

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers and via Virtual Telecommunication methods, due to COVID-19 in accordance with Wayne County Local Public Health Department “Guidance for Meetings of Governmental Bodies” and PA228 of 2020, using the Zoom Audio platform, on Monday, January 10, 2022, and was called to order at 7:00pm with Honorable Mayor Robert A. DeSana presiding.

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

Present: Mayor Robert A. DeSana, Councilpersons Robert Alderman, Christopher Calvin, Kaylyn Crayne, Todd Hanna, Rosemary Shuryan, Kelly Stec

ABSENT: City Assessor, Theodore Galeski

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

PRESENTATIONS

- Beautification Commission - 2021 Holiday Award Winners

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2022-1 MINUTES

By Councilperson Shuryan, supported by Councilperson Stec

RESOLVED that the minutes of the meetings held under the date of December 20, 2021, be approved as recorded, without objection.

Motion unanimously carried.

NEW BUSINESS

2022-2 MILITARY TRIBUTE BANNER PROGRAM – VFW/AMERICAN LEGION

By Councilperson Shuryan, supported by Councilperson Stec

BE IT RESOLVED that Council grants permission to the VFW Post 1136 and American Legion Post 217 and any other interested veterans' service organizations to proceed with the Military Tribute Banner Program.

BE IT FURTHER RESOLVED that Council directs the DDA Director, Special Events Coordinator, Engineering Department staff, Department of Public Service Assistant Superintendent, and Municipal Services staff to collaborate with the requesting agencies and hold a meeting to discuss the program needs and initiate implementation, working towards a project completion date of Memorial Day, May 30, 2022.

Motion unanimously carried.

2022-3 CAPITAL IMPROVEMENT PLAN 2022-2027

By Councilperson Shuryan, supported by Councilperson Stec

WHEREAS, the MEDC has developed a program for certifying Redevelopment Ready Communities, and the City of Wyandotte desires to achieve that certification by implementing best practices and recommended strategies for redevelopment; and

WHEREAS, the City of Wyandotte has engaged in the MEDC Redevelopment Ready Communities Program, in order to receive Redevelopment Ready Communities Certification from the MEDC. NOW, THEREFORE, BE IT HERBY RESOLVED by City Council that the Council accepts and approves the City of Wyandotte Capital Improvements Plan for Fiscal Year 2022-2027 as written. Motion unanimously carried.

2022-4 REQUEST FOR PUBLIC HEARING: DDA PLAN AMENDMENTS

By Councilperson Shuryan, supported by Councilperson Stec

WHEREAS, the City of Wyandotte (the “City”) is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended (“Act 197”), to create a downtown development authority; and

WHEREAS, pursuant to Act 197, the City Council of the City duly established the Downtown Development Authority of the City of Wyandotte (the “Authority”) which exercises its powers within the Downtown District designated by City Council (the “District”); and

WHEREAS, the City Council previously approved the Authority’s Development Plan and Tax Increment Financing Plan (as subsequently amended, the “Existing Plan”), for the Development Area described in the Existing Plan; and

WHEREAS, in accordance with the provisions of Act 57, Public Acts of Michigan, 2018 (“Act 57”), the Authority has prepared and submitted to the City Council for approval an amendment to the Existing Plan (the “2022 Plan Amendments”); and

WHEREAS, prior to the approval of the 2022 Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of such proposed 2022 Plan Amendments as required by Act 57.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the 2022 Plan Amendments, attached hereto as Exhibit A, from the Authority and directs the City Clerk to submit the 2022 Plan Amendments to the governing body of each taxing jurisdiction within the Authority’s District.

2. There shall be a public hearing on Monday, the 28th day of February, 2022, at 7:00 p.m., prevailing Eastern Time, at the City Hall to consider adoption by the City Council of an ordinance approving the 2022 Plan Amendments.

3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in The News-Herald, a newspaper of general circulation in the City. The first such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority’s District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the Authority’s District not less than 20 days, nor more than 40 days, before the hearing. The Clerk shall also cause notice of the hearing to be mailed via certified mail, not less than 20 days before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the DDA if the 2022 Plan Amendments are approved.

4. The notice of the hearing shall be in substantially the following form:

CITY OF WYANDOTTE
COUNTY OF WAYNE, MICHIGAN
NOTICE OF PUBLIC HEARING ON AMENDMENT TO
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE
TO ALL INTERESTED PERSONS IN THE CITY OF WYANDOTTE:
PLEASE TAKE NOTICE that the City Council of the City of Wyandotte, Michigan, will hold a public hearing on Monday, the 28th day of February, 2022, at 7:00 p.m., prevailing Eastern Time at the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, to consider the adoption of an ordinance approving an

amendment to the Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Wyandotte pursuant to Act 57 of the Public Acts of Michigan of 2018, as amended.

The boundaries of the development area to which the 2022 Plan Amendments apply are as follows: Copies of the proposed amendment to the Development Plan and Tax Increment Financing Plan, maps, plats, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Wyandotte and all aspects of the Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Council of the City of Wyandotte, Michigan.

Lawrence S. Stec, City Clerk

City of Wyandotte

*This notice must be published twice in a newspaper of general circulation in the City. The first publication must occur by February 7, 2022. The second publication must occur before the date of the public hearing.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

Motion unanimously carried.

2022-5 REQUEST FOR PUBLIC HEARING: TIFA PLAN AMENDMENTS

By Councilperson Shuryan, supported by Councilperson Stec

WHEREAS, the City of Wyandotte (the "City") is authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), to create a tax increment finance authority; and

WHEREAS, pursuant to Act 450, the City Council of the City duly established the Tax Increment Finance Authority of the City of Wyandotte (the "Authority") which exercises its powers within the District designated by City Council (the "District"); and

WHEREAS, the City Council previously approved the Authority's Development Plan and Tax Increment Financing Plan (as subsequently amended, the "Existing Plan"), for the Consolidated Development Area described in the Existing Plan; and

WHEREAS, in accordance with the provisions of Act 57, Public Acts of Michigan, 2018 ("Act 57"), the Authority has prepared and submitted to the City Council for approval an amendment to the Existing Plan (the "2022 Plan Amendments"); and

WHEREAS, prior to the approval of the 2022 Plan Amendments, it is necessary to conduct a public hearing in connection with the consideration of such proposed 2022 Plan Amendments as required by Act 57.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the 2022 Plan Amendments, attached hereto as Exhibit A, from the Authority and directs the City Clerk to submit the 2022 Plan Amendments to the governing body of each taxing jurisdiction within the Authority's District.
2. There shall be a public hearing on Monday, the 28th day of February, 2022, at 7:00 p.m., prevailing Eastern Time, at the City Hall to consider adoption by the City Council of a resolution approving the 2022 Plan Amendments.
3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in The News-Herald, a newspaper of general circulation in the City. The first such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk shall also cause notice of the hearing to be mailed via certified mail, not less than 20 days

before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the Authority if the 2022 Plan Amendments are approved.

4. The notice of the hearing shall be in substantially the following form:

CITY OF WYANDOTTE
COUNTY OF WAYNE, MICHIGAN
NOTICE OF PUBLIC HEARING ON AMENDMENT TO
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE

TO ALL INTERESTED PERSONS IN THE CITY OF WYANDOTTE:

PLEASE TAKE NOTICE that the City Council of the City of Wyandotte, Michigan, will hold a public hearing on Monday, the 28th day of February, 2022, at 7:00 p.m., prevailing Eastern Time at the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, to consider the adoption of a resolution approving an amendment to the Development Plan and Tax Increment Financing Plan for the Tax Increment Finance Authority of the City of Wyandotte pursuant to Act 57 of the Public Acts of Michigan of 2018, as amended.

The boundaries of the development area to which the 2022 Plan Amendments apply are as follows: Copies of the proposed amendment to the Development Plan and Tax Increment Financing Plan, maps, plats, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the Development Plan and Tax Increment Financing Plan for the Tax Increment Finance Authority of the City of Wyandotte and all aspects of the Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Council of the City of Wyandotte, Michigan.

Lawrence S. Stec, City Clerk
City of Wyandotte

*This notice must be published twice in a newspaper of general circulation in the City. The first publication must occur by February 7, 2022. The second publication must occur before the date of the public hearing.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

Motion unanimously carried.

2022-6 DEVELOPMENT & BROWNFIELD CONSULTING SERVICES - JDC

By Councilperson Shuryan, supported by Councilperson Stec

WHEREAS the City of Wyandotte is pursuing a private redevelopment of the former City Hall that shall entail eligible construction activities to be reimbursed through the private developer's Brownfield Redevelopment and Tax Increment Financing Plan; and

WHEREAS a portion of construction and infrastructure improvements that will occur in the public right-of-way adjacent to the redevelopment site may also be considered eligible activities that can be reimbursed through the City's Brownfield Redevelopment and Tax Increment Financing Plan; and WHEREAS, Jamieson Development Company (JDC) provides professional economic development and brownfield consulting services to support real estate development projects and adjacent public infrastructure projects;

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves the Brownfield Redevelopment and Tax Increment Financing Plan contract with JDC in an amount up to and not to exceed \$12,420; AND

BE IT FURTHER RESOLVED that the City Council hereby authorizes Mayor and Clerk to sign the contract.

Motion unanimously carried.

2022-7 EUREKA RD. VIADUCT: AMERICA IN BLOOM GRANT AWARD

By Councilperson Shuryan, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby approves the Canadian National: EcoConnexions: America In Bloom Grant Award in the amount of \$25,000 given to the DDA in support of the Eureka Road Viaduct: Downtown Gateway Planting Project, AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to sign the grant agreement.

Motion unanimously carried.

2022-8 3131-3149 BIDDLE AVE & LOT #4 – AMEND PURCHASE & DEV AGMT.

By Councilperson Shuryan, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby approves the Amendment to the Purchase Agreement for 3131-3149 Biddle Avenue and Parking Lot #4 made between the City of Wyandotte and Rise Above Ventures originally executed July 26th, 2021, AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to sign and execute the Amendment to the Purchase Agreement.

Motion unanimously carried.

2022-9 DANGEROUS STRUCTURE – 614 6TH ST.

By Councilperson Shuryan, supported by Councilperson Stec

WHEREAS, hearings were held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on September 15, 2021 and December 15, 2021, and the property owner(s) or other interested parties have been given the opportunity to show cause, if any they had, why the structure at 614 6th Street, has not been repaired in accordance with the City's Property Maintenance Ordinance; AND

WHEREAS, the Hearing Officer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that the Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers in the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on Monday, February 7, 2022, at 7:00 p.m., at which time all interested parties shall be given the opportunity to shall show cause, if any they have, the structure has not been brought up to code or why the City should not have the structure demolished and removed at 614 6th Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provision of Section PM-107.4 of the Property Maintenance Ordinance to the following interested parties:

*Dan Cervantes, 614 6th Street, Wyandotte, MI 48192

*Anthony P. Cavalli, Assistant Deputy Treasurer, Forfeiture and Foreclosure, The Office of the Wayne County Treasurer, International Center Building, 400 Monroe, 5th Floor, Detroit, MI 48226.

Motion unanimously carried.

2022-10 CHANGE TO OUTDOOR CAFÉ – 3162 BIDDLE AVENUE

By Councilperson Shuryan, supported by Councilperson Stec

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the recommendation of the Planning Commission to grant the request of Affinity 3 Investments, LLC, 3162 Biddle Avenue for a change to the outdoor cafe in conjunction with the businesses at 118, 128 and 132 Sycamore with following conditions:

1. The outdoor cafes are subject to all conditions applicable to an outdoor cafe in the Central Business District (CBD) Zoning District, Section 190.307 (S).
2. The awning is to be constructed in accordance with the plans approved by the Engineering and Building Department.
3. Compliance with all Police, Fire and City Engineer requirements.
4. Compliance with all applicable laws and regulations of City, County, and State.

BE IT FURTHER RESOLVED that the Grant of License and Hold Harmless Agreement, approved by the City Attorney, shall be executed by the Property Owner of 3162 Biddle Avenue, Wyandotte; AND NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute the Grant of License as prepared by the City Attorney.
Motion unanimously carried.

2022-11 ANNUAL REVIEW OF OUTDOOR CAFÉ APPLICATIONS

By Councilperson Shuryan, supported by Councilperson Stec
BE IT RESOLVED by this Council that communication from the City Engineer regarding Application for New Outdoor Cafes, Renewal Application for Outdoor Cafes, Inspection Checklist, Insurance Requirements and Fees be hereby received and placed on file; AND
BE IT FURTHER RESOLVED that Council approves the Application for New Outdoor Cafes, Renewal Application for Outdoor Cafes, Inspection Checklist, Insurance Requirements and Fees for 2022 are as follows:

- 1. \$300 with no alcohol served, consumed or possessed – New Cafes
- 2. \$750 with alcohol served, consumed or possessed – New Cafes
- 3. \$150 with no alcohol served, consumed or possessed – Renewal Cafes
- 4. \$600 with alcohol served, consumed or possessed– Renewal Cafes

Motion unanimously carried.

2022-12 BILLS & ACCOUNTS

By Councilperson Shuryan, supported by Councilperson Stec
RESOLVED that the total bills and accounts of \$2,794,206.73 as presented by the Mayor and City Clerk are hereby APPROVED for payment.
Motion unanimously carried.

REPORTS & MINUTES

Board of Review	December 2021
Brownfield (BRDA)	12/21/2021
Planning Commission	11/18/2021 & 12/16/2021
Retirement Commission	11/19/2021
TIFA	12/21/2021
WMS Commission	12/15/2021

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

ADJOURNMENT

2022-13 ADJOURNMENT

By Councilperson Shuryan, supported by Councilperson Stec
RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:41 p.m.
Motion unanimously carried.



Lawrence S. Stec, City Clerk