DEPT OF TREASURY	2019 SUMMER/WINTER IFT CERTIFICATES	2019 IFT	07/22/20	(7,682.87)	136301
701-000-078-000	Due from State	MICHIGAN DEPT OF TREASURY	2019 SUMMER/WINTER IFT CERTIFICATES Total For Check 136301	2019 IFT	07/22/20	<u>(10,990.76)</u> 116,002.58	136301
Check 136302							
101-000-231-030	P/R Deductions-Union Dues	POLICE OFFICERS ASSOCIATION OF MI	POLICE OFFICERS ASSOCIATION OF MI Total For Check 136302	P/R ENDING 7/19/20	07/22/20	<u>1,048.52</u> 1,048.52	136302
Check 136303							
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177	P/R ENDING 7/19/20	07/22/20	5,215.00	136303
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177 Total For Check 136303	P/R ENDING 7/19/20	07/22/20	<u>65.00</u> 5,280.00	136303
Check 136304							
101-000-231-030	P/R Deductions-Union Dues	THIN BLUE LINE OF MICHIGAN	THIN BLUE LINE OF MICHIGAN Total For Check 136304	P/R ENDING 7/19/20	07/22/20	<u>10.00</u> 10.00	136304
Check 136305							
101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 7/19/20	07/22/20	2,050.00	136305
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 7/19/20	07/22/20	2,050.00	136305
499-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 7/19/20	07/22/20	50.00	136305
499-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908 Total For Check 136305	P/R ENDING 7/19/20	07/22/20	<u>50.00</u> 4,200.00	136305
Check 136306							
101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119	P/R ENDING 7/19/20	07/22/20	1,519.91	136306
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119 Total For Check 136306	P/R ENDING 7/19/20	07/22/20	<u>1,519.91</u> 3,039.82	136306
Check 136307							
101-200-825-330	Legal Fees	WILLIAM R LOOK, PROFESSIONAL CORP	WILLIAM R LOOK Total For Check 136307	P/R ENDING 7/19/20	07/22/20	<u>3,077.00</u> 3,077.00	136307
Check 7187							
525-750-925-770	Taxes	STATE OF MICHIGAN TREASURY DEPT	SALES TAX STATE OF MICHIGAN	JUNE 2020	07/15/20	383.00	7187
731-000-228-021	Due to State-W/H	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	PENSION 7/15/20	07/15/20	11,554.30	7187



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732-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY Total For Check 7187	PENSION 7/15/20	07/15/20	<u>22.30</u> 11,959.60	7187
Check 7188							
731-000-228-024	Due to Federal-Income Taxes	U.S. TAX ACCOUNT	US TAX ACCOUNT	PENSION 7/15/20	07/15/20	60,447.77	7188
732-000-228-024	DUE TO FEDERAL-W/H TAX	U.S. TAX ACCOUNT	US TAX ACCOUNT Total For Check 7188	PENSION 7/15/20	07/15/20	<u>348.68</u> 60,796.45	7188
Check 7189							
101-448-750-270	Building Maintenance	1st Ayd Corporation	COVID 19 Non-contact thermometer infrared (4) Total For Check 7189	PSI367030	07/15/20	<u>188.70</u> 188.70	7189
Check 7190							
101-750-925-780	Rentals (Seniors/PortaJohns)	ACEE DEUCEE PORTA CAN	PORTABLE TOILETS IN GOLF COURSE	110773	07/15/20	450.00	7190
101-750-925-780	Rentals (Seniors/PortaJohns)	ACEE DEUCEE PORTA CAN	PORTABLE TOILET FOR PULASKI Total For Check 7190	111036	07/15/20	<u>85.00</u> 535.00	7190
Check 7191							
677-448-825-340	Employee Physical Exams	ADAMS OHM	PRE-EMPLOYMENT BACKGROUND CHECKS Total For Check 7191	3979	07/15/20	<u>110.00</u> 110.00	7191
Check 7192							
101-448-750-233	Const-Road Maintenance	AJAX MATERIALS CORP	25.22 ton of UPM cold patch Total For Check 7192	249730	07/15/20	<u>2,900.30</u> 2,900.30	7192
Check 7193							
202-440-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#4 2020 HMA Resurfacing Program File #4707	Resurfacing	07/15/20	27,850.57	7193
203-440-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#4 2020 HMA Resurfacing Program File #4707	Resurfacing	07/15/20	84,280.27	7193
492-200-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#4 2020 HMA Resurfacing Program File #4707 Total For Check 7193	Resurfacing	07/15/20	<u>52,006.00</u> 164,136.84	7193
Check 7194							
101-448-750-231	Const-Signage,Striping,Barricades	APC Plumbing and Construction Inc.	Repairs to supply pump at old City Hall for Sprinkler sysytem Total For Check 7194	20-001	07/15/20	<u>1,715.00</u> 1,715.00	7194
Check 7195							
101-301-850-540	Other Equipment	AXON ENTERPRISE INC	Taser 60 Year 4 Payment: X26P Basic Total For Check 7195	SI-1665134	07/15/20	<u>2,640.00</u> 2,640.00	7195
Check 7196							
101-448-750-241	Parks-Pesticides & Fertilizer	BACK TO NATURE LAWN CARE	Fertilizer application at Museum Complex Total For Check 7196	411475	07/15/20	<u>54.00</u> 54.00	7196
Check 7197							
101-336-750-220	Operating Expenses	BAKERS GAS & WELDING SUPPLIES	PROPANE	09230270	07/15/20	64.94	7197
101-336-750-220	Operating Expenses	BAKERS GAS & WELDING SUPPLIES	PROPANE	01625788	07/15/20	109.43	7197
101-336-750-222	Medical/Rescue Supplies	BAKERS GAS & WELDING SUPPLIES	MEDICAL OXYGEN	01626441	07/15/20	123.58	7197
101-448-750-260	Garage-Operating Expenses	BAKERS GAS & WELDING SUPPLIES	CYLINDER RENTAL JUNE 2020	09230206	07/15/20	163.40	7197
101-756-825-420	Bldg & Equip Maintenance	BAKERS GAS & WELDING SUPPLIES	CO2 Total For Check 7197	9229988	07/15/20	<u>44.82</u> 506.17	7197
Check 7199							
677-200-825-450	Worker's Comp Insurance	BROADSPIRE SERVICES INC	ACCOUNT MANAGEMENT FEE, CLAIM SERVICES FEES, RMIS FEE	100927038	07/15/20	750.00	7199
677-200-825-450	Worker's Comp Insurance	BROADSPIRE SERVICES INC	ACCOUNT MANAGEMENT FEE, CLAIM SERVICES FEES, RMIS FEE	100927038	07/15/20	2,909.00	7199
677-200-825-450	Worker's Comp Insurance	BROADSPIRE SERVICES INC	ACCOUNT MANAGEMENT FEE, CLAIM SERVICES FEES, RMIS FEE Total For Check 7199	100927038	07/15/20	<u>2,450.00</u> 6,109.00	7199
Check 7200							
677-301-825-320	Worker's Comp-Medical Fees	BROADSPIRE SERVICES INC	LOSSES VALUED 06/01/2020 - 06/30/2020	210121412	07/15/20	10.50	7200

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## INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 07/09/2020 - 07/22/2020

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
677-336-825-320	Worker's Comp-Medical Fees	BROADSPIRE SERVICES INC	LOSSES VALUED 06/01/2020 - 06/30/2020	210121412	07/15/20	(7.76)	7200
677-336-825-330	Worker's Comp-Legal Fees	BROADSPIRE SERVICES INC	LOSSES VALUED 06/01/2020 - 06/30/2020	210121412	07/15/20	2,596.00	7200
677-448-825-320	Worker's Comp-Medical Fees	BROADSPIRE SERVICES INC	LOSSES VALUED 06/01/2020 - 06/30/2020	210121412	07/15/20	1,076.46	7200
			Total For Check 7200			3,675.20	
Check 7201							
101-136-850-510	Office Equipment	BUSINESS INFORMATION SYSTEMS INC	RECORDING SYSTEM	78376	07/15/20	8,185.42	7201
101-136-850-510	Office Equipment	BUSINESS INFORMATION SYSTEMS INC	RECORDING SYSTEM 2ND FLOOR	78375	07/15/20	4,480.00	7201
			Total For Check 7201			12,665.42	
Check 7202							
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	07072020	07/15/20	475.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06192020	07/15/20	600.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06222020	07/15/20	200.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06232020	07/15/20	750.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06242020	07/15/20	700.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06252020	07/15/20	700.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06262020	07/15/20	400.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06292020	07/15/20	550.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	06302020	07/15/20	800.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	07012020	07/15/20	800.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	07022020	07/15/20	775.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	07062020	07/15/20	550.00	7202
260-136-825-229	MIDC Attorneys	Christopher Bogard	COURT APPOINTED ATTORNEY	07092020	07/15/20	450.00	7202
			Total For Check 7202			7,750.00	
Check 7203							
101-000-202-000	A/P-Accrued	CITY OF SOUTHGATE	DCA - April 1, 2020 - June 30, 2020	July 7, 2020	07/15/20	25,907.58	7203
			Total For Check 7203			25,907.58	
Check 7204							
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	06302020	07/15/20	350.00	7204
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	07012020	07/15/20	450.00	7204
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	07022020	07/15/20	200.00	7204
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	06222020	07/15/20	275.00	7204
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	06232020	07/15/20	300.00	7204
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	06242020	07/15/20	50.00	7204
			Total For Check 7204			1,625.00	
Check 7205							
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	06192020	07/15/20	300.00	7205
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	06222020	07/15/20	575.00	7205
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	06232020	07/15/20	350.00	7205
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	06262020	07/15/20	100.00	7205
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	06302020	07/15/20	225.00	7205
260-136-825-229	MIDC Attorneys	David Michael Bogard	COURT APPOINTED ATTORNEY	07012020	07/15/20	175.00	7205
			Total For Check 7205			1,725.00	
Check 7206							
101-440-825-490	C of C Inspectors	DOUGLAS SCOTT THOMAS	inspections	062220-0705820	07/15/20	291.50	7206
			Total For Check 7206			291.50	
Check 7207							
101-136-725-190	Uniforms	DOWNRIVER OFFICE	POLO SHIRTS COURT OFFICERS	22085	07/15/20	221.50	7207
101-301-750-210	Office Supplies	DOWNRIVER OFFICE	VENUE 5 Red Ink Stamp	22074	07/15/20	24.95	7207
			Total For Check 7207			246.45	
Check 7208							
101-448-750-211	Safety Equipment	DR DAN STEIN O.D.	SAFETY GLASSES GABER MEHI	1035 MEHI	07/15/20	310.00	7208

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 EXP CHECK RUN DATES 07/09/2020 - 07/22/2020  
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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Total For Check 7208						310.00	
Check 7209							
101-448-825-430	Garage-Police Vehicle Maintenance	EUREKA BODY & FENDER INC	FRONT END ALIGNMENT FOR VP 7-24 VIN 1FMCU03G09KC40856	20496	07/15/20	50.00	7209
Total For Check 7209						50.00	
Check 7210							
101-448-750-270	Building Maintenance	EXPERT MECHANICAL SERVICE INC	4th Floor-demolition and air balancing for upcoming engineering and const	511446	07/15/20	5,379.00	7210
530-444-825-220	Operating Expenses-Bank Bldg	EXPERT MECHANICAL SERVICE INC	Spring Preventative Maintenance	511548	07/15/20	1,575.00	7210
Total For Check 7210						6,954.00	
Check 7211							
265-301-925-730	Other Expenses - State	FEED RITE PET SHOP & SUPPLY	K9 Jax Wellness Core	641803	07/15/20	62.99	7211
265-301-925-730	Other Expenses - State	FEED RITE PET SHOP & SUPPLY	K9 Jax Wellness Core	641805	07/15/20	64.99	7211
265-301-925-730	Other Expenses - State	FEED RITE PET SHOP & SUPPLY	K9 ICE Wellness Core	641810	07/15/20	64.99	7211
Total For Check 7211						192.97	
Check 7212							
101-750-750-220	Operating Expenses	FORTE PAYMENT SYSTEMS INC	MONTHLY FEE	7102921	07/15/20	5.00	7212
Total For Check 7212						5.00	
Check 7213							
101-750-825-430	Contractual Services	GEE & MISSLER	3625 BIDDLE COOLING ISSUE REPAIR	52429	07/15/20	143.08	7213
Total For Check 7213						143.08	
Check 7214							
101-440-825-490	C of C Inspectors	GENE H STEPHENS	inspections	062220-070520	07/15/20	1,014.00	7214
Total For Check 7214						1,014.00	
Check 7215							
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	05282020	07/15/20	125.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06172020	07/15/20	75.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06232020	07/15/20	200.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06272020	07/15/20	125.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06302020	07/15/20	125.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06082020	07/15/20	200.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06092020	07/15/20	175.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06102020	07/15/20	150.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06112020	07/15/20	100.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06052020	07/15/20	125.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06122020	07/15/20	200.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	06162020	07/15/20	150.00	7215
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	07072020	07/15/20	150.00	7215
Total For Check 7215						1,900.00	
Check 7216							
499-200-850-520	Viaduct Maintenance	GROSSE ILE LAWN SPRINKLER INC	Eureka Road Viaduct Maintenance July 2020	50802	07/15/20	2,691.67	7216
Total For Check 7216						2,691.67	
Check 7217							
101-301-825-436	Car Washes	H & H AUTO WASH	Car Washes 5/27/20 thru 6/29/20	70120	07/15/20	243.00	7217
Total For Check 7217						243.00	
Check 7218							
402-301-850-530	Vehicles	HERKIMER RADIO SERVICE	Veh. 7-1, replaced modem and power cable	23447	07/15/20	42.50	7218
402-301-850-530	Vehicles	HERKIMER RADIO SERVICE	Veh. 7-3, complete installation of all emergency equip. and accessories	23448	07/15/20	2,180.00	7218
Total For Check 7218						2,222.50	
Check 7219							

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## INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 07/09/2020 - 07/22/2020

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
590-200-926-310	Operation,Maintenance & Replacement	HUBBELL ROTH & CLARK INC	SAW GRANT professional services for period ending June 13, 2020	0180149	07/15/20	15,195.89	7219
			Total For Check 7219			15,195.89	
Check 7220							
101-440-725-115	Salaries-Seasonal (PT)	JEAN CLAUDE MARCOUX	inspections	062220-070520	07/15/20	399.00	7220
			Total For Check 7220			399.00	
Check 7221							
101-440-825-490	C of C Inspectors	JEFFERY CARLEY	inspections	062220-070520	07/15/20	503.50	7221
			Total For Check 7221			503.50	
Check 7222							
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	BATTERIES/HARDWARE/HAND TOOL	70111	07/15/20	55.21	7222
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	MISC HARDWARE ITEMS	70128	07/15/20	23.44	7222
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	MISC HARDWARE ITEMS	70143	07/15/20	16.75	7222
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	AIR FILTERS	70149	07/15/20	9.48	7222
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	PEAR HEAD	70174	07/15/20	22.79	7222
101-336-750-220	Operating Expenses	JERRY'S ACE HARDWARE	CLAMP/HAND TOOLS	70299	07/15/20	4.72	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70083	07/15/20	61.25	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70085	07/15/20	1.90	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70101	07/15/20	42.19	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	LEVEL	70182	07/15/20	34.19	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70196	07/15/20	46.99	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	RIVET	70211	07/15/20	7.12	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	DUCK CLAW	70271	07/15/20	26.58	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70278	07/15/20	60.91	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70295	07/15/20	11.55	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	MISC SUPPLIES	70298	07/15/20	105.96	7222
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	SINGLE CUT KEY	70318	07/15/20	9.45	7222
101-756-825-420	Bldg & Equip Maintenance	JERRY'S ACE HARDWARE	ROUNDUP & AIR FILTER	70107	07/15/20	53.17	7222
101-756-825-420	Bldg & Equip Maintenance	JERRY'S ACE HARDWARE	MISC SUPPLIES	70136	07/15/20	33.22	7222
101-756-825-420	Bldg & Equip Maintenance	JERRY'S ACE HARDWARE	MISC SUPPLIES	70302	07/15/20	15.75	7222
530-444-825-420	Maintenance-Bank Bldg	JERRY'S ACE HARDWARE	STAIN FOR GATE IN COUNCIL CHAMBERS	070334	07/15/20	6.64	7222
			Total For Check 7222			649.26	
Check 7223							
101-448-750-231	Const-Signage,Striping,Barricades	LECKLER'S INC	Supplies for Parks	219603	07/15/20	175.96	7223
101-448-750-240	Parks-Operating Expenses	LECKLER'S INC	Blades for Super Z mowers	220009	07/15/20	546.96	7223
101-448-750-240	Parks-Operating Expenses	LECKLER'S INC	Straight edger and 14 inch chains for chainsaw	220346	07/15/20	696.56	7223
			Total For Check 7223			1,419.48	
Check 7224							
492-200-850-519	Land Purchases	LoopNet	07-01-2020 to 07-31-2020	171137221	07/15/20	664.00	7224
			Total For Check 7224			664.00	
Check 7225							
101-448-825-431	Garage-Other Vehicle Maintenance	M & M Tool Sales Inc.	NEW AC MACHINE 1234YF	28671	07/15/20	6,995.00	7225
			Total For Check 7225			6,995.00	
Check 7226							
101-448-750-232	Const-Equipment	NXTEC USA LLC	MISCELLANEOUS TOOLS	1122643	07/15/20	227.69	7226
590-200-926-210	Supplies	NXTEC USA LLC	CYCLOPS 1500 LUMEN LED FLASHLIGHT	1121508	07/15/20	92.03	7226
			Total For Check 7226			319.72	
Check 7227							
525-750-750-220	Operating Expenses	P & W GOLF SUPPLY LLC	GOLF CART KEY TAGS	61737	07/15/20	75.00	7227
			Total For Check 7227			75.00	
Check 7228							

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## INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 07/09/2020 - 07/22/2020

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101-440-750-210	Office Supplies	PARAGRAFIX	5000 #10 regular envelops	18675	07/15/20	251.00	7228
			Total For Check 7228			251.00	
Check 7229							
525-750-825-550	Cart Rental	PIFER GOLF CARS INC	JULY LEASE PAYMENT	23330	07/15/20	4,116.66	7229
			Total For Check 7229			4,116.66	
Check 7230							
101-301-925-720	Education	PUBLIC AGENCY TRAINING COUNCIL	Fitzpatrick, Geiger, Judge - Detecting Deception Training	248970	07/15/20	1,050.00	7230
			Total For Check 7230			1,050.00	
Check 7231							
101-448-750-270	Building Maintenance	QUINT PLUMBING & HEATING INC	REPAIRED TOILET FLUSH VALVE D	65148	07/15/20	101.21	7231
492-200-850-524	Recreation-City Parks	QUINT PLUMBING & HEATING INC	PLUMBING AT VFW PARK	65123	07/15/20	1,093.65	7231
			Total For Check 7231			1,194.86	
Check 7232							
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	OIL CHANGE/DOT INSPECTION E71	57728	07/15/20	1,036.69	7232
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	OIL CHANGE/DOT INSPECTION L72	57729	07/15/20	1,393.43	7232
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	DOT INSPECTION & TRAVEL FEE A71	57730	07/15/20	172.00	7232
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	DOT INSPECTION A72	57731	07/15/20	90.00	7232
			Total For Check 7232			2,692.12	
Check 7233							
101-448-750-270	Building Maintenance	RAMIREZ ELECTRIC INC	INSTALLED PLUG IN JURY ROOM AND JUDGES OFFICE D	00015421	07/15/20	400.00	7233
			Total For Check 7233			400.00	
Check 7234							
101-448-750-243	Parks-Flags & Decorations	ROCKET ENTERPRISE INC.	6- 8x12 American Flags	151969	07/15/20	696.00	7234
			Total For Check 7234			696.00	
Check 7235							
101-440-825-490	C of C Inspectors	RONALD E KEEHN	inspections	062220-070520	07/15/20	874.50	7235
			Total For Check 7235			874.50	
Check 7236							
492-200-850-524	Recreation-City Parks	S & D FIELD SERVICES	WOOD MULCH	11390	07/15/20	3,090.00	7236
			Total For Check 7236			3,090.00	
Check 7237							
101-448-825-430	Garage-Police Vehicle Maintenance	SAFELITE FULFILLMENT INC	WIND SHIELD FOR VP 7-11 VIN 1GNLCDE8GR274574	03501-052266	07/15/20	223.76	7237
			Total For Check 7237			223.76	
Check 7238							
101-301-825-330	Prisoner Care	SHOPPER'S VALLEY MARKET	Meals for Prisoners	166496	07/15/20	78.50	7238
			Total For Check 7238			78.50	
Check 7239							
101-448-750-241	Parks-Pesticides & Fertilizer	Shoreline Tree Preservation LLC	Insecticide spray for Apple Tree at Museum Complex	PHC79	07/15/20	100.00	7239
101-448-750-241	Parks-Pesticides & Fertilizer	Shoreline Tree Preservation LLC	Herbicide for Apple tree at Museum Complex	PHC78	07/15/20	100.00	7239
			Total For Check 7239			200.00	
Check 7240							
101-448-750-260	Garage-Operating Expenses	SHRADER TIRE & OIL	FILTER STOCK DPS	496906-01	07/15/20	7.36	7240
101-448-825-431	Garage-Other Vehicle Maintenance	SHRADER TIRE & OIL	TIRE REPAIR DPS	500817-00	07/15/20	222.95	7240
101-448-825-431	Garage-Other Vehicle Maintenance	SHRADER TIRE & OIL	TIRE REPAIR	501016-00	07/15/20	1,307.20	7240
			Total For Check 7240			1,537.51	
Check 7241							

07/21/2020

INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE  
 EXP CHECK RUN DATES 07/09/2020 - 07/22/2020  
 JOURNALIZED PAID  
 BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
101-448-825-483	Contracted Grass Cutting - Private	Skarzynski's Landscaping LLC	High Grass Cuts	300	07/15/20	110.00	7241
			Total For Check 7241			110.00	
Check 7242							
101-440-825-490	C of C Inspectors	THOMAS P KERR	inspections	062220-070520	07/15/20	1,058.50	7242
101-440-825-491	Electrical Inspectors	THOMAS P KERR	inspections	062220-070520	07/15/20	515.00	7242
			Total For Check 7242			1,573.50	
Check 7243							
101-440-825-490	C of C Inspectors	TIMOTHY THOMPSON	Inspections	06222020-07052020	07/15/20	90.00	7243
101-440-825-492	Plumbing Inspectors	TIMOTHY THOMPSON	Inspections	06222020-07052020	07/15/20	270.00	7243
101-440-825-493	Mechanical Inspectors	TIMOTHY THOMPSON	Inspections	06222020-07052020	07/15/20	450.00	7243
			Total For Check 7243			810.00	
Check 7244							
525-750-750-240	Cleaning Supplies	ULINE	DISINFECTANT & TAPE	121284075	07/15/20	139.26	7244
			Total For Check 7244			139.26	
Check 7245							
101-448-825-431	Garage-Other Vehicle Maintenance	USA TRAILER SALES	AXLE FOR VPS JL-1	601	07/15/20	369.00	7245
			Total For Check 7245			369.00	
Check 7246							
101-301-825-420	Cleaning-Building	VETERAN'S CLEANING	Janitorial Services 5/31/20 thru 7/4/20, strip & wax floors, clean carpets, supplies	20-906	07/15/20	6,486.35	7246
530-444-825-215	Cleaning-Bank Bldg	VETERAN'S CLEANING	interior office cleaning June 2020	20-2006	07/15/20	5,374.00	7246
			Total For Check 7246			11,860.35	
Check 7247							
101-440-825-490	C of C Inspectors	WALTER CZARNIK	inspections	062220-070520	07/15/20	368.00	7247
101-440-825-491	Electrical Inspectors	WALTER CZARNIK	inspections	062220-070520	07/15/20	875.00	7247
			Total For Check 7247			1,243.00	
Check 7248							
101-448-750-231	Const-Signage,Striping,Barricades	WENSCO SIGN SUPPLY	Alpha 3 mil vinyl for Roland and ink for Roland printer	3305811	07/15/20	656.71	7248
101-448-750-231	Const-Signage,Striping,Barricades	WENSCO SIGN SUPPLY	Sign Shop Supplies	3295055	07/15/20	1,025.97	7248
			Total For Check 7248			1,682.68	
Check 7249							
101-448-750-220	Sanitation-Operating Expenses	WINDER POLICE EQUIPMENT INC	STOCK SWITCHES	201295	07/15/20	24.00	7249
101-448-825-430	Garage-Police Vehicle Maintenance	WINDER POLICE EQUIPMENT INC	WINDSHIELD FOR VP 7-10 VIN 1GNSKDEC1HR232523	201294	07/15/20	655.20	7249
			Total For Check 7249			679.20	
Check 7250							
101-000-257-078	Reserve-Animal Care	THE PAWS CLINIC	Sterilize - Abhi, Dalton, Davey, Louisa, Mick Jagger	1855879	07/15/20	275.00	7250
			Total For Check 7250			275.00	
Check 7251							
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	8,997.54	7251
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	18,423.43	7251
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	261.91	7251
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	61.26	7251
525-000-228-010	Due to Social Security	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	125.54	7251
525-000-228-010	Due to Social Security	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 7/19/20	07/22/20	536.96	7251
			Total For Check 7251			28,406.64	
Check 7252							
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 7/19/20	07/22/20	3,368.10	7252
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 7/19/20	07/22/20	670.00	7252
499-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 7/19/20	07/22/20	3.43	7252



INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE  
EXP CHECK RUN DATES 07/09/2020 - 07/22/2020  
JOURNALIZED PAID  
BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Total For Check 7252						4,041.53	
Check 7253							
101-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 7/19/20	07/22/20	11,816.89	7253
499-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 7/19/20	07/22/20	54.18	7253
525-000-228-021	State Tax W/H-General City	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 7/19/20	07/22/20	152.77	7253
Total For Check 7253						12,023.84	
Check 7254							
101-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 7/19/20	07/22/20	29,945.90	7254
499-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 7/19/20	07/22/20	74.45	7254
525-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 7/19/20	07/22/20	97.61	7254
Total For Check 7254						30,117.96	

07/21/2020

## INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 07/09/2020 - 07/22/2020

JOURNALIZED PAID

BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Fund Totals:			Fund 101 General Fund			262,116.90	
			Fund 202 Major Street Fund			29,791.82	
			Fund 203 Local Street Fund			84,280.27	
			Fund 260 Michigan Indigent Defense			13,000.00	
			Fund 265 Drug Forfeiture Fund			192.97	
			Fund 290 Solid Waste Disposal Fund			22,337.98	
			Fund 402 Capital Equipment Fund			2,222.50	
			Fund 403 Drain Number Five Fund			82.22	
			Fund 492 TIFA Consolidated Fund			69,957.65	
This is to certify that the above vouchers amounting to \$1,508,485.43 have been examined, that the materials and services have been received, that the price and computations are correct, that the invoices, receiving slips, and supporting data are attached and in order and that the proper accounts have been charged. The Treasurer is hereby authorized to pay the above vouchers.			Fund 499 DDA tax increment Finance Fund			3,796.66	
			Fund 525 Municipal Golf Course Fund			8,795.74	
			Fund 530 Building Rental Fund			16,811.14	
			Fund 590 Sewage Fund			15,287.92	
			Fund 677 Self Insurance Fund			11,140.20	
			Fund 701 Trust Fund			116,389.84	
			Fund 731 Retirement System Fund			80,313.00	
			Fund 732 Retiree Health Care Fund			2,162.63	
			Total For All Funds:			738,679.44	
			Pension 07/15/20			528,909.18	
Mayor _____			Payroll 07/22/20			240896.81	
City Clerk _____			TOTAL			1,508,485.43	

**RESOLUTION**

Item Number: #  
Date: July 27, 2020

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

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

**YEAS**

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**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

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# REPORTS & MINUTES

## CITY OF WYANDOTTE BEAUTIFICATION COMMISSION ON-LINE VIRTUAL MEETING MINUTES, DRAFT JULY 15, 2020

Members Present: John Darin, Chairman, Kelly Dodson, Noel Galeski, Wendy Leach, Alice Ugljesa

Members Excused: Michael Bak, Barbara Freese, Andrea Fuller, Patricia Iacopelli, Stephanie Pizzo

Guest(s): None

1. Call to Order: This Regular Meeting was held as an on-line, password-protected public meeting through Zoom Communications, and the City Clerk's Office and Mayor's Office were notified in advance. The meeting packets, including Agenda and required Public Notice, were emailed to all commissioners in advance of the on-line meeting. The meeting was called to order by John at 6:05 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Noel, to approve this meeting's agenda as presented. The motion was approved.
3. Reading and Approval of Previous Minutes:
  - a. June 11, 2020 On-Line Regular Meeting: After review of the minutes, Noel made a motion, seconded by Alice, to approve the draft minutes of the June 11, 2020 regular meeting of the Beautification Commission, without change. The motion was approved.
4. Chairperson's Report:
  - a. Distribution of Documents: An updated Attendance Log was distributed with the meeting packet.
5. Treasurer's Report:
  - a. FY 2019-2020 Beautification Commission Expense Report: The Treasurer's Report was distributed with the meeting packet, and was reviewed with the commissioners. There was a recent expense of \$82.25 for fertilizer. After budgeting for anticipated upcoming expenses this fiscal year as spent last year for autumn hanging and wrap-around baskets and seasonal decorations, there remains a current working balance of \$108.92 in the Primary TIF Account. There were no expenses posted to the GFM Reserve account, leaving a current balance of \$249.78.
6. Public & Media Relations and Event Marketing Report: Andrea had nothing new to report. It was noted that there have been a number of community Facebook posts that have complained about the apparent decrease in some residential city services.
7. "Adopt-A-Spot in Wyandotte" Program Report: Wendy had nothing new to report.
8. Community Garden Report:
  - a. Community Garden Maintenance – Request of Community Gardeners: There was much discussion regarding clearing the community garden of its persistent weeds between garden beds and along the east and south garden borders. John and Barbara have requested of each community gardener that they weed the areas around their assigned garden bed(s). Some gardeners have already done that.
  - b. Community Garden Maintenance – Request of District Court Work Force: John also proposed that the Commission engage the District Court Work Force to pull weeds at the community garden and remove the plant material to the Wyandotte Recycling Center for composting. After discussion, Alice offered to contact the Work Force Liaison directly and place the Commission's request.
  - c. Located Missing Recycling Totes: At Brian Martin's request, John checked the DPS yard and located the Commission's 2 recycling totes from Waste Management that went missing after the community garden relocation. Barb is working with Brian to get the totes delivered back to the community garden for our use.

9. Downtown Plantings Report: There was discussion regarding specific maintenance needs of various plantings throughout the downtown area, including needing mulch on the beds of hydrangeas on 1<sup>st</sup> Street. No specific problems were noted. It was noted that all of the plantings are thriving, and in general look very beautiful!
10. Beautification Awards Planning:
  - a. Awards Scheduling: It was noted that Beautification Awards Selection is scheduled for the Wednesday, August 12, 2020 Beautification Commission on-line, virtual meeting, and the Awards Presentations are scheduled for the Monday, September 14, 2020 City Council meeting. The deadline for item submission for this City Council meeting is Wednesday, September 9<sup>th</sup>.
  - b. Awards Selection Processes, Wednesday, August 12, 2020: There was much discussion on how to select the various nominees. It was decided by consensus the Commission will not meet in person to select award winners. Due to the on-going COVID-19 pandemic, we will meet again by Zoom video conferencing to review nominees. It was also decided that JPEG photos of each residence or business should be emailed with completed nomination forms to Alice. Alice will compile and update the list of 2020 nominations. Noel suggested that a representative photo, with nomination form, from each nominated property be emailed to each Commissioner for their review. These should be emailed as a Word document(s) for ease of use. John offered to develop a basic spreadsheet for Alice to use to compile the scores from each reviewer on each nominated property.
  - c. Awards Presentation Process, Monday, September 14, 2020: John reported that he discussed the awards presentation with Julie, and she informed the Commission of the process recommended by the Mayor's Office and City Council. The 2020 Beautification Award winners will be presented with their awards individually on a different date. They will not attend this City Council meeting in person. A Commissioner will take a suitable photo of the owners in front of their winning property for broadcast. John and Alice will attend the City Council meeting in-person, with masks and observing social distancing. John will introduce Alice, who will announce and congratulate each winning residential and business entrant. IT will synchronize video slides to be broadcast, with each winning entry being displayed in order of being announced. Details still need to be worked out.
11. Old Business: There was no Old Business.
12. New Business:
  - a. Four Star Greenhouse Migrant Worker Lawsuit: John reported on a news article detailing a lawsuit that was filed against Four Star Greenhouse, a Beautification Commission vendor, by their legal migrant work force alleging mistreatment, not being paid as promised, and then being arrested and detained by Federal ICE agents. This legal action will continue to be monitored.
13. Round-Table Reports and Announcements:
  - a. Purple Heart Memorial Garden Event: Alice reported that there is an event scheduled at the PHMG for Friday, August 7, 2020 at 7:00 pm. All commissioners are encouraged to attend.
14. Next Meeting: The next regular meeting of the Beautification Commission is scheduled for Wednesday, August 12, 2020 at 6:00 pm, tentatively by Zoom video conferencing.
15. Adjournment: The meeting was adjourned at 6:55 pm.



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John M. Darin  
Chairman, Wyandotte Beautification Commission

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, June 18, 2020, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Chairperson Pasko at 6:35 p.m. this was a virtual auto-only meeting.

COMMISSIONERS PRESENT: Duran, Kowalewski, Parker, Paso, Rutkowski, Sarnacki  
Stec

COMMISSIONERS EXCUSED: Adamczyk, Lupo

ALSO PRESENT: Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

MOTION BY COMMISSIONER DURAN, supported by Commissioner Kowalewski to receive and place all communications on file. MOTION PASSED.

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

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to approve the minutes of the Meeting of February 13, 2020. MOTION PASSED. (No meeting on March 19, April 16 of May 21, 2020)

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING #02242020** - Request by Frank Mucci, Owner and Appellant, requesting to rezone the property at 2011 Oak Street, Wyandotte, County of Wayne and State of Michigan (13276 LOTS 119 120 121 EUREKA ESTATES SUBDIVISION). It is proposed that said land be rezoned from O-S (Office Service District) to B-1 (Neighborhood Business District).

MOTION BY COMMISSIONER KOWALEWSKI, SUPPORTED BY COMMISSIONER Rutkowski to recommend to the Mayor and City Council that the property known as at 2011 Oak Street be approved for rezoning to B-1 (Neighborhood Business District).

Reason: The adjacent properties are zoned B-1 and the uniqueness of the property

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC

NAYS: NONE

ABSENT: ADAMCZYK, LUPO

MOTION PASSED



- 2. PUBLIC HEARING #060820201702:** Request from Phyllis Soltz Trust, Owner and Applicant, requesting the rezoning of the property known as 1040 Ford Avenue, Wyandotte, Michigan. (LOT 241 and 242 G.F. Bennett's Boulevard Park Subdivision) County of Wayne and State of Michigan. It is proposed that said land be rezoned from B-1 (Neighborhood Business District) to B-2 (General Business District).

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski to recommend to the Mayor and Council that the requested rezoning of the property at 1040 Ford Avenue to B-2 (General Business District) be denied.

Reason: The request to rezone this property to B-2 would be considered spot zoning and not consistent with Master Plan.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC  
NAYS: NONE  
ABSENT: ADAMCZYK, LUPO  
MOTION PASSED

- 3. PUBLIC HEARING #05142020** Request from Rick DeSana/Les Salliotte, Owner and Applicant, requesting a change to their Outdoor Café at 126 Oak Street, Wyandotte, Michigan. The property is zoned CBD, which conflicts with Section 2200 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Sarnacki that the Commission reviewed the application and plan for the outdoor café at **126 Oak** as requested by Rick DeSana/Les Salliotte (Owner and Appellant); AND

BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at the rear of the property at 126 Oak Street, Wyandotte is hereby approved with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

- Approval of the rear café expansion is for an additional 1,600 square feet.
- Outdoor cafes adjacent to residential properties shall be screened with a solid brick wall at a minimum of eight (8) feet high to be completed within 30 days as indicated by Owner. The existing (or new) fence on the north side of the café shall be reinstalled prior to opening of the rear café, complete with a 36-inch wide gate with panic hardware. Relocation of the gate to the east side if allowed by City.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.
- The occupancy limit for the rear outdoor café shall remain 75 persons.
- The front outdoor café was approved by the Planning Commission by Resolution, March 15, 2018, and remains in effect as there have been no changes.

NOTE: This approval supersedes any previously approved plan for the rear outdoor café.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC  
NAYS: NONE  
ABSENT: ADAMCZYK, LUPO  
MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

Monthly Report from Ben Tallerico, Beckett & Raeder was received.

Commissioner Kowalewski was appointed to the Design Review Board and Commissioner Stec was appointed as the Alternate Member to the Design Review Board. All agreed.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to:  
Pay Beckett & Raeder for Planning Consultant fee for March, April, May and June 2020 in the amount of \$2,800.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC  
NAYS: NONE  
ABSENT: ADAMCZYK, LUPO  
MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 8:05 p.m.

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**PUBLIC HEARING #02242020** Request by Frank Mucci, Owner and Appellant, requesting to rezone the property at 2011 Oak Street, Wyandotte, County of Wayne and State of Michigan.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Chairperson Pasko read the letter from the City Engineer into the record.

Commissioner Kowalewski indicated that the letter talks about parking required, but the Planning Commission is only reviewing the rezoning of the property and not parking.

Chairperson Pasko indicated that was correct.

Lisa Gunter, 2917 21<sup>st</sup> Street, Wyandotte

Ms. Gunter indicated that her driveway is connected to the parking lot of the property that is being required to be rezoned and her car is always getting blocked in. Ms. Gunter further indicated that the lot is not lined, there is trash all over and not cleaned up. Ms. Gunter indicated that she put up a \$10,000 fence and does not feel this is the place for parties to be held.

Frank Mucci, Owner

Mr. Mucci indicated that he wants to be a good neighbor. Mr. Mucci further indicated that he has applied for funding to repair the building and to keep it a historical building.

Mr. Mucci further indicated that they would not be using the 2<sup>nd</sup> floor of the building. Mr. Mucci indicated that there are 13 parking spaces on the site and he has received permission to utilize the parking lot at 2205 Oak Street for the remaining parking spaces required.

Mr. Mucci stated further that he is planning on bringing the building up to code and having the parking lot resurfaced and striped to bring income in and share with the community.

Ms. Gunter indicted that she is concerned about the smoking and drinking in the parking lot.

Mr. Mucci indicated that he has written rules for the use of the building and if they are not followed their deposit will not be returned. Mr. Mucci indicated that he wants to be a good neighbor.

Commissioner Stec asked what funding source has he applied for to correct the repairs.

Mr. Mucci stated that he talked to the Historical Society and they indicated that there were no funds available for private property so the funds to repair the building will be coming out of his pocket.

Mr. Mucci indicated that he would lease the building to people for small parties.

Commissioner Rutkowski stated that it is too bad the parking lot across 20<sup>th</sup> Street could not be used.

Mr. Mucci indicated that he tried to work a deal with the Church, but they are not interested in leasing any of their property to him.

Commissioner Rutkowski asked if he would consider a shuttle service to use the lot down the block.

Mr. Mucci indicated that he might consider it.

There being no further discussion, the hearing was closed.

Two (2) communications were received.

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**PUBLIC HEARING#06082020** Request from Phyllis Soltz Trust, Owner and Applicant, requesting the rezoning of the property known as 1040 Ford Avenue, Wyandotte, Michigan.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Aaron Burnett, 2666 22<sup>nd</sup> Street, Wyandotte. Proposed purchaser.

Mr. Burnett indicated that he would like to buy the property, but he can't close on the property until his use is approved. Mr. Burnett stated further that there are other businesses on the block being used as the same use as he would like to use the building for.

Mr. Burnett further indicated that he would like to use the building for his plumbing business and the hours would be 9-5 with no equipment on the property.

Mr. Burnett stated further that the property was previously zoned B-2 and he is not sure when the zoning was changed.

Commissioner Kowalewski indicated that the adjacent properties on the north side of Ford Avenue from Electric to 21<sup>st</sup> Street are zoned B-1 and changing the property to B-2 would be spot zoning. Commissioner Kowalewski indicated that the Applicant should apply to the Zoning Board for a use variance.

There being no further discussion, the hearing was closed.

No communications were received regarding this hearing.

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**PUBLIC HEARING#05142020** Request from Rick DeSana/Les Salliotte, Owner and Applicant, requesting a change to their Outdoor Café at 126 Oak Street, Wyandotte, Michigan.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte.

Mr. Yinger indicated that 126 Oak had a site plan approved by the City in 2018 that was never implemented. Mr. Yinger stated that the rear fence is just a cyclone fence with a cloth fabric on it and noise is louder than ever. Mr. Yinger stated further that now they want to enlarge the café to the alley without any building. Mr. Yinger continued that he is concerned that there will be no sound barrier and an increase in occupancy and he is against it.

Chairperson Pasko indicated that the drawing submitted tonight will supersede anything that was previously approved and indicated further that nothing from the old plan was completed.

Mr. Yinger stated that the current restrooms are not sufficient for the change in the size of the rear outdoor café. Mr. Yinger further stated that the handicap parking was never installed.

Chairperson Pasko read the letter received from the City Engineer dated June 10, 2020.

Mr. Yinger asked if the cyclone fence that is 6 feet high was acceptable.

Chairperson Pasko indicated that it would have to be a solid fence at least 6 feet in height.

Mr. Yinger stated that he wants the solid wall constructed adjacent to the neighborhood property.

Joe Hirsch, 144 Chestnut, Wyandotte.

Mr. Hirsch stated that he is concerned since the Governor opened up the State there has been no social distance on the rear outdoor café. Mr. Hirsch stated further that he is tired of the noise and the music all hours of the night.

Mr. Hirsch stated that the expansion of the rear outdoor café will be larger than the inside bar area and he does not feel there are enough bathrooms.

Mr. Hirsch stated that he feels their license should be revoked there is no quality of life for the neighbors adjacent to this bar.

Rick DeSana, Owner 126 Oak, Wyandotte.

Mr. DeSana indicated that the main reason for the expansion is to allow for the requirements of Covid19 and there will be no increase in occupancy. Mr. DeSana indicated that they turn off the music at midnight. Mr. DeSana further indicated that he will put up a wall whatever height the Commission wants and it will take him 30 days to complete.

Mr. DeSana continued that they have been shut down for 3 months and they are only allowed ½ the occupancy in the inside bar and he needs this expansion.

Commissioner Duran indicated that she is concerned that Mr. DeSana has no urgency in completing what needs to be done on the café to meet the City requirements. (ie the brick wall).

Mr. DeSana indicated that no additional occupancy is being asked for. Mr. DeSana just started he wants to expand to meet the social distance requirements. Mr. DeSana further indicated that neither the Commission nor the City ever put a time frame on him to complete the requirements of the previously approved plan.

Mr. Yinger indicated that he understands the struggles that businesses have had, but it has been 5 years and the neighbors are tired of hearing the music/noise from this bar. Mr. Yinger stated that the most important part of the requirements, the wall is not getting done.

Mr. DeSana indicated that he is 100% in compliance he had a 6 foot wooden fence and was going to do a building, but at this time they cannot afford to do it.

Ms. Guilloz, 145 Chestnut indicate that her home is directly behind the bar and she can't even open her windows and sleep because the noise is so bad. Ms. Guilloz indicated that the music is on from 1 pm to 1 am every day. Ms. Guilloz further stated that there is no handicap parking and she can't understand why the plan from 2018 was never started.

Chairperson Pasko indicated that the drawing before the Commission tonight will replace the drawing from 2018.

Mr. DeSana confirmed this plan will replace the plan from 2018. Mr. DeSana further indicated that he is not sure if a building will ever get built.



Chairperson Pasko indicated to Mr. DeSana that if they do decide to build, he would need to get approval for it from the Planning Commission.

Commissioner Parker stated that the plan from 2018 will go away if this plan that is before the Commission tonight is approved.

Chairperson Pasko stated that was correct.

Commissioner Parker stated that he is concerned that the increase in the rear outdoor café will require additional toilets per the Plumbing Code.

Mr. DeSana indicated that he has 3 women's and 3 men's toilets currently and he is not asking for additional occupancy.

Mr. Hirsch indicated that men are urinating in the alley all the time and there is not sufficient toilets for the occupancy.

Chairperson Pasko indicated that there will be no addition to the occupancy for the bar.

Mr. DeSana indicated that all the persons on the rear outdoor café will be sitting, there will be no standing customers.

There being no further discussion, the hearing was closed.

Three (3) communications were received regarding this hearing.



Regarding rezoning of Firehouse at 2011 Oak Street

May I start this letter with my name Lisa Gunter of  
2917 21st Street, Wyandotte.

I wish all neighbors to be happy, healthy, kind, safe and clean.

I carefully looked for a house to call home in this particular neighborhood ( due to my Grzywa family history).

I have a Dentist across my front, but I was not aware I would have a rental hall behind me.

I was actually very excited when I was told that my neighbor was an old empty Historical Firehouse.  
(sadly I was misinformed)

I purchased my home in September 2019.

I've lived in it a little less than 6 months.

When I first started clean up of the outside (weeds and tree removal)

from my property and neighbors property. I had to track down the owner of the Firehouse to have his trailer moved so I could access the side of my garage to clean weeds from alley. He told me his name was Frank and he lived a couple hours away, he did have it moved by the next day.

Now the Firehouse is rented out for parties.

This has already become a very big inconvenience for me.

There has been approximately 20 parties so far, that I've seen.

The main problems are parking, crowds and noise, although I'm not pleased with how many people smoke and drink alcohol in the parking lot during some events.

I have 3 times had to walk around the block to ask " customers" to please not block my access and let me leave my driveway. The people have all been nice, a couple of times I've been invited in to have food and drinks, I declined.

I have also 3 or 4 times just sat in my car and blow my horn until they let me out. (I'm disabled with difficulty walking).

One time I had to call Wyandotte Police for help getting cars moved.

(I needed to rush to hospital and couldn't deal with it myself)

I fear the problems will only become worse.

I understand this man has put time and money into this building, but my opinion is this building does not have adequate parking for party goers.

Also brings a lot of people very close to mine and others homes.

This can be disturbing in many ways.

This is a nice residential area. This will definitely effect the neighborhood negatively. I've only had a chance to speak with a few neighbors, they are unhappy with this building being used this way.

Some are complaining of previous years activities.

Could this building be used for something that wouldn't bring massive amounts of different strangers on a regular basis.

I have also put a lot of time, money and energy into my property.

Thousands just into the gates that the " customers" are blocking.

Thankfully nobody has damaged my new fencing, but there have been a few close calls already. There are no lights in lot. I light my yard up when I see a party, but I can't always watch the Firehouse.

I'm hoping to peacefully enjoy the rest of my life in my beautiful Wyandotte home and know and care for my neighbors.

I plan to attend this meeting in person, but with the new virus I'm not sure.

So in closing I'll say I object to the re zoning.

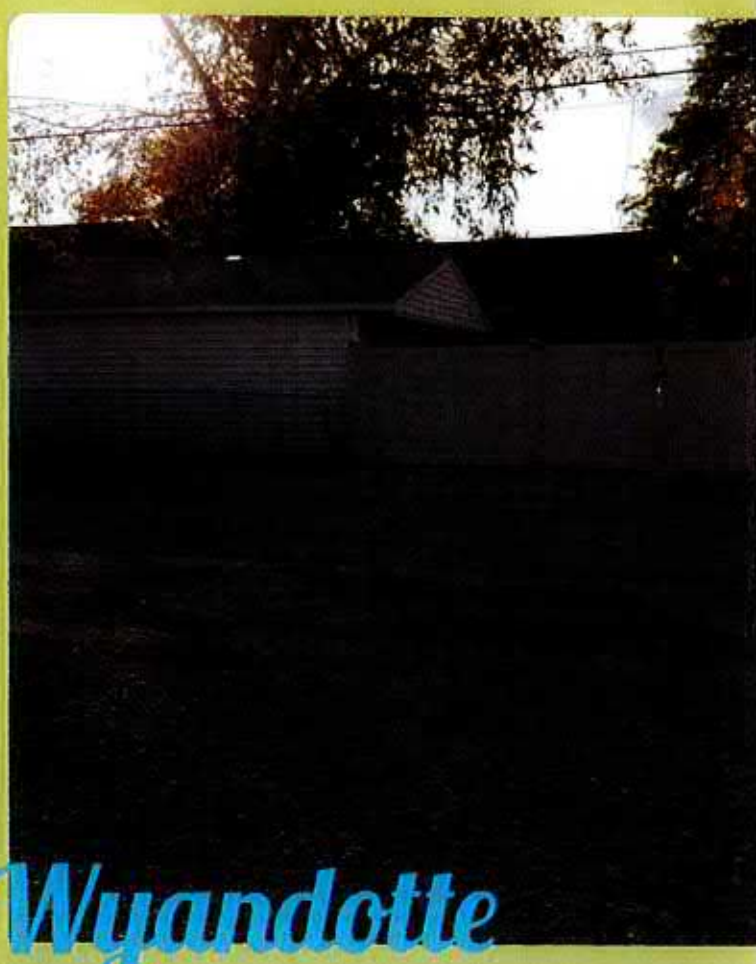
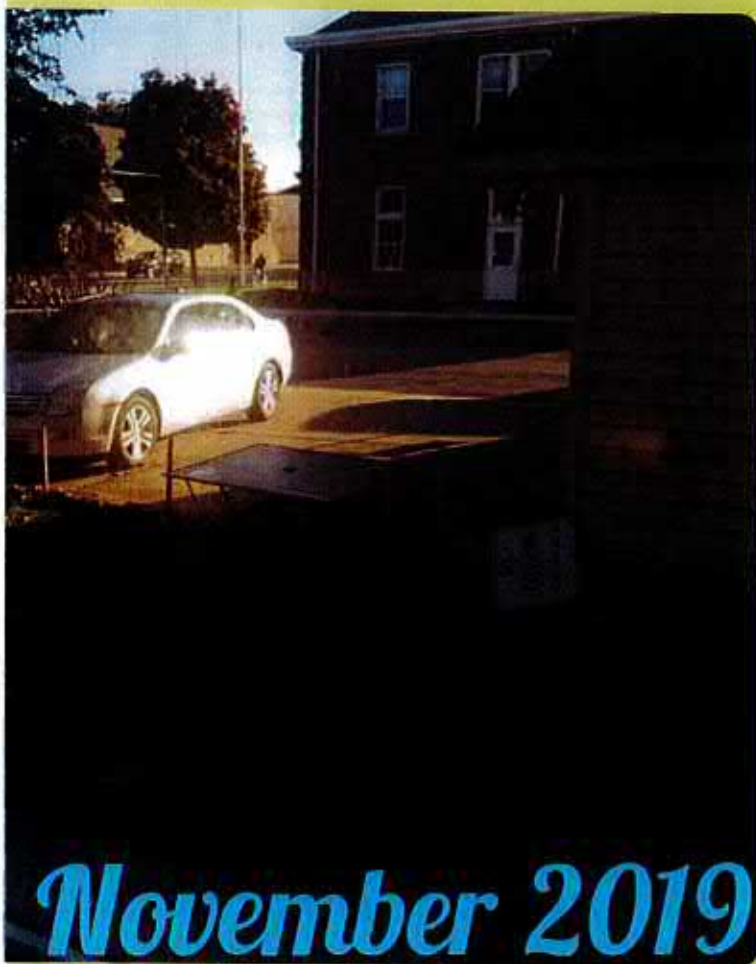
I have included several pictures that may help visualize my explanation.

Thank you for your time and consideration.

Lisa Gunter  
2917 21st  
Wyandotte

734 675 1213

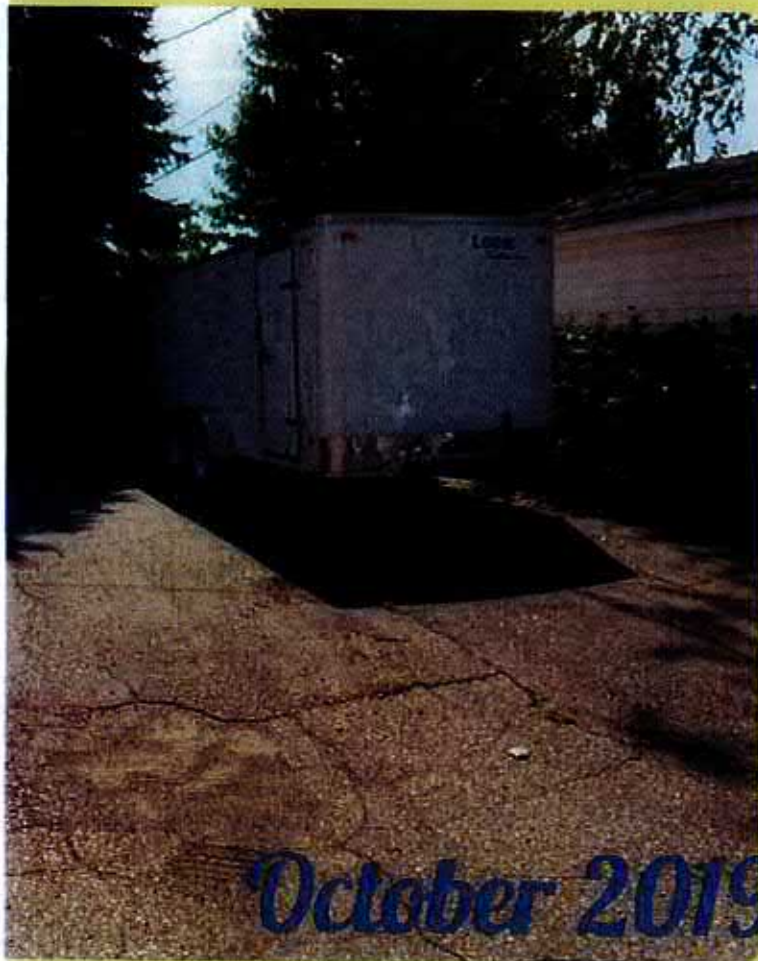
P.S. Downriver Veterans have helped with proper care and hanging of the Flag on the Firehouse.



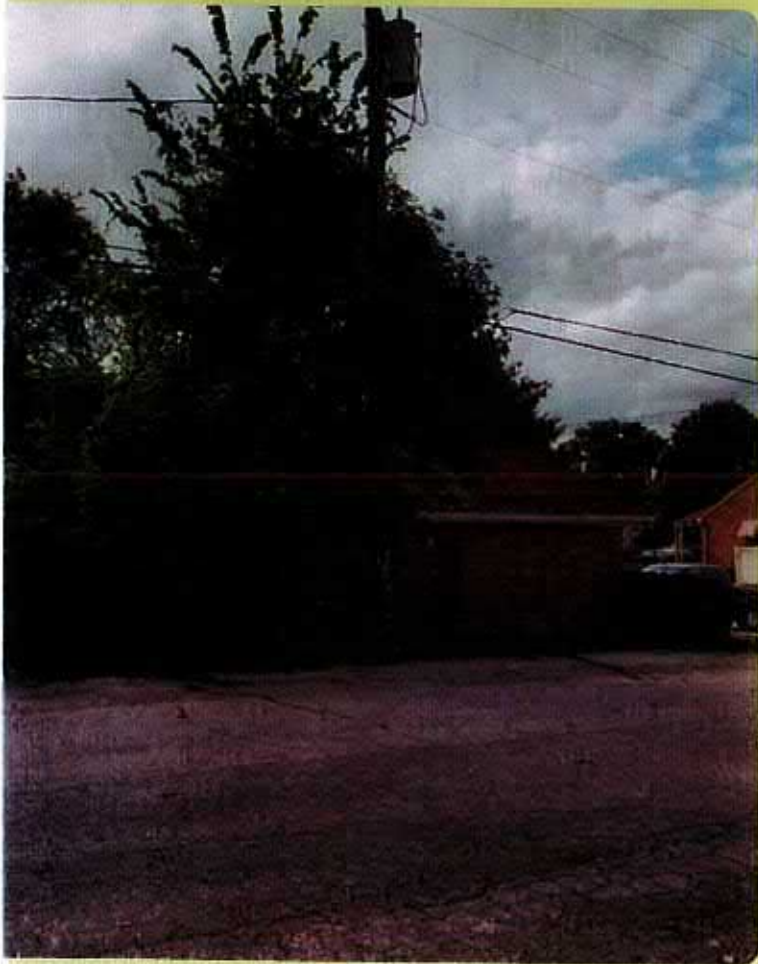
*November 2019 Wyandotte*



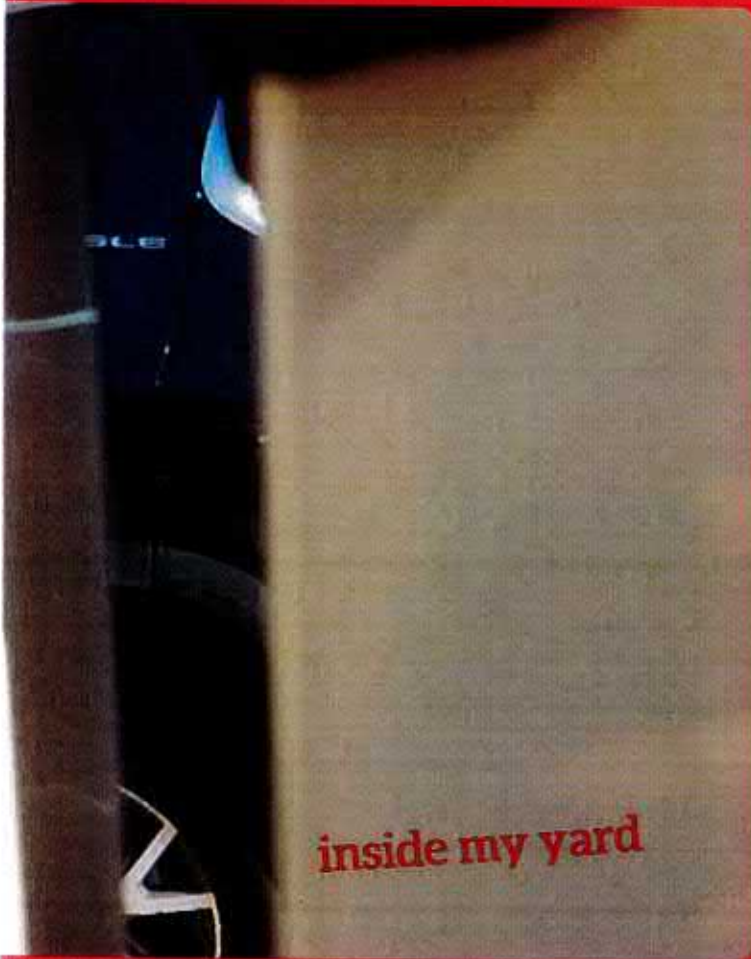




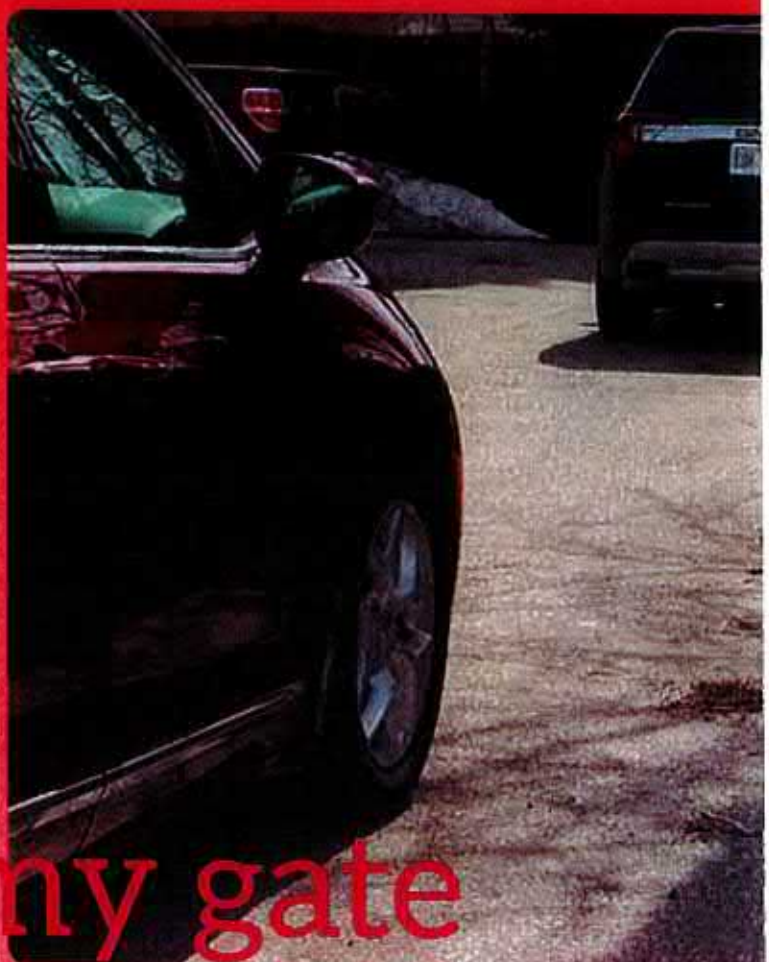
*October 2019 Wyandotte*







inside my yard



block my gate

# Wyandotte Party Station No. 3 - Home | Facebook

Host your PARTY  
at the historical  
decommissioned  
Wyandotte Fire



Station No 3 ! Perfect for  
Baby showers, birthdays,  
holiday parties, ...









## **Wyandotte Party**

### **Station No. 3 added 7 new photos.**

...

Oct 29, 2019 at 10:50  
PM • 🌐

**Host your PARTY at the  
historical decommissioned  
Wyandotte Fire Station No  
3!**

**Perfect for Baby showers,  
birthdays, holiday parties,  
work celebrations, and  
corporate events.**

**\$300 hall rental!**

**\$395 hall including seating  
for 32 guests!!**

**\$495 hall including seating  
for 64 guests!**

**Space includes the use of a  
full kitchen if needed.**

**Email us now while  
availability exists!**

➤ ReceptionHalls.com › ... › Mic...

## 61 Banquet Halls and Wedding Venues around Wyandotte, Michigan

61 Banquet Halls and  
Wedding Venues around  
Wyandotte, Michigan.





## Best 30 Hall Rentals in Wyandotte, MI with Reviews - YP.com

261 results · Hall Rentals in  
Wyandotte on YP. com. ...  
more for the best Halls,  
Auditoriums & Ballrooms in  
Wyandotte, MI. ... this  
banquet hall for many other  
friends and family ...

# *Grace Missionary Baptist Church*

June 12, 2020

Dear Wyandotte Planning Commission,

This letter is in response to the Rezoning request for 2011 Oak St.

We have a concern with this request because of the lack of parking at this location.

Our Church building is located at 1812 Oak St. (NE corner of intersection) and own the parking lot directly across Oak St. (SE corner of intersection) which is directly across 20th St. from the property requesting this rezoning (SW corner of intersection)

The owner of the 2011 Oak St building approached the Church awhile back requesting permission to use our lot which we denied because of liability.

On several occasions, as members and visitors have arrived to attend Services, Weddings and Funerals at the Church, our lot was almost half full of cars associated with events going on at 2011 Oak St. even though our lot is posted Church Parking only. We are concerned that this rezoning will cause this issue to grow.

We understand they have secured additional parking that is 2 blocks away, but we are concerned that most of their guests are not going to park 2 blocks away but are going to continue to use our private lot, especially in poor weather.

We sincerely hope the owner can find a profitable use of the building that works within the neighborhood using the parking spaces on their property.

Robin Roberts  
Deacon  
Grace Missionary Baptist Church  
1812 Oak St.  
Wyandotte, MI 48192  
734-281-1484



Kelly Roberts

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**From:** Joseph Hirsch <jhirsch447@att.net>  
**Sent:** Tuesday, June 09, 2020 10:37 PM  
**To:** Kelly Roberts  
**Subject:** Captain's Bar and patio

Dear Ms. Kelly Roberts,

Joe Hirsch here on Chestnut Street. I am sending this note as I am concerned about an apparent expansion of the patio at Captain's.

I do know that one day last week a new concrete pad was installed to within a couple feet of the alley. This as I'm sure you know was on the agenda for Zoning Board of Appeals and then removed before the meeting on June 3rd. So I am unaware of any approval of this expansion.

And with the restrictions being lifted they opened yesterday (Monday) and in the evening they did have patrons occupying the entire space. In fact they operated out there until at least 12:30 last night. It was at that time that I moved to a different room to escape the noise so they could have gone on even later. The owners there seem to bend and break the rules at will.

Any light that could be shed on this would be appreciated. Thank you.

Regards,  
Joe Hirsch



Joseph & Sharon Schichl  
163 Chestnut  
Wyandotte, MI 48192  
Tel: (734) 285-6874

June 15<sup>th</sup>, 2020

Kelly Roberts, Secretary  
Wyandotte Planning Commission  
3200 Biddle Avenue, Suite 200  
Wyandotte, MI 48192

RE: Notice of Public Hearing 05142020

Dear Ms. Roberts:

As long term residents of 163 Chestnut, we would like to offer our comments and concerns regarding the request for a change to the outdoor café located at 126 Oak Street. It is our understanding that they wish to increase the size of their patio with an extension reaching all the way to the alley, but are not requesting an increase in occupancy.

We purchased our home at 163 Chestnut 50 years ago and in all that time, have never had cause to complain about noise coming from the businesses located along Oak Street. While we are sympathetic to businesses investing in our city, we do not approve any decision that would contribute further to the noise level that has already been very disruptive to our community. There are several residential properties surrounding 126 Oak Street. In addition to the homes located directly behind the outdoor café along Chestnut Street, there is a multi-unit apartment building directly to the east as well as a future high-end residential property to the west. The level of noise coming from the outdoor patio as a result of both music and patrons is beyond an acceptable level. An expansion to the size of the outdoor café will both increase the volume and the proximity for these residences.

According to Sec. 25-85 of the Wyandotte code of ordinances:

*"A person is guilty of a misdemeanor if he or she operates or permits the operation of an amplified or un-amplified radio, tape, cassette, stereo, television, phonograph, musical instrument, boom box, loud speaker, other electronic sound producing device, or similar device, which causes total noise exceeding 82 DBA, or which may be heard more than one hundred feet away from the source of the noise."*

There are some evenings that it feels as though a wedding reception is taking place in our backyard and can assure you that we live well over 100 feet away from the outdoor café patio. We can't imagine what it is like for the apartment unit directly adjacent or the residence located directly behind. The extension of the patio area can only bring the noise closer to ourselves and our neighbors.

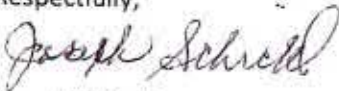
The notice states that the outdoor café located at 126 Oak Street is proposing a change to the layout with no increase in occupancy. It appears that they've already done the expansion to the patio and

tables and chairs will soon be filling it, which leaves us with some questions. If they've increased the seating, how does this not automatically add to their capacity? Can we expect city officials and/or the police to be enforcing their current capacity limit following their outdoor expansion? Will they be prevented from requesting an increase to their capacity in the future or is that just their next step?

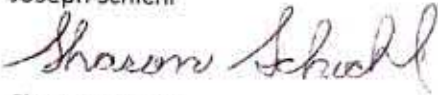
Rick DeSana and Les Salliotte, or any future owner of this property, should understand that they did not purchase a property backing up to a commercial district and as a result their business model ought to reflect that. There must be limitations to how a business backing up to a residential neighborhood can and should operate.

The noise level coming from this establishment is unacceptable and it's not just noise from music, their patron's voices and laughter carry all the way to our side of the street. Any decisions made, that will contribute to the volume and its proximity to the residences, we will have to oppose.

Respectfully,



Joseph Schichl



Sharon Schichl

**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



**ITEM#3**  
**HEARING #05142020**

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

GREGORY J. MAYHEW, P.E.  
CITY ENGINEER

June 10, 2020

Stan Pasko, Chairperson  
Planning Commission  
City of Wyandotte  
3200 Biddle Avenue  
Wyandotte, MI 48192

**RE: Outdoor Café Application at 126 Oak  
Captain's Bar and Grill**

Dear Mr. Pasko:

The undersigned has reviewed the application for the expanded rear outdoor café at 126 Oak Street. Note the rear café is located on private property in the Central Business District. The proposed expansion would be for the purpose of providing ample space for social distancing. Captain's is not requesting an increase in occupancy for the rear café. If the expansion is approved, the occupancy limit of the rear outdoor café will remain unchanged. The 2020 outdoor café application has been approved for use with no changes to the previous approval.

The following items are contingent for approval of the expansion of the rear café:

- Approval of the rear café expansion is for an additional 1,600 square feet.
- Outdoor cafés adjacent to residential properties shall be screened with a solid fence a minimum of six (6) feet high. The existing (or new) fence on the north side of the café shall be reinstalled prior to opening of the rear café, complete with a 36-inch wide gate with panic hardware.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.
- The occupancy limit for the rear outdoor café shall remain 75 persons.
- The front outdoor café was approved by the Planning Commission by Resolution, March 15, 2018, and remains in effect as there have been no changes.
- On January 18, 2018, the Planning Commission, by Resolution, approved an expansion of the rear outdoor café that included a new enclosed patio, an accessory building with storage and restrooms, and the area of use extended to the north property line. This expansion has not been completed constructed.

If this new application for the rear outdoor café is approved, it would replace the expansion previously approved January 18, 2018, either temporarily or permanently.



The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The enclosed outdoor café plans are provided for your review and approval.

If you have any questions you may contact the undersigned at (734) 324-4554.

Sincerely,

  
Gregory J. Mayhew  
City Engineer

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4540 • [www.wyandotte.net](http://www.wyandotte.net)

 Equal Housing Opportunity Equal Opportunity Employer 

Kelly Roberts

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**From:** bvk96@wyan.org  
**Sent:** Friday, June 05, 2020 1:41 PM  
**To:** Kelly Roberts  
**Subject:** 126 Oak St. Captains rear outdoor patio layout change

Kelly,

I received the resent notice of request for a change to the layout with no additional increase in occupancy of the rear outdoor cafe at Captains.

A serious concern I have, and would be against, any expansion of the patio area regardless of the number of patrons it will occupy, without the construction of an 8 ft. sound barrier wall which was proposed as part of the patio expansion and required as a condition of approval by the Commission in 2017.

The 2017 patio expansion plan and patio capacity, had specific night time conditions of use by the Commission as well as additional permanent bathroom requirements that did not allow for porta potties.

Thank You for working.

Bruce Yinger

117 Chestnut

313-319-0611