



AGENDA

REGULAR SESSION

MONDAY, JANUARY 10, 2022 7:00 PM

PRESIDING: THE HONORABLE MAYOR ROBERT A. DESANA

CHAIRPERSON OF THE EVENING: THE HONORABLE ROSEMARY SHURYAN

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman, Calvin, Crayne, Hanna, Shuryan, Stec

PRESENTATIONS

- Beautification Commission - 2021 Holiday Award Winners

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

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.

1. Approval of City Council Minutes 12.20.2021

NEW BUSINESS

2. Military Tribute Banner Program - VFW Post 1136/American Legion Post 217
3. Capital Improvements Plan 2022-2027
4. Request for Public Hearing: DDA Plan Amendments
5. Request for Public Hearing: TIFA Plan Amendments
6. Development and Brownfield Consulting Services: Jamieson Development Company (JDC)
7. Eureka Road Viaduct: Downtown Gateway Planting Project: America in Bloom Grant Award
8. 3131-3149 Biddle Avenue and Parking Lot #4: Amendment to Purchase and Development Agreement
9. Dangerous Structure at 614 6th Street
10. Change to the Outdoor Cafe at 3162 Biddle Avenue
11. Annual Review of the Outdoor Cafe Applications

BILLS & ACCOUNTS

REPORTS & MINUTES

Board of Review December 2021

Brownfield (BRDA) Minutes 12/21/2021

Planning Commission 11/18/2021 & 12/16/2021

Retirement Commission Minutes 11/19/2021

TIFA Minutes 12/21/2021

WMS Commission 12/15/2021

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

NEXT MEETING OF THE CITY COUNCIL: JANUARY 24, 2022

ADJOURNMENT

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 Emergency Epidemic Order and PA228 of 2020, using the Zoom Audio platform, on Monday, December 20, 2021, 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, Todd Hanna, Rosemary Shuryan, Kelly Stec

ABSENT: Councilperson Crayne

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

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

- Sale and Redevelopment of the Former City Hall: 3131-3149 Biddle Avenue and Parking Lot #4

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2021-375 MINUTES

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the minutes of the meetings held under the date of December 6, 2021, be approved as recorded, without objection.

Motion unanimously carried.

2021-376 CHRISTMAS TREE COLLECTION

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the communication from the City Engineer regarding collection of Christmas Trees is hereby received and placed on file, and,

BE IT FURTHER RESOLVED that Waste Management will collect Christmas Trees beginning January 4, 2022, thru January 27, 2022 on the following days:

Tuesdays - North of Vinewood

Thursdays - South of Vinewood

Ornaments, decorations, tree stands and plastic bags or tree skirts MUST BE REMOVED to allow proper disposal and composting.

Motion unanimously carried.

NEW BUSINESS

2021-377 CITIZEN COMMUNICATION – TREE REMOVAL REQUEST @ 2107 15TH

By Councilperson Hanna, supported by Councilperson Stec

OPTION 1:

WHEREAS, Abby DeSana of 2107 15th has requested that the city tree abutting her property be removed; and

WHEREAS, the trees were inspected by the City and does not meet the criteria for removal; and

WHEREAS, Ms. DeSana is requesting that the City Council grant approval to remove the healthy trees.

BE IT RESOLVED that City Council hereby grants permission for Abby DeSana to remove the city trees abutting 2107 15th; and

BE IT FURTHER RESOLVED that the homeowner be subject to the following:

1. Planting replacement trees from the City's list of approved trees and at locations approved by the City. The replacement trees shall be a minimum of 2.5-inch diameter at breast height, and the sum of the replacement trees' diameter at breast height shall equal the diameter at breast height of the tree being removed. The cost of planting replacement trees shall be borne by the property owner authorized to remove a tree. The authorized property owner shall provide a one (1) year warranty for the replacement trees.

2. Once the new trees are planted, the authorized property owner shall obtain a tree cutting permit from the Department of Engineering and Building. Approval of the permit will require the execution of a Hold Harmless Agreement. The removal of the tree shall be by the abutting property owner at their expense. The tree shall be removed in accordance with the City of Wyandotte Tree Cutting and Stump Removal Specifications.

Motion unanimously carried.

2021-378 REAPPOINTMENT TO CULTURAL & HISTORICAL COMM. – E. GROOMS

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor DeSana to reappoint Eula Grooms to the Cultural & Historical Commission. Term to expire December 2025.

Motion unanimously carried.

2021-379 CONTRACT FOR LEGAL SERVICES – LOOK, MAKOWSKI AND LOOK PC

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that City Council hereby re-appoints the firm of William R. Look P.C. as the Department of Legal Affairs for the City of Wyandotte for a two-year term effective January 1, 2022 to April 19, 2024 with a salary of \$80,000 per year with funds to come from Account Number 101-200-825-330; and BE IT FURTHER RESOLVED, that the firm of William R. Look P.C. will also provide prosecutorial services for a two-year period commencing from January 1, 2022 to April 19, 2024. The terms of the agreement will be an all-inclusive fixed fee of \$2,500 per month, plus incidental expenditures with funds to come from Account Number 101 136 825 331;

THEREFORE BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the agreement from Look Makowski and Look, P.C.

Motion unanimously carried.

2021-380 WPD PURCHASE OF MOBILE DATA COMPUTERS

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED BY THE CITY COUNCIL concurs with the Chief of Police to purchase (9) Getac Mobile Data Computers and listed additional equipment from CDW-G in the amount of \$31,658.04. and that this expenditure will be paid from police department account # 101-301-850-540.

Motion unanimously carried.

2021-381 FIRST & FINAL READING #1520: MICHIGAN MOTOR VEHICLE CODE

By Councilperson Hanna, supported by Councilperson Stec

First & Final Reading #1520

AN ORDINANCE ENTITLED AN ORDINANCE TO ADOPT THE STATE OF MICHIGAN MOTOR VEHICLE CODE BY AMENDING §70.025 through §70.028 OF THE CODE OF ORDINANCES OF THE CITY OF WYANDOTTE

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amending §70.025, adoption of the Michigan Motor Vehicle Code; availability.

The current edition of the Michigan Motor Vehicle Code, 1949 PA 300, MCL 257.1 through MCL 257.923 and all future amendments and revisions to the Michigan Motor Vehicle Code, when they

become effective, are incorporated and adopted by reference. A complete copy of the Michigan Motor Vehicle Code is available to the public at the office of the city clerk in compliance with state law.

Section 2. Amending §70.026, Local Authority definition.

Definition references in the Michigan Motor Vehicle Code to “local authorities” shall be the City of Wyandotte, Michigan.

Section 3. Amending §70.027, Purpose.

The purpose of the Michigan Motor Vehicle Code and this ordinance is to regulate the operation of vehicles, to provide for the regulation and use of streets, highways, alleys and other places in the City of Wyandotte and to provide penalties for violation of said code and ordinances.

Section 4. Amending §70.028, Issuance of Citation and Penalties.

The officer who issues a citation under this ordinance shall mark the local ordinance box on the citation and may make reference to the offense being charged by writing a description of the offense and/or by citing the last three numbers of the Michigan Motor Vehicle Code or by any other manner which would reasonably inform the violator of the violation being cited.

The penalties provided by the Michigan Motor Vehicle Code are adopted by reference, provided however, that the city may not enforce any penalty provision of the Motor Vehicle Code which the maximum period of imprisonment is greater than ninety-three (93) days.

Section 5. Severability.

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Effective Date.

This ordinance shall take immediate effect. This ordinance is deemed necessary for the immediate preservation of the public peace, property, health, safety and for providing for the usual daily operation of the Wyandotte Police Department. This ordinance or a summary of this ordinance shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption.

Motion unanimously carried.

2021-382 WFD INTERNAL PROMOTION – D. REASEY TO CAPTAIN

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the Council concurs with the recommendation of the Fire Chief and Police and Fire Commission to approve the promotion of Lieutenant Derek Reasey to Captain effective as of January 3, 2022.

Motion unanimously carried.

2021-383 WFD HIRING OF PROBATIONARY FIRE FIGHTER – N. ARMSTRONG

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the Human Resource Specialist regarding the Probationary Fire Fighter position within the Fire Department; and

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

FURTHER, RESOLVED BY THE CITY COUNCIL that the Council approves the hiring of Nicholas Armstrong, as a Probationary Firefighter in the Fire Department contingent on the successful completion of a psychological evaluation, physical and drug screen examination.

Motion unanimously carried.

2021-384 #4818 BID AWARD – HEADEND ISP FOR FTTP/FTTH – WALKER & ASSOC

By Councilperson Hanna, supported by Councilperson Stec

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

Resolution authorizing the General Manager to award and execute a contract agreement with Walker and Associates, Inc, the lowest qualified bidder, for the “Competitive Bid #4818-Wyandotte Cable

Headend Inside Plant Material for FTTH Project” in the amount of \$314,365.04, as recommended by WMS Management.

Motion unanimously carried.

2021-385 WYANDOTTE INDUSTRIES SCULPTURE CONTRACT & WORK ORDER

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that Mayor and City Council hereby approve the Contract and Work Order for the Wyandotte Industries Sculpture with James Keith Coleman and Pizzo Development, Inc., and
BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign and execute the agreement.

Motion unanimously carried.

2021-386 SALE & REDEVELOPMENT OF 3131-3149 BIDDLE & PARKING LOT #4

By Councilperson Hanna, supported by Councilperson Stec

WHEREAS, the City Council held a public hearing regarding the Sale and Redevelopment of the Former City Hall: 3131-3149 Biddle Avenue and Parking Lot#4 on Monday, December 20th, 2021; and
WHEREAS, the general public and members of the community have been given an opportunity to comment on the proposed redevelopment plan and project components as presented by the Developer, Rise Above Ventures, LLC.; and

WHEREAS, the members of the City Council have determined that the information submitted by the Developer to the City Council for review is satisfactory;

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves the preliminary development plans and project components submitted by the developer; AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Developer to proceed with project planning in pursuit of closing on the sale of the property no later than January 30th, 2022.

Motion unanimously carried.

2021-387 BILLS & ACCOUNTS

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the total bills and accounts of \$2,080,403.18 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Beautification Commission	12/09/2021
Civil Service Commission	12/08/2021
Cultural & Historical Commission	8/12/2021, 9/9/2021, 11/11/2021
DDA Special Meeting	11/23/2021
Fire Commission	10/26/2021
WMS Commission	12/01/2021

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS


ADJOURNMENT

2021-388 ADJOURNMENT

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:35 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk

RESOLUTION

Item Number: #1
Date: January 10, 2022

RESOLUTION by Councilperson _____

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson

SUPPORTED by Councilperson

YEAS

COUNCIL

NAYS

Alderman
Calvin
Crayne
Hanna
Shuryan
Stec



City of Wyandotte
Veterans of Foreign Wars Post 1136
&
American Legion Post 217

December 27, 2021

Dear Honorable Mayor and City Council,

The Veterans of Foreign Wars and the American Legion from the City of Wyandotte have come together to propose a large scale Military Tribute Banner program for the City of Wyandotte. With the permission of the Mayor and City Council, the veteran service organizations will sell banner locations to the veterans or family members of veterans in Wyandotte for their photo and service information to be displayed in the DDA. The banners will solely represent service members originally from Wyandotte, currently live or have a business in Wyandotte or a member of one of the veteran service organizations in Wyandotte. Premium locations have been identified, those will be held for active duty or Gold Star family members. The ultimate goal is for the VFW and the American Legion to both use this program with the hope of raising some much needed funds to support our organizations; all the while, displaying Wyandotte's patriotism through Memorial Day to Veterans Day. The funds raised from this project will cover all material cost.

The City currently has one Military Tribute Banner, located at Biddle and Maple near the Clock Tower honoring the late Mayor Joseph Peterson. Many of you may have seen tribute banners such as these in other cities. The idea of banners is not new to the City of Wyandotte and by reinstalling the banner brackets and poles this allows for fall, winter and spring banners to be placed on the same newly installed poles and brackets in the Military Tribute Banner off season.

We are asking that the City of Wyandotte help to coordinate by allowing the respective departments assist with the implementation of this honorable tribute. Those departments will include: the DDA, Special Events, Engineering Department, Department of Public Service and Municipal Services. There are two pole types in the DDA that will work for banner sites, large poles and the decorative black poles. This will offer the sponsors two size selections to select from 18" x 36" or 30" x 60".

The City of Wyandotte has a long history of supporting the veterans of Wyandotte, we can only hope that this project can represent the amount of gratitude the City has for the men and women that have given so much, giving us the opportunity that we may live with freedom and peace. Please visit www.militarytributebanners.org to see examples or answer questions or contact either Commander Brian Martin, VFW or Commander Mark Holthus, American Legion for any questions that the website cannot answer.

Respectfully Submitted,

Brian J. Martin

Commander
Veterans of Foreign Wars
Post 1136

Mark Holthus

Commander
American Legion
Post 217

RECEIVED

JAN 4 - 2022

CITY CLERK
CITY OF WYANDOTTE

RESOLUTION

Item Number: #2
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 3

ITEM: Capital Improvements Plan 2022-2027

PRESENTER: Natalie Rankine, Special Projects

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Pursuant to Wyandotte's participation in the Michigan Economic Development's (MEDC) Redevelopment Ready Certification (RRC) program, we are submitting the City of Wyandotte's Capital Improvements Plan (CIP) for Fiscal Years 2022-2027. This document has been reviewed and approved by the Planning Commission.

STRATEGIC PLAN/GOALS: *We are committed to revitalizing the community through economic development, streamlining government and making government more transparent to its citizens.*

ACTION REQUESTED: Adopt a resolution accepting the City's Capital Improvements Plan for Fiscal Years 2020-2027.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Submit the approved plan to the MEDC and post the CIP for Fiscal Year 2022-2027 on the City's website.

LIST OF ATTACHMENTS:

1. CIP_2022-2027
2. PC Minutes 12-16-21

RESOLUTION

Item Number: #3
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

CAPITAL IMPROVEMENTS PLAN FISCAL YEARS 2022 to 2027



12/16/2020

CITY OF WYANDOTTE, MICHIGAN

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Capital Improvement projects, Fiscal Years 2022 to 2027.....Appendix A

Capital Improvement projects, Fiscal Year 2022..... Appendix B

CAPITAL IMPROVEMENTS PLAN

OVERVIEW

The City of Wyandotte's Capital Improvements Plan (CIP) outlines a schedule of public service expenditures over the ensuing six-year period (Fiscal Years 2022-2027). The CIP does not address all of the capital expenditures for the city, but for large, physical improvements that are permanent in nature, including basic facilities, services and installations needed for the functioning of the community. These include transportation systems, utilities, infrastructure, municipal facilities and other miscellaneous projects.

To qualify for inclusion in the CIP, a project must:

1. Constitute permanent, physical or system improvements greater than or equal to \$50,000.00;
2. A program of projects whose total is \$50,000.00 (playgrounds, neighborhood parks);
3. Significant equipment purchases in excess of \$50,000.00 with a useful life of at least ten years;
4. A study of at least \$50,000.00 that will lead to such projects

Projects which are considered operational or routine maintenance are excluded from the CIP.

What are Capital Improvement Projects?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more).

Examples of capital improvement projects can include:

- Renovation/construction of new city hall
- Construction of a new fire station
- Extension of a water/sewer line
- Purchase of a new fire truck

- Major rehabilitation of a city-owned building
- Creation of a new city park

Examples of expenditures which would not usually constitute a capital improvement project include:

- Purchase of new office furniture or computers
- Purchase of small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs of existing buildings and equipment
- Minor improvements to existing buildings (carpet, painting, etc.)

What are the benefits of preparing a CIP?

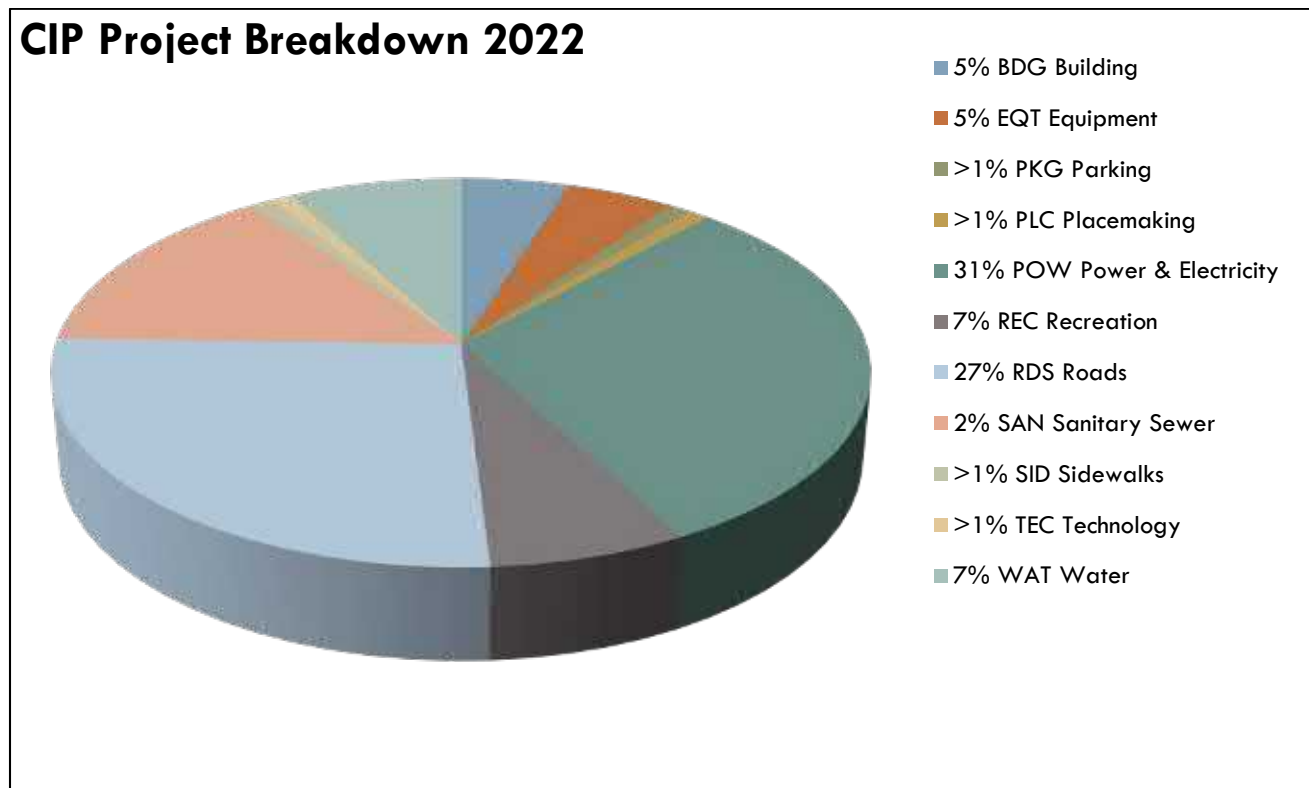
The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of Wyandotte how the city plans to prioritize, schedule, and coordinate capital improvement projects over the next six years. The benefits of creating and annually updating the CIP include:

- Prudent use of taxpayer dollars
- Focusing the city expenditures on the needs of the community
- Prioritizing projects across the needs of the community
- Generating community support by inviting public input
- Promoting economic development
- Improving the city's eligibility for State and Federal grants
- Providing an implementation tool for the goals and objectives of the City's Master Plan
- Transparency in identification of high-priority projects
- Coordination/cost-sharing between projects

Preparation of the Capital Improvements Plan is done under the authority of the Municipal Planning Commission Act (Act 33 of the Public Acts of 2008). It is the City of Wyandotte's goal that the CIP be used as a tool to implement the City Master Plan and assist in the City's financial planning. The Capital Improvements Plan proposes project funding relative to the anticipated availability of fiscal resources and the choice of specific improvements to be achieved throughout a six-year period. The first two years of the Capital Improvements Plan serve as the basis for establishing the City's Capital Projects Budget (CPB), programming the implementation of the planned projects for the upcoming two fiscal years. The CIP and CPB make up the City's Capital Improvements Program.

A total of 55 projects are included in the 2022 CIP with one-year funding of \$29,147,097.79 and six-year funding need for fiscal year FY2022 - FY2027 of \$151,611,564.81.

The spreadsheet in Appendix 'A' includes a summary of projects for FY2022. The pie chart on the following page illustrates a breakdown of CIP Projects for FY2022.



The spreadsheet in Appendix 'A' outlines a summary of Capital Improvement projects for the Fiscal Years 2022 to 2027.

The spreadsheet in Appendix 'B' outlines a detailed summary of Capital Improvement projects for the Fiscal Year 2022.

EXISTING CAPITAL FACILITIES

CITY-OWNED BUILDINGS

In developing a Capital Improvements Plan, communities often find it essential to develop an inventory of their existing capital facilities. Before a community develops a list of 'What we need', it is important to first look at 'What we have'. The following is a summary of the City of Wyandotte's major capital facilities and their current condition (where applicable), as determined by the directors of the respective departments.



Wyandotte City Hall
3200 Biddle Avenue

Houses: Mayor and City Council, Council Chambers, City Administration, Engineering & Building, Assessor, City Clerk, Customer Service Center, Municipal Services Administration, Cable Television.
Extent of Use: Heavy



26th District Court & Police Station
2015 Biddle Avenue

Houses: 27th District Court, Police Station
Extent of Use: Heavy



Central Fire Station #1
266 Maple Street

Houses: Fire Station, Fire Chief Offices
Extent of Use: Heavy



Fire Station #2
1093 Ford Avenue
Houses: Fire Station
Extent of Use: Heavy



Benjamin F. Yack Arena
3131 Third Street
Houses: Yack Ice Arena & multipurpose facility, Recreation Dept. Offices
Extent of Use: Heavy



Wyandotte Museum (Ford MacNichol Home)
2610 Biddle Avenue
Houses: Wyandotte Museum & Archives
Extent of Use: Light



Wyandotte Museum Offices (Burns Home)
2624 Biddle Avenue
Houses: Wyandotte Museum Offices & Archives, Special Event Offices, Historical Society Offices
Extent of Use: Moderate



Historic Marx Home
2630 Biddle Avenue

Houses: Wyandotte Museums meeting rooms & Granzier + Blankenship Law Firm

Extent of Use: Light



Old Timer's Log Cabin
Van Alstyne

Houses: Rental Space for parties

Extent of Use: Light



James R. DeSana Center for Arts & Culture
81 Chestnut

Houses: Downriver Council for the Arts

Extent of Use: Moderate



Wyandotte Shores Golf Course
3625 Biddle Avenue

Houses: Golf Course, Club House

Extent of Use: Light



Wyandotte Animal Pound & Recycling Center
1170 Grove Street

Houses: Animal Pound, Animal Adoption, Recycling Center
Extent of Use: Moderate



Department of Public Services
4201 13th Street

Houses: DPS Offices, Vehicles, City Dump
Extent of Use: Heavy



Copeland Senior Center
2306 4th Street

Houses: Senior Center
Extent of Use: Moderate

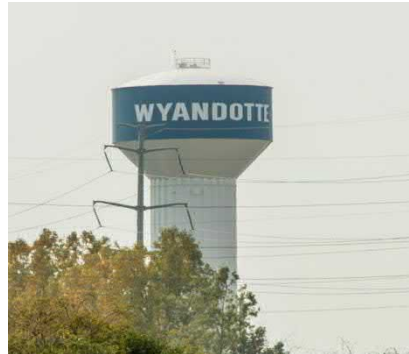


Recreation Maintenance Garage
1100 Biddle Avenue

Houses: Storage for senior vehicles & equipment, parks equipment & museums archive and storage
Extent of Use: High

WYANDOTTE MUNICIPAL SERVICES BUILDINGS & FACILITIES

Wyandotte Municipal Services (WMS) is a community-owned, not-for-profit services provider, created by local residents more than a century ago to provide high quality, affordable services tailored to meet the demands of Wyandotte's consumers. WMS also offers water, phone, internet and cable television services. WMS owns and operates the following buildings, equipment and property:



Water Department Offices & Pump Station, 2555 Van Alstyne

Water Department High- and Low-Pressure Pump, 2555 Van Alstyne

Water Department Filter Buildings, 2555 Van Alstyne

Water Department Garage, 2555 Van Alstyne

Electrical Main Substation, 2555 Van Alstyne

Electrical Power Plant Screen House, 2555 Van Alstyne

Electrical Power Plant, 2555 Van Alstyne

Electrical Storage Building/Trailer, 2555 Van Alstyne

Water Tower, 3575 11th Street

Electrical Substation #6, 3575 11th Street

Electric Office/Garage/Staging, 3575 11th Street

Electric/Cable Storeroom, 3601 11th Street

Electrical Substation #7, 810 Electric Avenue

Electrical Substation #8, Vassar Street

WC Pumping Station, Pine & River

Grove Street Substation, Grove Street

Substation #5, Vinewood & Van Alstyne

Cable Headend/IT Server, 3003-3005 Biddle Avenue – old

Cable Headend/IT Server, 3665 11th Street - new

Substation #9, 325 Clark Street

Diesel Generators, North of Power Plant and Power Plant

Steam Line, Between Power Plant and BASF Property

Water Department Offices & Garage/Staging, 1771 6th Street

PARKS & RECREATIONAL FACILITIES



BASF Waterfront Park, Biddle Avenue South of Eureka

Bishop Park, Van Alstyne

Exchange Park, 2nd Street & Felice

F.O.P. Park, 8th & Bondie

K of C Tot Lot, McKinley & Davis

Jaycees Park, 4th Street & Mulberry

Kiwanis Club Park, 6th Street & North Drive

Memorial Park, 20th Street & Ludington

Oak Club Park, 20th Street & Vinewood

Rotary Park, 3rd Street & Maple

Capital Improvements Plan

P.A.C. Club Park, 6th & Alkali

Pulaski Park, 12th Street & Oxford Court

VFW Park, 11th Street & Cherry

Wyandotte Athletic Association Park, Alfred & Highland Park

Wyandotte Lions Club Park, Vinewood & 9th Street

Wyandotte Skate Park, 20th and Grove Streets

FUNDING ISSUES AND SOURCES

As is often the case with governmental agencies, the total funding need identified in the CIP exceeds the available funding. There are projects contained in this CIP that do not have an established, secure source of funding at this time. Projects in the first two years of the CIP form the basis for the City's Capital Budget and generally require secure funding. That funding may include specific limited General Fund requests. Some higher priority unfunded projects (generally anticipated to be funded via grants or outside funding) are included in years 1 or 2 of the plan in the event funding is obtained and the projects can then be implemented.

GENERAL FUNDED VS. ALTERNATIVELY FUNDED PROJECTS

Of the \$1,551,471,564.81 needed to fund all of the FY2022–2027 CIP program, monies for particular projects may come in part or in whole from discretionary fund sources outside the City's General Fund. Such dollars are included in totals shown because they fund improvements to assets which belong to the City, will become so upon project completion, or are part of an intergovernmental or interagency project in which the City is a participant. Discretionary funds are defined here as those which require specific application to obtain or which come from other non-City sources at the discretion of others. Certain projects may receive funding from non-City sources which the City receives by formula and so are not considered discretionary. Project funding sources are identified in the Master CIP spreadsheet.

PRIORITIZATION OF PROJECTS

The initial task for the City of Wyandotte Department Heads is to generate a list of identified capital needs (identification of projects). The next, and most critical process component, is rating the relative merits of each project (prioritization). This crucial step, while constrained by the amount of funding anticipated to be available for capital projects and timing of availability of funds when more than one asset category is involved in a project, nonetheless provides invaluable information in the CIP plan decision-making process. Shrinking funds and rising costs incurred in maintaining and rehabilitating deteriorating infrastructure make the process of selecting the most vital capital projects even more crucial and difficult. The merits of each identified capital need must be judged against the policies and criteria of the CIP process and the goals of each component of the master plan, as well as against the other competing needs in that particular asset category. Prioritization of CIP projects is identified in the Master CIP spreadsheet.

COMMUNITY INPUT AND INFORMATION SHARING

As the City's focus on community engagement efforts identified in the Public Participation Plan, many new capital improvement projects are being generated from such interactions. The City of Wyandotte engages in infrastructure related planning and evaluative studies that have involved citizen advisory groups and/or community-wide engagement efforts. The results of such studies have begun to generate capital improvement projects which were heavily driven by such citizen

input. Resident requests on specific topics have also initiated a number of capital improvement projects.

CIP CLASSIFICATIONS

CIP Prefix	CIP Category
BDG	Buildings and Property
EQT	Equipment
RDS	Roads
REC	Parks & Recreation
PKG	Parking Lots
PLC	Placemaking/Beautification
POW	Power, Electricity and Cable
SID	Sidewalks & Pathways
TECH	Technology
WAT	Utilities: Water

CIP EVALUATION

The City’s Capital Improvements Plan (CIP) is reviewed on an annual basis. The City Administrator will be responsible for keeping track of this review and will be responsible for compiling the CIP efforts of the various City Departments. This will create a continuous review process which will enable City officials to successfully keep track of service expenditures over the ensuing six-year period.

CAPITAL IMPROVEMENTS PROGRAM

2022-2027 PROJECT SUMMARY

						CURRENT	PROJECTED		FORECAST		
CIP NUMBER AND PROJECT NAME		DEPARTMENT	FUND	PRIORITY	TOTAL COST	FY 2022 COST	FY 2023 COST	FY 2024 COST	FY 2025 COST	FY 2026 COST	FY 2027 COST
Buildings and Property											
BDG1000	1100 Biddle Avenue: roof replacement	Engineering	General	Medium	\$ 75,000.00			\$ 75,000.00			
BDG1100	3200 Biddle Avenue: Elevator	Engineering	Building rental fund	Medium	\$ 290,000.00	\$ 290,000.00					
BDG1101	3200 Biddle Avenue: Exterior painting	Engineering	General	Medium	\$ 150,000.00		\$ 150,000.00				
BDG1102	3200 Biddle Avenue: Generator	Engineering	General	Medium	\$ 600,000.00				\$ 300,000.00		\$ 300,000.00
BDG1103	3200 Biddle Avenue: HVAC	Engineering	Building rental fund	Medium	\$ 480,000.00				\$ 480,000.00		
BDG1104	3200 Biddle Avenue: Roof	Engineering	General/Bldg rental fund	Medium	\$ 425,000.00				\$ 425,000.00		
BDG1300	4201 13th Street: Roof replacement	Engineering	General	Medium	\$ 750,000.00					\$ 750,000.00	
BDG1301	4201 13th Street: Renovations for DPS storage	Engineering	General	Low	\$ 450,000.00		\$ 450,000.00				
BDG1400	1093 Ford Avenue: Fire station roof replacement	Engineering	General	High	\$ 115,000.00			\$ 115,000.00			
BDG1500	81 Chestnut: Renovation	Engineering	DDA, bonds, grants, General	High	\$ 3,000,000.00			\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	
BDG1610	2015 Biddle Avenue: 27th District Court - North window security	Engineering	General/TIFA	High	\$ 80,000.00	\$ 80,000.00					
BDG1700	3131 Third Street: Yack Area Roof	Engineering	General	Medium	\$ 140,000.00		\$ 140,000.00				
BDG1900	3662 11th Street - Cable Building Improvements	WMS	General	High	\$ 55,000.00		\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
BDG2000	2015 Biddle: Police & Court Roof	Police/Court	General	High	\$ 850,000.00	\$ 850,000.00					
BDG2100	2555 Van Alstyne - Power plant driveway	WMS	General	High	\$ 70,000.00		\$ 70,000.00				
BDG2200	2555 Van Alstyne - Power Plant Parking lot	WMS	General	Medium	\$ 100,000.00		\$ 100,000.00				
					\$ -						
					\$ 7,630,000.00	\$ 1,220,000.00	\$ 925,000.00	\$ 1,200,000.00	\$ 2,215,000.00	\$ 1,760,000.00	\$ 310,000.00

Equipment											
EQT1000	DPS Backhoe	Engineering	General	Medium	\$ 103,073.77	\$ 103,073.77					
EQT1200	DPS New Equipment for leaf collection	DPS	General	Medium	\$ 102,094.00	\$ 102,094.00					
EQT1300	DPS New Equipment for parks and sidewalk cleanup	DPS	General	High	\$ 54,211.00	\$ 54,211.00					
EQT1400	DPS: Dump/snow plow truck	DPS	General	Medium	\$ 508,734.04	\$ 254,367.02	\$ 254,367.02				
EQT1500	DPS New Vactor	DPS	General	High	\$ 467,705.00	\$ 467,705.00					
EQT1600	Cardiac Monitors	Fire Department	General, donation	High	\$ 80,000.00	\$ 80,000.00					
EQT1700	Self-contained breathing apparatus	Fire Department	General, grant	High	\$ 210,000.00	\$ 210,000.00					
EQT1800	Ambulance	Fire Department	General	High	\$ 240,000.00		\$ 240,000.00				

						CURRENT	PROJECTED		FORECAST		
CIP NUMBER AND PROJECT NAME	DEPARTMENT	FUND	PRIORITY	TOTAL COST		FY 2022 COST	FY 2023 COST	FY 2024 COST	FY 2025 COST	FY 2026 COST	FY 2027 COST
EQT1900	Fire Engine	Fire Department	General, grant	High	\$ 600,000.00				\$ 600,000.00		
EQT2000	Turnout gear replacement	Fire Department	General, grant	High	\$ 84,000.00					\$ 84,000.00	
EQT2100	Battery Powered Extrication Equipment and Small Engines	Fire Department	General, grant	High	\$ 75,000.00						\$ 75,000.00
EQT2200	In-Car Mobile Camera System - AXON	Police Department	General	Medium	\$ 187,000.00	\$ 37,400.00	\$ 37,400.00	\$ 37,400.00	\$ 37,400.00	\$ 37,400.00	
EQT2300	Police Vehicles	Police Department	General	Medium	\$ 933,500.00	\$ 108,500.00	\$ 150,000.00	\$ 160,000.00	\$ 170,000.00	\$ 170,000.00	\$ 175,000.00
EQT2400	Cable Vehicle Replacement	WMS	General	High	\$ 405,000.00	\$ 70,000.00	\$ 75,000.00	\$ 125,000.00	\$ 35,000.00	\$ 35,000.00	\$ 65,000.00
EQT2500	Water Vehicle Replacement	WMS	General	High	\$ 375,000.00	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00
					\$ 4,425,317.81	\$ 1,327,350.79	\$ 776,767.02	\$ 637,400.00	\$ 892,400.00	\$ 376,400.00	\$ 415,000.00

Parking Lots

PKG1000	Parking lots within the DDA District	Engineering	General	High	\$ 190,000.00	\$ 100,000.00	\$ 20,000.00	\$ 70,000.00			
PKG1100	Parking lots outside the DDA District	Engineering	DDA	Medium	\$ 330,000.00	\$ 150,000.00		\$ 30,000.00		\$ 150,000.00	\$ -
PKG1200	Downtown Parking Garage	DDA	DDA	Medium	\$ 15,000,000.00				\$ 5,000,000.00	\$ 5,000,000.00	\$ 5,000,000.00
PKG1300	City Hall Parking Lot Improvements	Engineering	Building rental fund	Medium	\$ 200,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00		
					\$ 15,720,000.00	\$ 300,000.00	\$ 70,000.00	\$ 150,000.00	\$ 5,050,000.00	\$ 5,150,000.00	\$ 5,000,000.00

Placemaking/Beatification

PLC1000	Downtown flowers, banners & signage	DDA	DDA	High	\$ 60,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
PLC1100	Downtown fountain improvements	DDA rev bonds, General WSAF fund balance	DDA	Medium	\$ 1,500,000.00				\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
PLC1200	Downtown Greenway	DDA rev bonds, grants, Brownfield TIF	DDA	High	\$ 13,150,000.00		\$ 4,000,000.00	\$ 4,000,000.00	\$ 4,000,000.00	\$ 1,150,000.00	
PLC1300	Downtown Trees & Landscaping	DDA, gen fund, WSAF fund balance	DDA	High	\$ 60,000.00			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
					\$ 14,770,000.00	\$ 10,000.00	\$ 4,010,000.00	\$ 4,025,000.00	\$ 4,525,000.00	\$ 1,675,000.00	\$ 525,000.00

Power & Cable

POW1100	Fiber Modems	WMS	General	High	\$ 160,000.00	\$ 10,000.00	\$ 20,000.00	\$ 25,000.00	\$ 30,000.00	\$ 35,000.00	\$ 40,000.00
POW1200	MobiTV App Based TV - Servers, Integration, Transcoding	WMS	General	High	\$ 290,000.00	\$ 40,000.00	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 150,000.00	\$ 30,000.00
POW1300	RO/CDI Controls update	WMS	General	High	\$ 87,000.00	\$ 87,000.00					
POW1400	Engineering projects	WMS	General	Medium	\$ 180,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
POW1500	Cable Head End equipment	WMS	General	High	\$ 125,000.00		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
POW1600	MDU - Residential commercial building service drop rewires	WMS	General	High	\$ 70,000.00			\$ 10,000.00	\$ 15,000.00	\$ 20,000.00	\$ 25,000.00
POW1700	Studio upgrade replacement	WMS	General, PEG	Medium	\$ 200,000.00	\$ 25,000.00	\$ 25,000.00	\$ 75,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
POW1800	System evaluation/rebuild	WMS	Bond Issue	High	\$ 4,900,000.00	\$ 4,400,000.00	\$ 500,000.00				
POW1900	VOD Upgrade	WMS	General	High	\$ 180,000.00	\$ -	\$ 60,000.00		\$ 60,000.00	\$ -	\$ 60,000.00

						CURRENT	PROJECTED		FORECAST		
						FY 2022 COST	FY 2023 COST	FY 2024 COST	FY 2025 COST	FY 2026 COST	FY 2027 COST
CIP NUMBER AND PROJECT NAME	DEPARTMENT	FUND	PRIORITY	TOTAL COST							
POW2000	Power plant security wall around 69kv switch yard	WMS	General	High	\$ 150,000.00	\$ 150,000.00					
POW2100	Sub 9 - New Distribution Transfer	WMS	General	High	\$ 1,400,000.00	\$ 1,400,000.00					
POW2200	Engineering services	WMS	General	High	\$ 470,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 70,000.00	
POW2300	GIS, SCADIA and OMS	WMS	General	High	\$ 850,000.00	\$ 250,000.00	\$ 200,000.00	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00	
POW2504	Power Plant - Indoor Bus Modifications	WMS	General	High	\$ 500,000.00		\$ 250,000.00	\$ 250,000.00			
POW2600	Power Plant Security Lighting and Yard upgrades	WMS	General	High	\$ 60,000.00	\$ 30,000.00	\$ 30,000.00				
POW2601	Substation No.10 69kV Cable upgrades	WMS	General	High	\$ 300,000.00		\$ 300,000.00				
POW2602	69kV upgrades & replacement	WMS	General	High	\$ 900,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
POW2800	Substation No.6 New 13.8 KV Indoor building & switchgear	WMS	General	High	\$ 1,400,000.00	\$ 700,000.00	\$ 700,000.00				
POW3100	T & D Construction	WMS	General	High	\$ 3,600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00
POW3300	Vassar and Pine Street Substation Upgrades	WMS	General	High	\$ 200,000.00	\$ 200,000.00					
POW3500	Downtown electricity	DDA	DDA, General	Medium	\$ 1,200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
POW3600	Downtown Pedestrian Streetlights	DDA	DDA Rev, General	High	\$ 60,000.00		\$ 30,000.00	\$ 30,000.00			
POW3700	Video Streaming CPE (Cust. Premises Equip) Devices	WMS	Grant (EO)	High	\$ 245,000.00	\$ 140,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00
POW3800	Power Plant - Natural Gas (RICE) Engine Generating Units	WMS	Fut. Bond Issue, MPPA Project	High	\$ 20,000,000.00	\$ 400,000.00	\$ 8,600,000.00	\$ 8,000,000.00	\$ 3,000,000.00		
POW3900	Power Plant UPS Upgrades	WMS	Bond, General	High	\$ 102,000.00	\$ 102,000.00					
POW4000	EV Charging stations	WMS	Bond, General	High	\$ 455,320.00	\$ 227,660.00	\$ 227,660.00				
					\$ 37,629,000.00	\$ 9,014,000.00	\$ 12,088,660.00	\$ 9,736,000.00	\$ 4,386,000.00	\$ 1,426,000.00	\$ 1,206,000.00

Recreation & Parks											
REC1000	Golf equipment	Recreation	General	Medium	\$ 100,500.00		\$ 70,500.00		\$ 30,000.00		
REC1100	Memorial park improvements	Recreation	General	Medium	\$ 1,420,000.00	\$ 1,420,000.00					
REC1200	Permanent playground surfacing	Recreation	General	Low	\$ 360,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
REC1300	Pulaski Park walking track replacement	Recreation	TIFA	Low	\$ 140,000.00	\$ 140,000.00					
REC1400	Skatepark	Recreation	TIFA	Low	\$ 250,000.00			\$ 250,000.00			
REC1500	Wilson Improvements	Recreation	General, grants	Medium	\$ 242,000.00	\$ 242,000.00					
					\$ -						
					\$ 2,512,500.00	\$ 1,862,000.00	\$ 130,500.00	\$ 310,000.00	\$ 90,000.00	\$ 60,000.00	\$ 60,000.00

Roads											
RDS1000	Street improvements	Engineering	Major/local/TIF Funds	High	\$ 49,500,000.00	\$ 7,500,000.00	\$ 8,000,000.00	\$ 8,000,000.00	\$ 8,500,000.00	\$ 8,500,000.00	\$ 9,000,000.00
RDS1100	Alley Improvements	Engineering	Special Assessment Fund	High	\$ 1,380,000.00	\$ 260,000.00	\$ 260,000.00	\$ 260,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
					\$ -						
					\$ 50,880,000.00	\$ 7,760,000.00	\$ 8,260,000.00	\$ 8,260,000.00	\$ 8,700,000.00	\$ 8,700,000.00	\$ 9,200,000.00

CIP NUMBER AND PROJECT NAME	DEPARTMENT	FUND	PRIORITY	TOTAL COST	CURRENT	PROJECTED		FORECAST		
					FY 2022 COST	FY 2023 COST	FY 2024 COST	FY 2025 COST	FY 2026 COST	FY 2027 COST

Sanitary Sewer

SAN1000	City Sewer Improvements	Engineering	Sewer Fund Oper Maint/TIFA	High	\$ 3,600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00
					\$ -						
					\$ 3,600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00

Sidewalks

SID1000	Sidewalks	Engineering	Special Assessment Fund	Medium	\$ 1,200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
					\$ -						
					\$ -						
					\$ 1,200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00

Technology

TEC1000	WMS Headend, IT and other	WMS	Bond	High	\$ 4,183,397.00	\$ 4,183,397.00					
TEC1100	Laptops/PC, Disaster recovery backup solution and new servers	WMS	General	High	\$ 100,000.00	\$ 100,000.00					
					\$ -						
					\$ -						
					\$ 4,283,397.00	\$ 4,283,397.00	\$ -	\$ -	\$ -	\$ -	\$ -

Water Distribution

WAT1000	Advanced Metering Infrastructure (AMI)	WMS	General	High	\$ 826,000.00	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 118,000.00		
WAT1100	Valve Assessment, Testing and Information Management Program	WMS	General	High	\$ 140,000.00	\$ 100,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
WAT1200	Replace Chlorine Delivery System & Tanks	WMS	General	High	\$ 150,000.00		\$ 75,000.00	\$ 75,000.00			
WAT1300	Water Filter Plant Rehab	WMS	General	High	\$ 645,350.00	\$ 645,350.00					
WAT1400	New meter for high service	WMS	General	Medium	\$ 50,000.00	\$ 50,000.00					
WAT1600	Rebuild High/Low Service Pump & Motor	WMS	General	High	\$ 300,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
WAT1700	Service Line Replacement	WMS	General	High	\$ 2,400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00
WAT1800	Water Main Replacement	WMS	General/TIFA	High	\$ 3,300,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00
WAT2000	Filter Media Changeout to GAC	WMS	Grant	High	\$ 700,000.00	\$ 700,000.00					
WAT2100	Water Meter Replacement Program	WMS	General	High	\$ 450,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
					\$ 8,961,350.00	\$ 2,570,350.00	\$ 1,160,000.00	\$ 1,160,000.00	\$ 1,085,000.00	\$ 1,085,000.00	\$ 1,075,000.00

TOTALS BY YEAR	\$ 151,611,564.81	\$ 29,147,097.79	\$ 28,220,927.02	\$ 26,278,400.00	\$ 27,743,400.00	\$ 21,032,400.00	\$ 18,591,000.00
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CAPITAL IMPROVEMENTS PROGRAM

FY 2022 PROJECTS

CIP NUMBER	PROJECT NAME	DEPARTMENT	FUND	PRIORITY	FY 2022 COST
BDG: Buildings & Property					
BDG1100	3200 Biddle Avenue: Elevator	Engineering	Building rental fund	Medium	\$ 290,000.00
Existing elevator outdated (1979). Modernization needed for ADA compliance, to prevent passenger entrapment, loss of service and continued maintenance cost. Use of 4th Floor as residential increases priority.					
BDG1610	2015 Biddle Avenue: 27th District Court - North window security	Engineering	General/TIFA	High	\$ 80,000.00
Install bullet proof glass on jury room and Judges Chambers/Office, north side of building.					
BDG2000	2015 Biddle: Police & Court Roof	Police/Court	General	High	\$ 850,000.00
Replace aging roof per city's roof assessment study of 2021. Consistently repairing costly leaks. Recommend replace with single ply with 'built-up' roof.					
EQT: Equipment					
EQT1000	DPS Backhoe	Engineering	General	Medium	\$ 103,073.77
Replace Backhoe. The backhoe we have is a 2002 which needs a new bucket and control valve.					
EQT1200	DPS New Equipment for leaf collection	DPS	General	Medium	\$ 102,094.00
Spartan Pro Plus 25 cubic yard leaf machine. Towable unit with seat and boom for pick up leaves more efficiently.					
EQT1300	DPS New Equipment for parks and sidewalk cleanup	DPS	General	High	\$ 54,211.00
Madvac drivable vacuum for cleaning parks and sidewalks throughout the city. Improve cleanup activity and reduce employee time on this activity.					
EQT1400	DPS: Dump/snow plow truck	DPS	General	Medium	\$ 254,367.02
Replace dump trucks with plows for snow removal and ice control. Replace 2 trucks at \$127,183.51 each over the next 2 years. Replacing 1999, 2002, 2005, dump trucks (parts are no longer available for these model trucks).					
EQT1500	DPS New Vactor	DPS	General	High	\$ 467,705.00
Replace Vactor for sewer work. Old 2001 Vactor needs \$198,500.00 to rebuild the truck.					
EQT1600	Cardiac Monitors	Fire Department	Donation from HFWH	High	\$ 80,000.00
Our current cardiac monitors are being phased-out by the manufacturer. Certain parts are no longer available.					

EQT2200	In-Car Mobile Camera System - AXON	Police Department	General	Medium	\$	37,400.00
Equip marked police vehicles with an in-car mobile camera system. Provide increased officer safety and transparency during traffic stops, citizen encounters and police vehicle pursuits.						
EQT2300	Police Vehicles	Police Department	General	Medium	\$	108,500.00
Purchase of two vehicles for 2022 and the purchase of three vehicles per year for the following 4 years. This includes changeover, taking into account vehicle design changes and vehicle cost due to inflation.						
EQT2400	Cable Vehicle Replacement	WMS	General	High	\$	70,000.00
Systematic replacement of cable department vehicles at end of life.						
EQT2500	Water Vehicle Replacement	WMS	General	High	\$	50,000.00
Various vehicles replaced under systematic replacement plan as vehicles exceed useful life.						
PAR: Parking Lots						
PKG1000	Parking lots within the DDA District	Engineering	General	High	\$	100,000.00
Memorial Park Pennsylvania South Lot (\$100,000), City Parking Lot NW Eureka & 17th (\$20,000), City Parking Lot NE Corner 20th & Ludington - Memorial Park (\$70,000).						
PKG1100	Parking lots outside the DDA District	Engineering	DDA	Medium	\$	150,000.00
Need immediate repairs/replacement of the HMA surfaces of Parking Lot 2 (\$48,000), Parking Lot 10 (\$61,000), Parking Lot 11 (\$41,000). 2024 Police/Court Parking Lot Repairs. 2026 Future Parking Lot Repairs.						
PKG1300	City Hall Parking Lot Improvements	Engineering	Building rental fund	Medium	\$	50,000.00
City Hall parking lot deteriorating. Last resurfaced in 1997. Repair deteriorated areas of HMA surface, concrete curb, approaches and striping over 4 year period. Required to eliminate trip and falls.						
PLC: Placemaking						
PLC1000	Downtown flowers, banners & signage	DDA	DDA	High	\$	10,000.00
Repair & replace all downtown banners, brackets and pole attachments; replace and install new hanging flower baskets throughout Downtown; install new wayfinding signage; decorative signage and maps.						

POW: Power & Electricity					
POW1100	Fiber Modems	WMS	General	High	\$ 10,000.00
FTTH ONU, ONT Optical CPE (Customer Premises Equipment - Fiber Modems) corresponding with the build of the new FTTH (Fiber) plant.					
POW1200	MobiTV App Based TV - Servers, Integration, Transcoding	WMS	General	High	\$ 40,000.00
Maintain/upgrade MobiTV app based streaming video service. 2026 will be transcoder replacement.					
POW1300	RO/CDI Controls update	WMS	General	High	\$ 87,000.00
Feed Water is a necessity for boiler operation. The current PLC is oldest in the plant and needs replacement.					
POW1400	Engineering projects	WMS	General	Medium	\$ 30,000.00
General capitalized unforeseen but expected engineering needs related to system plant and headend.					
POW1700	Studio upgrade replacement	WMS	General, PEG	Medium	\$ 25,000.00
Upgrade mini master control in council chambers. Upgrade council cameras/audio/equipment to HD. Upgrade cameras and miscellaneous equipment. Replace Studio cameras in 2024.					
POW1800	System evaluation/rebuild	WMS	Bond Issue	High	\$ 4,400,000.00
Fiber system FTTH upgrade and head end move in progress, beginning FY21, bonds issued July 2020.					
POW2000	Power plant security wall around 69kv switch yard	WMS	General	High	\$ 150,000.00
Construct concrete walls 8' x 8' x 1' with 4' wide footing for security protection for the transformers, switches and hardware.					
POW2100	Sub 9 - New Distribution Transfer	WMS	General	High	\$ 1,400,000.00
New Sub 9 Distribution Transformer, including breakers, underground, bus and distribution circuits, 70/30 split with BASF based on load.					
POW2200	Engineering services	WMS	General	High	\$ 100,000.00
Capitalized engineering for projects including Joint Use Attachment, T&D infrastructure and other PP/T&D projects.					
POW2300	GIS, SCADIA and OMS	WMS	General	High	\$ 250,000.00
Design, assess and continued upgrades to computer systems to accomplish graphical interface with field assets, outage management and supervisory and data acquisition and control. Coordinate GIS with city.					
POW2600	Power Plant Security Lighting and Yard upgrades	WMS	General	High	\$ 30,000.00
Updates to yard to eliminate any potential for industrial runoff, removal of oil separator silo as mandated by EGLE along with updated facility lighting. Paint/cover #7 Stack. Security cameras for buildings and grounds.					
POW2602	69kV upgrades & replacement	WMS	General	High	\$ 150,000.00
Replace the 40 year old 69kV transmission system with new steel poles, new insulators, a static line for communication and better protection for lightning strikes. Also, reconductor for BASF expansion possibilities.					
POW2800	Substation No.6 New 13.8 KV Indoor building & switchgear	WMS	General	High	\$ 700,000.00
Replace 40-year old switchgear at Sub 6 with new gear in new building, install circuit switchers, move current transformers and build new transformer pads with containment. Includes new Headend main feed.					
POW3100	T & D Construction	WMS	General	High	\$ 600,000.00
Ongoing capital improvements for the T&D System. Includes infrastructure upgrades such as metering sockets, house service, T&D poles, wire, switches along with streetlighting to improve our electrical facilities.					

POW3300	Vassar and Pine Street Substation Upgrades	WMS	General	High	\$	200,000.00
Upgrade Transformer Tap boxes and switchgear for Pine and Vassar Subs.						
POW3500	Downtown electricity	DDA	DDA, General	Medium	\$	200,000.00
Install new electrical boxes & receptacles at all trees along Eureka Road between the viaduct and Biddle Avenue. Repair, replace and modernize electrical boxes and facilities throughout Downtown parking lots to optimize capacity for downtown events.☐						
POW3700	Video Streaming CPE (Cust. Premises Equip) Devices	WMS	Grant (EO)	High	\$	140,000.00
Streaming devices for customers (Firestick, Chromecast) at \$35 each. 4,000 during launch year FY2022 and 600 each year thereafter. Converter to "Dotte Stick" conversion funded by EO due to energy savings.						
POW3800	Power Plant - Natural Gas (RICE) Engine Generating Units	WMS	Fut. Bond Issue, MPPA Project	High	\$	400,000.00
Peaking generation or electric storage facilities at the power plant to maintain local generation capabilities, sized approximately.						
POW3900	Power Plant UPS Upgrades	WMS	Bond, General	High	\$	102,000.00
This includes replacement of the UPS system at the power plant that is currently 30 years old and also includes 60 batteries that are 16 years old. Used for emergency backup of electronic equipment and switchgear controls at the Power Plant.						
POW4000	EV Charging stations	WMS	Bond, General	High	\$	227,660.00
Two (2) EV charging stations for the downtown area, one (1) in the City Hall parking lot and one (1) in the Oak Street parking lots, east or west of Biddle.						
REC: Recreation						
REC1100	Memorial park improvements	Recreation	General	Medium	\$	1,420,000.00
Turfing the infields on two fields, leveling the outfield on one, replacing fencing, removing Skatepark and installing splash pad, installing new lighting, new benches, pip playground surfacing.						
REC1200	Permanent playground surfacing	Recreation	General	Low	\$	60,000.00
Replacing the woodchips under playground equipment with poured in place rubber surfacing.						
REC1300	Pulaski Park walking track replacement	Recreation	TIFA	Low	\$	140,000.00
Replacement of the existing asphalt walking track and its surrounding areas.						
REC1500	Wilson Improvements	Recreation	General, grants	Medium	\$	242,000.00
Replace asphalt walking track, tennis courts and basketball court. Install 6 sets of pickleball courts for pickleball play, replace fencing around new courts, restripe basketball courts.						
RDS: Roads						
RDS1000	Street improvements	Engineering	Major/local/TIF Funds	High	\$	7,500,000.00
Many city streets have outlived their design life. Current funding allocations cannot keep pace with the aging infrastructure and rising construction costs.						
RDS1100	Alley Improvements	Engineering	Special Assessment Fund	High	\$	260,000.00
Replace/repair deteriorating concrete alleys in CBD. Est 6 alley segments at \$130,000 ea. 2 per year. 2025 - 2027 other alleys repair/replace as needed.						

SAN: Sanitary Sewer					
SAN1000	City Sewer Improvements	Engineering	Sewer Fund Oper Maint/TIFA	High	\$ 600,000.00
Continue CCTV inspection and documenting of sewer system and performing repairs/lining/replacement as needed in accordance with the city's sewer asset management plan. Estimated \$300,000 sewer/\$300,000 TIFA.					
SID: Sidewalks					
SID1000	Sidewalks	Engineering	Special Assessment Fund	Medium	\$ 200,000.00
Provide inspection of sidewalks as proactive approach to prevent injuries and safeguard City against litigation. Special Assessment Districts created to fund sidewalk replacement.					
TEC: Technology					
TEC1000	WMS Headend, IT and other	WMS	Bond	High	\$ 4,183,397.00
Renovation of 3665 11th Street for new Cable Headend, I/T Server Room, garage, storage and office space. Split 50/50, Electric and Cable.					
TEC1100	Laptops/PC, Disaster recovery backup solution and new servers	WMS	General	High	\$ 100,000.00
Laptops/PCs, Disaster relief recovery backup solution and new servers					
WAT: Water					
WAT1000	Advanced Metering Infrastructure (AMI)	WMS	General	High	\$ 236,000.00
Replace current AMR System with the Landis & Gyr Grid Stream AMI. The Water Department part of the project involves installing a transponder on the water meter that will facilitate via AMI.					
WAT1100	Valve Assessment, Testing and Information Management Program	WMS	General	High	\$ 100,000.00
Location, documentation, inspection and exercising of approximately 1,200 main line valves, as well as minor repairs and un-covering any valve box lids that may have been covered over.					
WAT1300	Water Filter Plant Rehab	WMS	General	High	\$ 645,350.00
Payment - scope covers the oldest section of the Filter Plant in which we will add surface washing to 12 filters, replace 10", 16" and 18" valves, new hv system, add new stainless steel supports, ext masonry restoration.					
WAT1400	New meter for high service	WMS	General	Medium	\$ 50,000.00
Based on the EGLE Sanitary Survey completed in 2015 they highly recommend that we meter all high-service water pumped, this meter will replace the non-functioning one of the secondary high service pumps used as backups.					
WAT1600	Rebuild High/Low Service Pump & Motor	WMS	General	High	\$ 50,000.00
Remove a high or low service pump from service so that the pump and motor can be inspected and rebuilt as necessary. Twelve (12) pumps total, two (2) per fiscal year.					
WAT1700	Service Line Replacement	WMS	General	High	\$ 400,000.00
To replace approx. 800 service lines (5%/yr for 20 years = 40/yr) from the water main to the meter. Pending new regs. for replacement of service lines from the EGLE, costs could go up due to how far the EGLE requires.					
WAT1800	Water Main Replacement	WMS	General/TIFA	High	\$ 550,000.00

Replacement of water lines.					
WAT2000	Filter Media Changeout to GAC	WMS	Grant	High	\$ 700,000.00
Replace the sand and gravel in all 12 filters at the filter plant and also replace the existing anthracite with granular activated carbon in all 12 filters.					
WAT2100	Water Meter Replacement Program	WMS	General	High	\$ 75,000.00
Water department will purchase 5/8" meters up to 8" meters for this project. Annually, the water department installs approximately 400-500 meters. Meters have a life span of 15-25 years.					
				Total projects for FY 2022 year \$ 29,147,097.79	

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Sarnacki to approve the 2022-2027 Capital Improvement Plan as presented to the Commission on December 16, 2021.

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Duran to adjourn the meeting at 7:55 p.m.

PUBLIC HEARING #11182021 - Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar, Appellants, have applied for a change to the outdoor cafes by adding a permanent awning covering the entire outdoor cafe areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Mr. Mayhew, City Engineer, indicated that the tent that is currently up is allowed by Special Condition and will need to be removed by December 31, 2021. Mr. Mayhew continued to indicate that he has no objection to the awning as it is designed. Mr. Mayhew further indicated that the Design Review Committee has approved the design.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte. Mr. Yinger asked about the hours of operation for the outdoor cafe area and indicated that it is used past hours allotted.

Chairperson Pasko indicated that that the hours are 7 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7 a.m. to 2:00 a.m. on Friday and Saturday. In addition each day of the Wyandotte Street Art Fair, March 17 (St. Patrick's Day), New Year's Eve, Wednesday immediately before Thanksgiving Day and Thursday immediately before Traditional Easter Sunday the hours are from 7:00 a.m. to 2:00 a.m.; and events approved by Resolution.

Mr. Yinger asked if the hours would apply to the area that has the awning.

Chairperson Pasko indicated yes.

Hisam Elawad, 132 Sycamore, Wyandotte. Mr. Elawad indicated that he is representing the group applying for the awning. Mr. Elawad indicated that this has taken a year to get to this point and he stated that his customers would like to sit outside. Mr. Elawad further indicated that when it rains the customer will be covered and not need to move inside. Mr. Elawad further indicated that outdoor dining is much needed in today's market.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 4

ITEM: Request for Public Hearing: DDA Plan Amendments

PRESENTER: Joe Gruber, DDA Director

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: The City of Wyandotte is considering amendments to the Downtown Development Authority (DDA) development and tax increment financing (TIF) plan. Therefore, the City must host a public hearing regarding the plan amendments and provide the affected taxing jurisdictions and the general public an opportunity to voice their opinions, provide input and comments on the proposed plan amendments.

STRATEGIC PLAN/GOALS: As stated in the City's Mission Statement, "To comply with and enforce all of the requirements of our laws and regulations."

ACTION REQUESTED: The DDA Director is requesting the Mayor and City Clerk to authorize and schedule a Public Hearing regarding the proposed amendments to the Downtown Development Authority (DDA) development and tax increment financing (TIF) plan to be held on Monday, February 28th, 2022, and to authorize the City Clerk to send all required communications and to publish all required notices in accordance with State Law.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The DDA Plan Amendments will extend the lifetime of the Authority from 2034 until 2054, providing an additional twenty years of active tax revenue capture from the DDA area for the City of Wyandotte.

IMPLEMENTATION PLAN: The DDA Director and City Clerk will facilitate the required communications and public notices for the Public Hearing.

LIST OF ATTACHMENTS:

1. Draft Ordinance and Wyandotte DDA 2022 Plan Amendments 12.14.2021
2. Letter to Taxing Jurisdictions re Hearing on DDA Plan Amendment
3. Wyandotte DDA Boundaries and Legal Description 1988-1989
4. DDA Plan Mailing Affidavit
5. DDA Plan Posting Affidavit

RESOLUTION

Item Number: #4
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman

Calvin

Crayne

Hanna

Shuryan

Stec

NAYS

**RESOLUTION APPROVING AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Downtown Development Authority of the City of Wyandotte
County of Wayne, Michigan

Minutes of a regular meeting of the Board of the Downtown Development Authority of the City of Wyandotte, County of Wayne, State of Michigan, held on the 14th day of December, 2021, at 5:30 p.m., prevailing Eastern Time.

PRESENT: Members: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

ABSENT: Members: Rick DeSana, Kozinski, Jarjosa, Walker

The following preamble and resolution were offered by Member Stevenson and supported by Member Jordan:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Downtown Development Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Downtown Development Authority Act, Act 197, Public Acts of Michigan, 1975, as amended (“Act 197”); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the “District”); and

WHEREAS, in 1988 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Original Plan”) for the Development Area described in the Original Plan and the City Council approved the Original Plan by ordinance; and

WHEREAS, in 2003 the Authority approved amendments to the Original Plan, which were subsequently approved by ordinance of the City Council (the Original Plan, as amended, the “Existing Plan”); and

WHEREAS, it is necessary to amend the Existing Plan at this time to update the list of public improvements and capital infrastructure improvements and extend the duration of the Plan; and

WHEREAS, the Authority has prepared the 2022 Plan Amendments attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has met and consulted with the Downtown Development Area Citizens Advisory Council regarding the 2022 Plan Amendments; and

WHEREAS, the Authority desires to forward the 2022 Plan Amendments to the City Council for further proceedings in accordance with the requirements of the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and promote economic growth, all as authorized by Act 57, and to this end the Authority hereby determines that it is in the best interest of the public to approve the 2022 Plan Amendments to enable the Authority to carry out its purposes more effectively.

2. The Secretary of the Authority is hereby authorized and directed to transmit a copy of the 2022 Plan Amendments together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan Amendment.

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

AYES: Mayor Robert DeSana, Jordan, Majlinger, Slack, Stevenson

NAYS: none

RESOLUTION DECLARED ADOPTED.

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Downtown Development Authority of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on the 14th day of December, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Joseph K. Gruber

Executive Director and Secretary

EXHIBIT A

[Attach copy of 2022 Plan Amendment here]

ORDINANCE NO. ____
APPROVING AMENDMENT TO
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF
THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE

WHEREAS, the Downtown Development Authority of the City of Wyandotte (the “Authority”) has previously prepared and recommended for approval a Development Plan and Tax Increment Financing Plan (the “Original Plan”) which was approved by the City Council of the City of Wyandotte, County of Wayne, State of Michigan (the “City”) on May 16, 1988; and

WHEREAS, the City Council approved amendments to the Original Plan on July 21, 2003 (together with the Original Plan, the “Amended Plan”); and

WHEREAS, the Authority has prepared and recommended for approval an amendment to the Amended Plan, attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has consulted with the Downtown Development Area Citizens Council regarding the 2022 Plan Amendments; and

WHEREAS, on February 28, 2022, the City Council held a public hearing on the 2022 Plan Amendments pursuant to Act 57, Public Acts of Michigan, 2018, as amended (the “Act”); and

WHEREAS, the City Council has given the taxing jurisdictions subject to capture in the Downtown District an opportunity to meet with the City Council and to express their views and recommendations regarding the 2022 Plan Amendments, as required by the Act; and

WHEREAS, after consideration of the 2022 Plan Amendments, the City Council has determined to approve the 2022 Plan Amendments.

NOW, THEREFORE, THE CITY OF WYANDOTTE ORDAINS:

1. Findings.

(a) The City Council has taken into consideration the findings and recommendations of the Downtown Development Area Citizens Council.

(b) The 2022 Plan Amendments meet the requirements set forth in the Act.

(c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of the Act.

(e) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the 2022 Plan Amendments and the purposes of the Act in an efficient and economically satisfactory manner.

(f) The development plan portion of the Amended Plan as amended by the 2022 Plan Amendments is in reasonable accord with the master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the 2022 Plan Amendments, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Amended Plan, as amended by the 2022 Plan Amendments, constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the 2022 Plan Amendments in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

4. Approval and Adoption of 2022 Plan Amendments. The 2022 Plan Amendments are hereby approved and adopted. A copy of the Amended Plan as amended by the 2022 Plan Amendments and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment to Ordinance Number; Conflict and Severability. Ordinance No. ____ is hereby amended by this Ordinance. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

7. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in *The News-Herald*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

8. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance _____, duly adopted by the City Council of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on February 28, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following Members were present at said meeting _____ and that the following Members were absent _____.

I further certify that Member _____ moved adoption of said Ordinance and Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____ and that the following Members voted against adoption of said Ordinance _____.

Lawrence S. Stec
City Clerk

I hereby certify that the foregoing ordinance received legal publication in *The News-Herald* on _____, 2022.

Lawrence S. Stec
City Clerk

EXHIBIT A

[Attach 2022 Plan Amendments Here]

38501561.1/098794.00044

PLAN AMENDMENTS

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE, MICHIGAN

DOWNTOWN DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL

Recommended Approval on – Tuesday, December 14th, 2021

DOWNTOWN DEVELOPMENT AUTHORITY

Adopted – Tuesday, December 14th, 2021

CITY COUNCIL

Adopted – _____

Honorable Robert DeSana, Mayor

City Council

Robert Alderman – Chris Calvin – Kaylyn Crayne – Todd Hanna – Rosemary Shuryan – Kelly Stec

Other Elected Officials

Lawrence Stec, City Clerk

Todd Browning, City Treasurer

Theodore Galeski, City Assessor

Downtown Development Authority

Rick DeSana – Bryan Kozinski – John Jarjosa – Scott Jordan

Anne Majlinger – Patricia Slack – Leo Stevenson

City Administration

Todd A. Drysdale, Director of Finance & Administration

Gregory Mayhew, City Engineer

Joseph K. Gruber, Downtown Development Authority Director

Downtown Development Area Citizen's Advisory Council

Linda Alexander – Corki Benson – Rose DeSana – Bryan Kozinski – James Lange – Charlie Mix
Andy Morsello – Salvatore Noto – Annette Phillips – Jane Rasmussen – Sandy Skaisgir – Joe Tarris

DOWNTOWN DEVELOPMENT AUTHORITY 2022 PLAN AMENDMENTS

Introduction

Pursuant to Act 197, Public Acts of Michigan, 1975, as amended, the City of Wyandotte (the “City”) established the Wyandotte Downtown Development Authority (the “DDA”). Pursuant to Act 197, approved the Development Plan and Tax Increment Financing Plan (the “Plan”) for the Downtown Development Area by an ordinance adopted on May 16, 1988. In 2003, the City adopted and approved a DDA Development and Plan Amendment.

The purpose of this Development Plan and Tax Increment Financing Plan – 2022 Amendment is to update the list of public improvements and capital infrastructure improvements, as well as to extend the life of the Wyandotte DDA Plan. This 2022 Amendment to the Plan was prepared in accordance with the Recodified Tax Increment Financing Act: Act 57, Public Acts of Michigan, 2018, as amended (the “Act”).

Purpose of the Amended Plan

The goals and objectives of the amendments are:

1. To increase the estimated cost for facilities, improvements, programs and activities by \$85,775,000.00 in order to provide financing capability for facilities, improvements, programs and activities that the City may undertake during the next 30 years;
2. To thereby increase the Downtown Development Authority’s total cost of improvements from \$130,700,000.00 to \$216,475,000.00; and
3. To extend the duration of the Development and Tax Increment Financing Plan from 2034 to 2054.

Amendments

1. The Development Plan (Section 217 (2)(c) of the Act) is amended as follows:

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

2. The Development Plan (Section 217 (2)(d) of the Act) is amended as follows:

The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

3. The Development Plan (Section 217 (2)(e) of the Act) is amended as follows:

Statement of the construction or stages of construction planned, and the estimated time of completion of each stage is amended to include that which is listed in Exhibit A.

4. Pursuant to Section 217 (2)(i) of the Act, the Development Plan is amended to reflect the following: Estimate of the cost of development, a statement of proposed method of financing the development, and the ability of the Authority to arrange the financing:

The total cost for undertaking the projects identified in Exhibit A is approximately \$216,475,000.00. In addition to the methods of financing listed in the previously approved Plan, the activities of the Authority and the development of public improvements shall be financed from one or more of the following sources:

- (1) contributions to the Authority for the performance of its functions;
- (2) revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements;
- (3) tax increments received pursuant to a tax increment financing plan;
- (4) proceeds of tax increment bonds;
- (5) proceeds of revenue bonds;
- (6) interest earnings;
- (7) money obtained from any other sources approved by the governing body of the municipality;
- (8) grants from federal, state or private sources; and
- (9) bequests. The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues currently available to the Authority.

5. Pursuant to Section 214 (1) of the Act, the Tax Increment Financing Plan shall be amended as follows:

- A. The maximum amount of bonded indebtedness to be incurred by, or on behalf of, the DDA is \$216,475,000.00.
- B. This Plan shall not expire until September 30, 2054.
- C. An estimate of the captured assessed value for each year of the Plan is shown in Table 2 as attached hereto. Data in Table 1 attached hereto reveal that the entire Downtown Development Area had a calculated initial value of \$21,823,713.00. The estimated captured taxable value through the year 2054 is presented in Table 2. Growth is based upon a growth rate of 2.5 percent. The DDA shall capture all the assessed value (be it greater than or less than the estimates shown in Table 2) in each year of the Plan and utilize captured value in accordance with this Plan as amended.
- D. The estimated tax increment revenues for each year of the Plan is shown in Table 4 attached hereto. Data in Table 3 attached hereto reveal the applicable millage rates available for application by the DDA for fiscal year end 2021. Data in Table 2 show the estimated captured value for homestead and non-homestead properties in Downtown Development Area for the lifetime of this Plan.
- E. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located is shown in Table 4 attached hereto.

CAPITAL IMPROVEMENT PROJECTS (CIP) DESCRIPTIONS

INFRASTRUCTURE

Construct, pave, repair, and reconstruct new and existing streets, alleyways, surface parking lots and sidewalks throughout the Development Area, including all related storm drainage, curb and gutter, street lighting, traffic signalization and signage, water mains, sewer mains and related infrastructure and improvements. Reconstruct and resurface all Downtown Parking Lots and Alleyways with concrete. Improvements are anticipated to begin 2023 and are anticipated to be completed throughout the duration of the Plan. Estimated costs for infrastructure are \$37,100,000.00.

MISCELLANEOUS CAPITAL IMPROVEMENTS

Downtown Parking Structure

Construct new parking structure. Acquire, construct, reconstruct and resurface various parking facilities, installation of related infrastructure and improvements. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for a 500-space parking structure are \$15,000,000.00.

Downtown Pedestrian Streetlights

Install, repair, replace, maintain pedestrian-style street lights along streets. Improvements are anticipated to be completed in phases between 2023-2033, with each phase being completed 3-6 months from commencement. Estimated costs for Downtown pedestrian streetlights are \$1,500,000.00.

Tree Planting, Landscaping and Irrigation

Plant trees, landscape and irrigate public property. Maintain, replace and improve existing landscaped areas, streetscapes and beautification program areas. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for tree planting, landscaping and irrigation programs are \$5,000,000.00.

Fountains

Update, enhance, repair and maintain Downtown fountains with related improvements, including utilities/infrastructure, street furniture and landscaping. Improvements are anticipated to be completed between 2024 through 2026. It is anticipated that construction of the improvements would be completed 12-24 months from commencement. Estimated costs for Downtown fountain projects are \$1,500,000.00.

Cultural and Historical Campus Improvements

Update, enhance, repair and maintain Downtown Wyandotte's Cultural and Historical Campus, Museum Campus, including the nationally registered historic places, city-owned facilities and buildings within said campus including but not limited to the James DeSana Center for Arts & Culture, the Marx Home, the Burns Home and the Ford McNichols Home. Acquire property and rehabilitate/demolish structures and make related site improvements to expand museum operations, parking, programming, provide barrier-free access, and serve as an exhibit hall & storage facility, modernized and safe physical archive spaces. Improvements listed above are anticipated to be completed throughout the duration of the plan. Estimated costs for Cultural and Historical Campus improvements are \$10,000,000.00

Streetscape Improvements, Placemaking and Signage

Installation of furniture, banners, public art, sculptures, information kiosks, street signs, wayfinding signs, maps, and related improvements. Improvements are anticipated to be completed between 2024-2028. It is anticipated that construction of the improvements would be completed 12-48 months from commencement. Estimated costs for streetscape improvements and signage are \$2,500,000.00.

NEW FACILITIES, UPGRADES AND MAINTENANCE

Central Fire Station

Update, enhance, repair and maintain Downtown Wyandotte's historic Central Fire Station. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Central Fire Station maintenance and improvements are \$2,000,000.00

City Hall

Update, enhance, repair and maintain City of Wyandotte City Hall. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for City Hall maintenance and improvements are \$3,000,000.00

Downtown Civic Center: Hotel and Convention Center/ or other Public Facility(s)

Construct a convention center/hotel or other types of public facilities that aid in the revitalization and growth of the development area. This will likely include a major expansion and enhancement of the Benjamin Yack Arena. Said project(s) may include, but not be limited to, the following: construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple family dwelling unit. It is anticipated that the construction or rehabilitation of any facility would be completed 18-24 months from commencement. Estimated costs for constructing and maintaining Hotel and Convention Center/ or other Public Facility(s) are \$15,000,000.00.

Public Restrooms

Construct and maintain Downtown public restroom facilities including toilets, lavatories, showers, locker rooms and other miscellaneous features for residents, visitors and recreators. It is anticipated that the construction or rehabilitation of any facility would be completed 18-24 months from commencement. Estimated costs for constructing and maintaining public restroom facilities are \$1,500,000.00.

PARKS & RECREATION

Non-motorized Facility Upgrades and Improvements

Construct and maintain non-motorized transportation facilities, Downtown Bikeway system and interconnected network of trails and greenways throughout the Downtown. Install biking and pedestrian safety facilities, lighting, signage, artwork and other installations to promote safe and effective non-motorized transportation. It is anticipated that major improvements are anticipated to begin 2023 and be completed throughout 2025. These improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining non-motorized facilities are \$2,000,000.00.

UTILITIES

Convert Overhead Lines to Underground

Convert overhead power and telecommunication lines to underground for all Downtown streets and alleyways. Major improvements are anticipated to begin 2023 and be completed throughout 2025. Other improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining underground utility facilities are \$26,000,000.00.

Rebuild Telecommunication System

Rebuild the telecommunication systems, broadband services and wireless internet service systems. Major improvements are anticipated to begin 2023. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining new telecommunication systems are \$3,000,000.00

Miscellaneous Cutover, Power, Electrical, Water and Sewer improvements

Miscellaneous Cutover (or Voltage Conversion Projects) involves converting all remaining circuits serving the area. The goal is to convert the entire downtown area. Additionally, public water, sewer, sanitary and electrical systems/facilities will need updating to support redevelopment and new construction, special projects and placemaking efforts throughout the development area. Improvements

will be conducted throughout the duration of the plan. Estimated costs for constructing and maintaining new Power, Electrical, Water and Sewer improvements are \$5,000,000.00.

ACQUISITION & DEVELOPMENT

Residential

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Residential Property programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$11,000,000.00.

Commercial, Industrial and Other

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Commercial, Industrial and Other Property programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$21,000,000.00.

Development

Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, renovate, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances hereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof. Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto. Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority. Lease any building or property under its control, or any part thereof. Acquire and construct public facilities. Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority. Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the city, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as necessary to persuade property owners to implement the plans to the fullest extent possible. Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972. Development activities and programs are anticipated to occur throughout the duration of the Plan and are estimated to cost \$11,000,000.00.

ADMINISTRATION

Professional Services

All of the above listed capital improvements, facilities and development efforts will require professional architectural and engineering services; planning, design and construction services; financial consulting services; construction contractors and miscellaneous service providers; interest payments. A general approach to calculating these soft costs is using a 20% cost estimate figure plus an additional 5% cost

escalation for year-over-year inflation and project contingencies. Professional Services are anticipated to be utilized throughout the duration of the Plan and, in consideration of cost escalations and contingencies, are estimated to cost \$43,275,000.00.

Reassessment of Property Values

The last comprehensive assessment was completed in 1971 and a new assessment should be completed in the next 30 years. It is anticipated that the assessment would be completed 12-18 months from commencement and is estimated to cost approximately \$100,000.00.

EXHIBIT A

City of Wyandotte, Michigan 2022 Amendments to the Development & Tax Increment Financing Plan for the Downtown Development Authority ESTIMATED COST OF DEVELOPMENT SUMMARY

CAPITAL IMPROVEMENTS

Infrastructure	\$	37,100,000.00
Miscellaneous Capital Improvements	\$	35,500,000.00
New Facilities/Upgrades	\$	21,500,000.00
Parks & Recreation Facilities	\$	2,000,000.00
Utilities	\$	34,000,000.00
TOTAL	\$	130,100,000.00

ACQUISITION AND DEVELOPMENT

Residential	\$	11,000,000.00
Commercial, Industrial and Other	\$	21,000,000.00
Development	\$	11,000,000.00
TOTAL	\$	43,000,000.00

ADMINISTRATION

TOTAL	\$	43,375,000.00
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GRAND TOTAL	\$	216,475,000.00
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ESTIMATED COST OF DEVELOPMENT

INFRASTRUCTURE

Concrete Resurfacing and Reconstruction		
Roads	\$	19,300,000.00
Parking Lots	\$	7,600,000.00
Alleyways	\$	2,200,000.00
Sidewalks	\$	8,000,000.00
TOTAL	\$	37,100,000.00

MISCELLANEOUS CAPITAL IMPROVEMENTS

Parking Structure	\$	15,000,000.00
Downtown Pedestrian Street Lights	\$	1,500,000.00
Tree Planting, Landscaping and Irrigation	\$	5,000,000.00
Fountains	\$	1,500,000.00
Cultural and Historical Campus Improvements	\$	10,000,000.00
Streetscape Improvements, Placemaking and Signage	\$	2,500,000.00
TOTAL		\$ 35,500,000.00

NEW FACILITIES, UPGRADES AND MAINTENANCE

Fire Station	\$	2,000,000.00
City Hall	\$	3,000,000.00
Convention Center/Hotel or other Public Facility(s)	\$	15,000,000.00
Public Restrooms	\$	1,500,000.00
TOTAL		\$ 21,500,000.00

PARKS & RECREATION FACILITIES

Non-motorized Facility Upgrades and Improvements	\$	2,000,000.00
TOTAL		\$ 2,000,000.00

UTILITIES

Convert Overhead Lines to Underground	\$	26,000,000.00
Rebuild Telecommunication System	\$	3,000,000.00
Miscellaneous Cutover	\$	5,000,000.00
TOTAL		\$ 34,000,000.00

ADMINISTRATION

Professional Services	\$	43,275,000.00
Reassessment of Property Values	\$	100,000.00
TOTAL		\$ 43,375,000.00

TABLE 1

**BASE YEAR TAXABLE VALUE CALCULATIONS
WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY**

	Real	Personal	CFT	Total
Base Year Total				
Value	\$ 15,511,933.00	\$ 6,311,780.00	\$ -	\$ 21,823,713.00

TABLE 2**ESTIMATED CAPTURED TAXABLE VALUE (TV) FOR EACH YEAR OF THE PLAN**

	Real		Personal		CFT	
Base Year	\$	15,511,933.00	\$	6,311,780.00	\$	-
Value						
	Total TV	Captured TV	Total TV	Captured TV	Total TV	Captured TV
2020	\$40,986,358	\$25,474,425	\$6,954,400	\$642,620	\$2,552,219	\$2,552,219
2021	\$42,011,017	\$26,499,084	\$7,128,260	\$816,480	\$2,616,024	\$2,616,024
2022	\$43,061,292	\$27,549,359	\$7,306,467	\$994,686	\$2,681,425	\$2,681,425
2023	\$44,137,825	\$28,625,892	\$7,489,128	\$1,177,348	\$2,748,461	\$2,748,461
2024	\$45,241,270	\$29,729,337	\$7,676,356	\$1,364,576	\$2,817,172	\$2,817,172
2025	\$46,372,302	\$30,860,369	\$7,868,265	\$1,556,485	\$2,887,602	\$2,887,602
2026	\$47,531,610	\$32,019,677	\$8,064,972	\$1,753,192	\$2,959,792	\$2,959,792
2027	\$48,719,900	\$33,207,967	\$8,266,596	\$1,954,816	\$3,033,786	\$3,033,786
2028	\$49,937,897	\$34,425,964	\$8,473,261	\$2,161,481	\$3,109,631	\$3,109,631
2029	\$51,186,345	\$35,674,412	\$8,685,093	\$2,373,313	\$3,187,372	\$3,187,372
2030	\$52,466,003	\$36,954,070	\$8,902,220	\$2,590,440	\$3,267,056	\$3,267,056
2031	\$53,777,653	\$38,265,720	\$9,124,775	\$2,812,995	\$3,348,732	\$3,348,732
2032	\$55,122,095	\$39,610,162	\$9,352,895	\$3,041,115	\$3,432,451	\$3,432,451
2033	\$56,500,147	\$40,988,214	\$9,586,717	\$3,274,937	\$3,518,262	\$3,518,262
2034	\$57,912,651	\$42,400,718	\$9,826,385	\$3,514,605	\$3,606,219	\$3,606,219
2035	\$59,360,467	\$43,848,534	\$10,072,045	\$3,760,265	\$3,696,374	\$3,696,374
2036	\$60,844,479	\$45,332,546	\$10,323,846	\$4,012,066	\$3,788,783	\$3,788,783
2037	\$62,365,591	\$46,853,658	\$10,581,942	\$4,270,162	\$3,883,503	\$3,883,503
2038	\$63,924,731	\$48,412,798	\$10,846,491	\$4,534,711	\$3,980,591	\$3,980,591
2039	\$65,522,849	\$50,010,916	\$11,117,653	\$4,805,873	\$4,080,105	\$4,080,105
2040	\$67,160,920	\$51,648,987	\$11,395,594	\$5,083,814	\$4,182,108	\$4,182,108
2041	\$68,839,943	\$53,328,010	\$11,680,484	\$5,368,704	\$4,286,661	\$4,286,661
2042	\$70,560,942	\$55,049,009	\$11,972,496	\$5,660,716	\$4,393,827	\$4,393,827
2043	\$72,324,965	\$56,813,032	\$12,271,809	\$5,960,029	\$4,503,673	\$4,503,673
2044	\$74,133,089	\$58,621,156	\$12,578,604	\$6,266,824	\$4,616,265	\$4,616,265
2045	\$75,986,417	\$60,474,484	\$12,893,069	\$6,581,289	\$4,731,671	\$4,731,671
2046	\$77,886,077	\$62,374,144	\$13,215,396	\$6,903,616	\$4,849,963	\$4,849,963
2047	\$79,833,229	\$64,321,296	\$13,545,780	\$7,234,000	\$4,971,212	\$4,971,212
2048	\$81,829,060	\$66,317,127	\$13,884,425	\$7,572,645	\$5,095,493	\$5,095,493
2049	\$83,874,786	\$68,362,853	\$14,231,536	\$7,919,756	\$5,222,880	\$5,222,880
2050	\$85,971,656	\$70,459,723	\$14,587,324	\$8,275,544	\$5,353,452	\$5,353,452
2051	\$88,120,947	\$72,609,014	\$14,952,007	\$8,640,227	\$5,487,288	\$5,487,288
2052	\$90,323,971	\$74,812,038	\$15,325,807	\$9,014,027	\$5,624,470	\$5,624,470
2053	\$92,582,070	\$77,070,137	\$15,708,952	\$9,397,172	\$5,765,082	\$5,765,082
2054	\$94,896,622	\$79,384,689	\$16,101,676	\$9,789,896	\$5,909,209	\$5,909,209

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property (i.e. new construction/demolition).

TABLE 3

ANNUAL MILLAGE RATES SUBJECT TO CAPTURE BY JURISDICTION

<u>Summer - Billed August 1, 2021</u>	
City Operating	14.8686
Refuse	2.4827
Debt-Building Authority (Police/Court/Yack/DPS)	2.4827
Drain O&M	2.916
Wayne County	5.6483
Total Summer Tax Levy	28.3983
<u>Winter - Billed December 1, 2021</u>	
Wayne County Operating	0.9897
Wayne County Jails	0.9381
Wayne County Community College	3.2408
Huron Clinton Metro Authority	0.2104
Wayne County Transit Authority	0.9991
Wayne County Parks	0.2459
Total Winter Tax Levy	6.624
Summer 2021 Total	28.3983
Winter 2021 Total	6.624
Total DDA Millage Rates 2021	35.0223
Commercial Facility Tax Millage Rate 2021	17.511

TABLE 4

**ESTIMATED TAX INCREMENT REVENUES CAPTURED FOR EACH YEAR OF THE TAX INCREMENT
FINANCE PLAN: WYANDOTTE DOWNTOWN DEVELOPMENT AUTHORITY 2022-2053**

YEAR	Real	Personal	Millage	Revenue	CFT	Millage	Revenue	Total Revenue
2020	\$25,474,425	\$642,620	35.022	\$ 914,678.99	\$2,552,219	17.511	\$ 44,691.91	\$ 959,370.89
2021	\$26,499,084	\$816,480	35.022	\$ 956,653.88	\$2,616,024	17.511	\$ 45,809.20	\$ 1,002,463.08
2022	\$27,549,359	\$994,686	35.022	\$ 999,678.14	\$2,681,425	17.511	\$ 46,954.43	\$ 1,046,632.57
2023	\$28,625,892	\$1,177,348	35.022	\$ 1,043,778.01	\$2,748,461	17.511	\$ 48,128.30	\$ 1,091,906.30
2024	\$29,729,337	\$1,364,576	35.022	\$ 1,088,980.37	\$2,817,172	17.511	\$ 49,331.50	\$ 1,138,311.88
2025	\$30,860,369	\$1,556,485	35.022	\$ 1,135,312.80	\$2,887,602	17.511	\$ 50,564.79	\$ 1,185,877.59
2026	\$32,019,677	\$1,753,192	35.022	\$ 1,182,803.53	\$2,959,792	17.511	\$ 51,828.91	\$ 1,234,632.44
2027	\$33,207,967	\$1,954,816	35.022	\$ 1,231,481.54	\$3,033,786	17.511	\$ 53,124.63	\$ 1,284,606.17
2028	\$34,425,964	\$2,161,481	35.022	\$ 1,281,376.49	\$3,109,631	17.511	\$ 54,452.75	\$ 1,335,829.24
2029	\$35,674,412	\$2,373,313	35.022	\$ 1,332,518.82	\$3,187,372	17.511	\$ 55,814.07	\$ 1,388,332.89
2030	\$36,954,070	\$2,590,440	35.022	\$ 1,384,939.70	\$3,267,056	17.511	\$ 57,209.42	\$ 1,442,149.12
2031	\$38,265,720	\$2,812,995	35.022	\$ 1,438,671.11	\$3,348,732	17.511	\$ 58,639.65	\$ 1,497,310.77
2032	\$39,610,162	\$3,041,115	35.022	\$ 1,493,745.81	\$3,432,451	17.511	\$ 60,105.65	\$ 1,553,851.45
2033	\$40,988,214	\$3,274,937	35.022	\$ 1,550,197.37	\$3,518,262	17.511	\$ 61,608.29	\$ 1,611,805.65
2034	\$42,400,718	\$3,514,605	35.022	\$ 1,608,060.22	\$3,606,219	17.511	\$ 63,148.49	\$ 1,671,208.71
2035	\$43,848,534	\$3,760,265	35.022	\$ 1,667,369.64	\$3,696,374	17.511	\$ 64,727.21	\$ 1,732,096.84
2036	\$45,332,546	\$4,012,066	35.022	\$ 1,728,161.79	\$3,788,783	17.511	\$ 66,345.39	\$ 1,794,507.18
2037	\$46,853,658	\$4,270,162	35.022	\$ 1,790,473.76	\$3,883,503	17.511	\$ 68,004.02	\$ 1,858,477.78
2038	\$48,412,798	\$4,534,711	35.022	\$ 1,854,343.51	\$3,980,591	17.511	\$ 69,704.12	\$ 1,924,047.64
2039	\$50,010,916	\$4,805,873	35.022	\$ 1,919,810.02	\$4,080,105	17.511	\$ 71,446.73	\$ 1,991,256.74
2040	\$51,648,987	\$5,083,814	35.022	\$ 1,986,913.18	\$4,182,108	17.511	\$ 73,232.89	\$ 2,060,146.08
2041	\$53,328,010	\$5,368,704	35.022	\$ 2,055,693.93	\$4,286,661	17.511	\$ 75,063.72	\$ 2,130,757.65
2042	\$55,049,009	\$5,660,716	35.022	\$ 2,126,194.19	\$4,393,827	17.511	\$ 76,940.31	\$ 2,203,134.50
2043	\$56,813,032	\$5,960,029	35.022	\$ 2,198,456.96	\$4,503,673	17.511	\$ 78,863.82	\$ 2,277,320.78
2044	\$58,621,156	\$6,266,824	35.022	\$ 2,272,526.30	\$4,616,265	17.511	\$ 80,835.41	\$ 2,353,361.72
2045	\$60,474,484	\$6,581,289	35.022	\$ 2,348,447.38	\$4,731,671	17.511	\$ 82,856.30	\$ 2,431,303.67
2046	\$62,374,144	\$6,903,616	35.022	\$ 2,426,266.48	\$4,849,963	17.511	\$ 84,927.70	\$ 2,511,194.18
2047	\$64,321,296	\$7,234,000	35.022	\$ 2,506,031.05	\$4,971,212	17.511	\$ 87,050.90	\$ 2,593,081.95
2048	\$66,317,127	\$7,572,645	35.022	\$ 2,587,789.75	\$5,095,493	17.511	\$ 89,227.17	\$ 2,677,016.92
2049	\$68,362,853	\$7,919,756	35.022	\$ 2,671,592.41	\$5,222,880	17.511	\$ 91,457.85	\$ 2,763,050.25
2050	\$70,459,723	\$8,275,544	35.022	\$ 2,757,490.13	\$5,353,452	17.511	\$ 93,744.29	\$ 2,851,234.43
2051	\$72,609,014	\$8,640,227	35.022	\$ 2,845,535.30	\$5,487,288	17.511	\$ 96,087.90	\$ 2,941,623.20
2052	\$74,812,038	\$9,014,027	35.022	\$ 2,935,781.60	\$5,624,470	17.511	\$ 98,490.10	\$ 3,034,271.70
2053	\$77,070,137	\$9,397,172	35.022	\$ 3,028,284.05	\$5,765,082	17.511	\$100,952.35	\$ 3,129,236.41
2054	\$79,384,689	\$9,789,896	35.022	\$ 3,123,099.07	\$5,909,209	17.511	\$103,476.16	\$ 3,226,575.23

ASSUMPTIONS

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

DOWNTOWN DEVELOPMENT AUTHORITY

DATE

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

**RE: Proposed Amendment to the Development Plan and Tax Increment Financing Plan of the
Downtown Development Authority of the City of Wyandotte**

Dear [President][Chairperson] _____ and Members of the [Council][Board]:

Please be advised that the Downtown Development Authority of the City of Wyandotte (the “DDA”), County of Wayne, State of Michigan (the “City”) has approved an amendment to its Development Plan and Tax Increment Financing Plan (the “2022 Plan Amendments”) and has submitted the 2022 Plan Amendments to the City Council for consideration. The 2022 Plan Amendments would update the list of public improvements and capital infrastructure improvements identified in the Plan, as well as extend the life of the Plan.

The City Council will hold a public hearing to consider the 2022 Plan Amendments on Monday, February 28, 2022, at 7:00 p.m. prevailing Eastern Time at the Wyandotte City Hall, 3200 Biddle Ave, Wyandotte, Michigan. The attached notice of the hearing will be posted, mailed and published in accordance with Act 57, Public Acts of Michigan, 2018, as amended (“Act 57”).

In addition, pursuant to Section 214(4) of Act 57, prior to the public hearing on the 2022 Plan Amendments, the City Council will, at your request, provide you with a reasonable opportunity to discuss the proposed 2022 Plan Amendments. If you wish an opportunity to discuss the 2022 Plan Amendments prior to the public hearing, please contact the undersigned.

Should you have any questions regarding the above, please contact the undersigned

Joe Gruber
DDA Director
734-324-7298
jgruber@wyandottemi.gov



DDA DISTRICT MAP

DDA District
but not part of
DDA Downtown
Development Area

DDA Downtown
Development Area
within
DDA District

EXHIBIT A
DOWNTOWN DEVELOPMENT AREA

Legal Description

Beginning at a point where the centerline of Biddle Avenue and the extended centerline of 4th Street intersect. Thence northerly along the centerline of 4th Street to the centerline of Orchard Street. Thence easterly along said centerline to the extended centerline of the alley east of 4th Street. Thence northerly along said centerline to the centerline of the alley south of Plum Street. Thence easterly along said centerline to the centerline of the alley west of both 3rd Street and Biddle Avenue. Thence northerly along said centerline to the centerline of Plum Street. Thence easterly along said centerline to the west property line of 3rd Street. Thence northerly along said property line to the centerline of the alley south of Eureka Avenue. Thence westerly along said centerline to the centerline of 7th Street. Thence northerly along said centerline to the extended centerline of the alley south of Eureka Avenue and west of 7th Street. Thence westerly along said centerline to the centerline of 8th Street. Thence southerly along said centerline to the extended centerline of the alley south of Eureka Avenue and west of 8th Street. Thence westerly along said centerline to a point where said centerline intersects the east right-of-way line of the easternmost Grand Trunk Western Railroad Co. property. Thence northerly along said R.O.W. line to a point where a line 150 feet north of and parallel to the north property line of Eureka Avenue intersects said R.O.W. line. Thence easterly along a line from said point to a point where the east property line of 5th Street intersects the centerline of the alley north of Eureka Avenue. Thence easterly along said centerline to the west property line of 3rd Street. Thence northerly along said property line to the extended centerline of the alley north of Oak Street. Thence easterly along said centerline to the centerline of 2nd Street. Thence northerly along said centerline to the centerline of Superior Boulevard. Thence easterly along said centerline to the centerline of 1st Street. Thence northerly along said centerline to the centerline of Walnut Street. Thence easterly along said centerline to the east property line of Biddle Avenue. Thence southerly along said property line to the north property line of Superior Boulevard. Thence easterly along said property line to the east property line of Van Alstyne Boulevard. Thence southerly along said property line to the south property line of Elm Street. Thence easterly along said property line to the harbor line of the Detroit River. Thence southerly along said harbor line to the north property line of Pine Street. Thence westerly along said property line to a point where said property line extended intersects the centerline of Biddle Avenue. Thence southerly along said centerline to the point of beginning.

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING
ON AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE

CITY OF WYANDOTTE, STATE OF MICHIGAN

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

_____, being first duly sworn, deposes and says that (s)he personally prepared the Notice of Public Hearing on Amendment to the Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City of Wyandotte, a copy of which Notice is attached hereto and made a part hereof, for:

(a) mailing by first class mail delivery to each property taxpayer of record in the downtown district described in the Notice of Public Hearing as shown on the last local tax assessment records of the City of Wyandotte, a list of which property taxpayers is attached hereto and made a part hereof; that (s)he personally checked each envelope against the list of such persons and that each envelope was properly addressed to each taxpayer as shown on the tax assessment rolls; and

(b) mailing by certified mail to the governing body of each taxing jurisdiction levying taxes subject to capture by the Downtown Development Authority of the City of Wyandotte, a list of which is attached hereto and made a part hereof;

that each such mailing contained a copy of the Notice of Public Hearing, and was clearly addressed and securely sealed and carried the appropriate prepaid postage; and (s)he personally placed all of the envelopes in a United States Post Office receptacle on _____, 2022.

Subscribed and sworn to before me
this ____ day of _____, 2022.

Notary Public, Wayne County, Michigan
My Commission expires: _____
38501037.1/098794.00044

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING
ON AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF WYANDOTTE

CITY OF WYANDOTTE, STATE OF MICHIGAN

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

_____, being first duly sworn, deposes and says that (s)he did on the ____ day of _____, 2022, post the Notice of Public Hearing on Amendment to the Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City of Wyandotte, attached hereto and made a part hereof, in the following conspicuous and public places in the downtown district described in the Notice:

- 1. _____

- 2. _____

- 3. _____

- 4. _____

- 5. _____

- 6. _____

- 7. _____

8.

9.

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19.

20.

Subscribed and sworn to before me
this _____ day of _____, 2022.

Notary Public, Wayne County, Michigan
My commission expires: _____

38501077.1/098794.00044

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 5

ITEM: Request for Public Hearing: TIFA Plan Amendments

PRESENTER: Joe Gruber, DDA Director

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: The City of Wyandotte is considering amendments to the Consolidated Tax Increment Financing Authority (TIFA) development and tax increment financing (TIF) plan. Therefore, the City must host a public hearing regarding the plan amendments and provide the affected taxing jurisdictions and the general public an opportunity to voice their opinions, provide input and comments on the proposed plan amendments.

STRATEGIC PLAN/GOALS: As stated in the City's Mission Statement, "To comply with and enforce all of the requirements of our laws and regulations."

ACTION REQUESTED:

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The TIFA Plan Amendments will extend the lifetime of the Authority from 2034 until 2054, providing an additional twenty years of active tax revenue capture from the TIFA area for the City of Wyandotte.

IMPLEMENTATION PLAN: The DDA Director and City Clerk will facilitate the required communications and public notices for the Public Hearing.

LIST OF ATTACHMENTS:

1. Draft Resolution and Wyandotte TIFA 2022 Plan Amendments 12.21.2021
2. Letter to Taxing Jurisdictions re Hearing on TIFA Plan Amendment
3. TIFA Boundaries
4. TIFA Plan Mailing Affidavit

RESOLUTION

Item Number: #5
Date: January 10, 2022

RESOLUTION by Councilperson _____

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

1.

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman

Calvin

Crayne

Hanna

Shuryan

Stec

NAYS

**RESOLUTION APPROVING AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Tax Increment Finance Authority of the City of Wyandotte
County of Wayne, Michigan

Minutes of a regular meeting of the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan, held on the 21st day of December, 2021, at 5:30 p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Tax Increment Finance Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Tax Increment Finance Authority Act, Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the “District”); and

WHEREAS, in 1991 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Plan”) for the Consolidated Development Area described in the Plan and the City Council approved the Plan by resolution; and

WHEREAS, in 1993 and 2003 the Authority approved amendments to the Plan, which were subsequently approved by resolutions of the City Council (the Plan, as amended, the “Existing Plan”); and

WHEREAS, it is necessary to amend the Existing Plan at this time to update the list of public improvements and capital infrastructure improvements and extend the duration of the Plan; and

WHEREAS, the Authority has prepared the 2022 Plan Amendments attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has met and consulted with the Downtown Development Area Citizens Advisory Council regarding the 2022 Plan Amendments; and

WHEREAS, the Authority desires to forward the 2022 Plan Amendments to the City Council for further proceedings in accordance with the requirements of the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and promote economic growth, all as authorized by Act 57, and to this end the Authority hereby determines that it is in the best interest of the public to approve the 2022 Plan Amendments to enable the Authority to carry out its purposes more effectively.

2. The Secretary of the Authority is hereby authorized and directed to transmit a copy of the 2022 Plan Amendment together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan Amendment.

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

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on the 21st day of December, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Secretary

EXHIBIT A

[Attach copy of 2022 Plan Amendment here]

38395977.2/098794.00044

City of Wyandotte
County of Wayne, Michigan

RESOLUTION APPROVING AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF
THE TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE

Minutes of a regular meeting of the City Council of the City of Wyandotte, County of Wayne, State of Michigan, held on the 28th day of February, 2022 at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, pursuant to Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”), the City Council of the City of Wyandotte (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 the City Council; and

WHEREAS, the Development Plan and Tax Increment Financing Plan for the Authority was originally adopted by the Authority and approved by the City Council on December 16, 1991 and subsequently amended two times, the last of which was approved in 2003 (as amended, the “Plan”); and

WHEREAS, the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”), became effective on January 1, 2019 and repealed and replaced Act 450 in its entirety; and

WHEREAS, the Authority, pursuant to Act 57, has prepared and recommended for approval amendments to the Plan (the “2022 Plan Amendments”); and

WHEREAS, the proposed 2022 Plan Amendments would update the list of public improvements and capital infrastructure improvements identified in the Plan, as well as extend the life of the Plan; and

WHEREAS, the Authority has consulted with the Consolidated Development Area Citizens Council regarding the 2022 Plan Amendments; and

WHEREAS, on February 28, 2022, the City Council held a public hearing on the 2022 Plan Amendments pursuant to and in accordance with the requirements of Act 57; and

WHEREAS, the City Council has given the taxing jurisdictions in which the Consolidated Development Area is located an opportunity to meet with the City Council and to express their views and recommendations regarding the 2022 Plan Amendments, as required by Act 57; and

WHEREAS, after consideration of the 2022 Plan Amendments, the City Council has determined to approve the 2022 Plan Amendments and to ratify, approve and confirm the Plan as amended by the 2022 Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Findings.

(a) The City Council has taken into consideration the findings and recommendations of the Consolidated Development Area Citizens Council.

(b) The 2022 Plan Amendments meet the requirements set forth in Act 57.

(c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of Act 57.

(e) The land included within the Consolidated Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the 2022 Plan Amendments and the purposes of Act 57.

(f) The Plan, as amended by the 2022 Plan Amendments, is in reasonable accord with the master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the Consolidated Development Area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the 2022 Plan Amendments, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Plan, as amended by the 2022 Plan Amendments, constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the 2022 Plan Amendments in order to halt the causes which result in property value deterioration, increase property tax valuation, prevent urban deterioration, encourage economic growth and encourage neighborhood revitalization.

4. Approval and Adoption of 2022 Plan Amendments. The 2022 Plan Amendments are hereby approved and adopted. A copy of the Plan as amended by the 2022 Plan Amendments and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment of Previous Resolutions; Conflict and Severability. The resolutions approving the Plan and the resolutions approving prior Amendments to the Plan are hereby amended to

the extent necessary to incorporate the changes to the Plan as amended by the 2022 Plan Amendments, and are otherwise ratified and confirmed as being in full force and effect. All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed, and each section of the resolution and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this resolution.

6. Paragraph Headings. The paragraph headings in this resolution are furnished for convenience of reference only and shall not be considered to be a part of this resolution.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Lawrence S. Stec
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Wyandotte, County of Wayne, State of Michigan at a regular meeting held on February 28, 2022 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Lawrence S. Stec
City Clerk

PLAN AMENDMENTS

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE CONSOLIDATED TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE, MICHIGAN

TIFA DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL

Recommended Approval on – Tuesday, December 21st, 2021

TAX INCREMENT FINANCE AUTHORITY

Adopted – Tuesday, December 21st, 2021

CITY COUNCIL

Adopted – _____

Honorable Robert DeSana, Mayor

City Council

Robert Alderman – Chris Calvin – Kaylyn Crayne – Todd Hanna – Rosemary Shuryan – Kelly Stec

Other Elected Officials

Lawrence Stec, City Clerk

Todd Browning, City Treasurer

Theodore Galeski, City Assessor

Tax Increment Finance Authority

Alfred J. Sliwinski – Charles Mix – Joseph Maher – Larry Garmo – Melissa Armatis

Paul LaManes – Stephanie Badalamente – Todd Drysdale

City Administration

Todd A. Drysdale, Director of Finance & Administration

Gregory Mayhew, City Engineer

Joseph K. Gruber, Downtown Development Authority Director

TIFA Development Area Citizen's Advisory Council

Kenneth Beesley – Joel Bias – Abby DeSana – Gino Giamalva – Anne Goudy

Brian Harnos – Rebecca Pilon – Jeremy Sladovnik – Mimmo Vitale

TAX INCREMENT FINANCE AUTHORITY 2022 PLAN AMENDMENTS

Introduction

Pursuant to Act 197, Public Acts of Michigan, 1975, as amended, the City of Wyandotte (the “City”) established the Wyandotte Tax Increment Finance Authority (the “TIFA”). Pursuant to Act 197, approved the Development Plan and Tax Increment Financing Plan (the “Plan”) for the Consolidated Development Area by a resolution adopted on December 16, 1991. In 1993 and 2003, the City adopted and approved two TIFA Development and Plan Amendments.

The purpose of this Development Plan and Tax Increment Financing Plan – 2022 Amendment is to update the list of public improvements and capital infrastructure improvements, as well as to extend the life of the Wyandotte TIFA Plan. This 2022 Amendment to the Plan was prepared in accordance with the Recodified Tax Increment Financing Act: Act 57, Public Acts of Michigan, 2018, as amended (the “Act”).

Purpose of the Amended Plan

The goals and objectives of the amendments are:

1. To increase the estimated cost for facilities, improvements, programs and activities by \$379.4 million in order to provide financing capability for facilities, improvements, programs and activities that the City may undertake during the next 30 years;
2. To thereby increase the Tax Increment Finance Authority’s total cost of improvements from \$353.3 million to \$732.7 million; and
3. To extend the duration of the Development and Tax Increment Financing Plan from 2034 to 2054.

Amendments

1. The Development Plan (Section 316 (2)(d) of the Act) is amended as follows:

A description of improvements to be made in the development, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

2. The Development Plan (Section 316 (2)(e) of the Act) is amended as follows:

The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

3. The Development Plan (Section 316 (2)(f) of the Act) is amended as follows:

Statement of the construction or stages of construction planned, and the estimated time of completion of each stage is amended to include that which is listed in Exhibit A.

4. Pursuant to Section 316 (2)(j) of the Act, the Development Plan is amended to reflect the following: Estimate of the cost of development, a statement of proposed method of financing the development, and the ability of the Authority to arrange the financing:

The total cost for undertaking the projects identified in Exhibit A is approximately \$732,681,250.00. In addition to the methods of financing listed in the previously approved Plan, the activities of the Authority and the development of public improvements shall be financed from one or more of the following sources:

- (1) contributions to the Authority for the performance of its functions;
- (2) revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements;
- (3) tax increments received pursuant to a tax increment financing plan;
- (4) proceeds of tax increment bonds;
- (5) proceeds of revenue bonds;
- (6) interest earnings;
- (7) money obtained from any other sources approved by the governing body of the municipality;
- (8) grants from federal, state or private sources; and
- (9) bequests. The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues currently available to the Authority.

5. Pursuant to Section 313 (1) of the Act, the Tax Increment Financing Plan shall be amended as follows:

- A. The maximum amount of bonded indebtedness to be incurred by, or on behalf of, the TIFA is \$732,681,250.00.
- B. This Plan shall not expire until September 30, 2054.
- C. An estimate of the captured assessed value for each year of the Plan is shown in Table 2 as attached hereto. Data in Table 1 attached hereto reveal that the entire TIFA Development Area had a calculated initial value of \$173,801,630. The estimated captured taxable value through the year 2054 is presented in Table 2. Growth is based upon a growth rate of 2.5 percent. The TIFA shall capture all the assessed value (be it greater than or less than the estimates shown in Table 2) in each year of the Plan and utilize captured value in accordance with this Plan as amended.
- D. The estimated tax increment revenues for each year of the Plan are shown in Table 4 attached hereto. Data in Table 3 attached hereto reveal the applicable millage rates available for application by the TIFA for fiscal year end 2021. Data in Table 2 show the estimated captured value for homestead and non-homestead properties in TIFA Development Area for the lifetime of this Plan.
- E. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located is shown in Table 4 attached hereto.

CAPITAL IMPROVEMENT PROJECTS (CIP) DESCRIPTIONS

INFRASTRUCTURE

Construct, pave, repair, and reconstruct new and existing streets, alleyways, surface parking lots and sidewalks throughout the Development Area, including all related storm drainage, curb and gutter, street lighting, traffic signalization and signage, water mains, sewer mains and related infrastructure and improvements. Reconstruct and resurface all Municipal Parking Lots and active Alleyways with concrete. Improvements are anticipated to begin 2023 and are anticipated to be completed throughout the duration of the Plan. Estimated costs for infrastructure are \$179,315,000.00.

MISCELLANEOUS CAPITAL IMPROVEMENTS

Pedestrian Streetlights

Install, repair, replace and maintain pedestrian-style street lights along major commercial corridors and business districts. Improvements are anticipated to be completed in phases between 2023-2033, with each phase being completed 3-6 months from commencement. Estimated costs for Downtown pedestrian streetlights are \$3,750,000.00.

Tree Planting, Landscaping and Irrigation

Plant trees, landscape and irrigate public property. Maintain, replace and improve existing landscaped areas, streetscapes and beautification program areas. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for tree planting, landscaping and irrigation programs are \$10,000,000.00.

Streetscape Improvements, Placemaking and Signage

Installation of furniture, banners, public art, sculptures, information kiosks, street signs, wayfinding signs, maps, and related improvements throughout the commercial corridors and general business districts throughout the TIFA Development Area. Improvements are anticipated to be completed between 2024-2028. It is anticipated that construction of the improvements would be completed 12-48 months from commencement. Estimated costs for streetscape improvements and signage are \$2,500,000.00.

NEW FACILITIES, UPGRADES AND MAINTENANCE

Joseph Peterson Justice Building: Police Station and 27th District Court Building

Update, enhance, repair and maintain Joseph Peterson House of Justice, Police Station and 27th District Court Building. Construct new security fencing, gates and vehicle storage facilities. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Joseph Peterson House of Justice, Police Station and 27th District Court Building maintenance and improvements are \$5,000,000.00.

Department of Public Services Headquarters

Update, enhance, repair and maintain Department of Public Services Headquarters, including all outbuilding, structures, garages and warehousing. Improve vehicle maintenance and repair facilities, update petroleum/diesel gasoline stations. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Department of Public Services Headquarters and improvements are \$3,000,000.00.

Wyandotte Recycling Center

Update, enhance, repair and maintain the Wyandotte Recycling Center, including all outbuildings and structures. Improve, repair and replace all facilities, update trash and recycling containers, receptacles and compactors. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Recycling Center maintenance and improvements are \$500,000.00.

Wyandotte Animal Adoption and Animal Control Center

Update, enhance, repair and maintain the Wyandotte Animal Adoption and Animal Control Center, including all outbuildings and structures. Improve, repair and replace all facilities, update animal shelters, recreational areas, medical and boarding facilities. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed

throughout the duration of the Plan. Estimated costs for Wyandotte Animal Adoption and Animal Control Center maintenance and improvements are \$500,000.00.

Wyandotte Fire Department Station #2

Update, enhance, repair and maintain the Wyandotte Fire Department Station #2, including all outbuildings and structures. Improve, repair and replace all facilities, update firemen's quarters, residential facilities, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Fire Department Station #2 maintenance and improvements are \$3,000,000.00.

Downriver Waste Water Treatment Facility

Update, enhance, repair and maintain the Downriver Waste Water Treatment Facility, including all outbuildings and structures. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Downriver Waste Water Treatment Facility maintenance and improvements are \$15,000,000.00.

Wyandotte Municipal Services Power Plant

Update, enhance, repair and maintain City of Wyandotte Municipal Services Power Plant. Replace and construct new, modern and efficient generation and other associated capital improvements. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Municipal Services Power Plant maintenance and improvements are \$25,000,000.00.

Wyandotte Municipal Services Head-End / Facilities

Update, enhance, repair and maintain Wyandotte Municipal Services Head-End/Facilities, including all outbuildings and structures. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Municipal Services Head-End/Facilities maintenance and improvements are \$15,000,000.00.

Lincoln Center

Update, enhance, repair and maintain the Lincoln Center, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for the Lincoln Center maintenance and improvements are \$3,000,000.00.

Copeland Center

Update, enhance, repair and maintain the Copeland Center, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for the Copeland Center maintenance and improvements are \$3,000,000.00.

Roosevelt High School

Update, enhance, repair and maintain Roosevelt High School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Roosevelt High School maintenance and improvements are \$8,000,000.00.

Garfield Elementary School

Update, enhance, repair and maintain Garfield Elementary School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Garfield Elementary School maintenance and improvements are \$3,000,000.00.

Washington Elementary School

Update, enhance, repair and maintain Washington Elementary School, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Washington Elementary School maintenance and improvements are \$3,000,000.00.

Wyandotte Board of Education

Update, enhance, repair and maintain Wyandotte Board of Education, including all outbuildings and structures. Improve, repair and replace all facilities, update class rooms, restrooms, locker rooms and recreational spaces. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Board of Education maintenance and improvements are \$500,000.00.

McKinley School

Demolish, deconstruct and redevelop McKinley School property. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for Wyandotte Board of Education maintenance and improvements are \$5,000,000.00.

PARKS & RECREATION

Update, enhance, repair and maintain all of the below parks, recreational spaces and recreational amenities, including all outbuildings and structures. Improve, repair and replace all facilities, equipment, landscapes, hardscapes, fields, and supplementary amenities. Enhance storage facilities and construct new facilities for vehicles, equipment and miscellaneous materials. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for each location are as follows

- **Kiwanis Park:** \$250,000.00
- **Pulaski Park:** \$250,000.00
- **Polish American Citizens Club Park:** \$250,000.00
- **Knights of Columbus Tot Lot:** \$250,000.00
- **Beaver Park and Ecorse Creek:** \$2,000,000.00
- **Exchange Park:** \$250,000.00
- **Wyandotte Shores Golf Course:** \$20,000,000.00
- **BASF Park:** \$7,500,000.00
- **Bishop Park:** \$7,500,000.00
- **Wyandotte Dog Park:** \$250,000.00
- **Wyandotte Municipal Boat Launch:** \$1,500,000.00
- **Mt. Carmel Cemetery:** \$1,000,000.00

- **Oakwood Cemetery:** \$1,000,000.00
- **Non-motorized Facility Upgrades and Improvements:** \$2,000,000.00

UTILITIES

Convert Overhead Lines to Underground

Convert overhead power and telecommunication lines to underground for all Downtown streets and alleyways. Major improvements are anticipated to begin 2023 and be completed throughout 2025. Other improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining underground utility facilities is \$78,000,000.00.

Rebuild Telecommunication System

Rebuild the telecommunication systems, broadband services and wireless internet service systems. Major improvements are anticipated to begin 2023. Improvements are anticipated to be completed throughout the duration of the Plan. Estimated costs for constructing and maintaining new telecommunication systems is \$9,000,000.00

Miscellaneous Cutover, Power, Electrical, Water and Sewer improvements

Miscellaneous Cutover (or Voltage Conversion Projects) involves converting all remaining 4,800-volt circuits serving the area. The goal is to convert the entire downtown area. Additionally, public water, sewer, sanitary and electrical systems/facilities will need updating to support redevelopment and new construction, special projects and placemaking efforts throughout the development area. Improvements will be conducted throughout the duration of the plan. Estimated costs for constructing and maintaining new Power, Electrical, Water and Sewer improvements is \$15,000,000.00.

ACQUISITION & DEVELOPMENT

Residential

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Residential property programs are anticipated to take place throughout the duration of the plan and are estimated to cost \$22,000,000.00

Commercial, Industrial and Other

The acquisition and disposal of real and personal property or interests in real and personal property, demolition of structures, site preparation, relocation costs, building rehabilitation, and all associated administrative costs, including, but not limited to, architect's, engineer's, legal, and accounting fees. Activities are anticipated to be completed throughout the duration of the Plan. Commercial, Industrial and other property programs are anticipated to take place throughout the duration of the plan and are estimated to cost \$80,000,000.00

Development

Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, renovate, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances hereto, within the TIFA district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof. Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably

necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto. Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority. Lease any building or property under its control, or any part thereof. Acquire and construct public facilities. Implement any plan of development in the TIFA district necessary to achieve the purposes of this act, in accordance with the powers of the authority. Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the city, designed to halt the deterioration of property values in the TIFA district and to promote the economic growth of the TIFA district, and take such steps as necessary to persuade property owners to implement the plans to the fullest extent possible. Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972. Development activities and programs are anticipated to take place throughout the duration of the plan and are estimated to cost \$50,000,000.00

ADMINISTRATION

Professional Services

All of the above listed capital improvements, facilities and development efforts will require professional architectural and engineering services; planning, design and construction services; financial consulting services; construction contractors and miscellaneous service providers; and interest payments. A general approach to calculating these soft costs is using a 20% cost estimate figure plus an additional 5% cost escalation for year-over-year inflation and project contingencies. Professional Services are anticipated to be utilized throughout the duration of the Plan and, in consideration of cost escalations and contingencies, are estimated to cost \$146,516,250.00.

Reassessment of Property Values

The last comprehensive assessment was completed in 1971 and a new assessment should be completed in the next 30 years. It is anticipated that the assessment would be completed 12-18 months from commencement and is anticipated to cost \$100,000.00

EXHIBIT A

City of Wyandotte, Michigan 2022 Amendments to the Development & Tax Increment Financing Plan for the Tax Increment Finance Authority (TIFA) ESTIMATED COST OF DEVELOPMENT SUMMARY

CAPITAL IMPROVEMENTS

Infrastructure	\$	179,315,000.00
Miscellaneous Capital Improvements	\$	16,250,000.00
New Facilities/Upgrades	\$	92,500,000.00
Parks & Recreation Facilities	\$	44,000,000.00
Utilities	\$	102,000,000.00
TOTAL	\$	434,065,000.00

ACQUISITION AND DEVELOPMENT

Residential	\$	22,000,000.00
Commercial, Industrial and Other	\$	80,000,000.00
Development	\$	50,000,000.00
TOTAL	\$	152,000,000.00

ADMINISTRATION

TOTAL	\$	146,616,250.00
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GRAND TOTAL	\$	732,681,250.00
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ESTIMATED COST OF DEVELOPMENT

INFRASTRUCTURE

Concrete Resurfacing and Reconstruction		
Roads	\$	119,215,000.00
Sidewalks	\$	60,100,000.00
TOTAL	\$	179,315,000.00

MISCELLANEOUS CAPITAL IMPROVEMENTS

Pedestrian Street Lights	\$	3,750,000.00
Tree Planting, Landscaping and Irrigation	\$	10,000,000.00
Streetscape Improvements, Placemaking and Signage	\$	2,500,000.00
TOTAL	\$	16,250,000.00

NEW FACILITIES, UPGRADES AND MAINTENANCE

Joseph R. Peterson Justice Building: Police Dept. and Court	\$	5,000,000.00
Department of Public Services Headquarters	\$	3,000,000.00
Wyandotte Recycling Center	\$	500,000.00
Wyandotte Animal Adoption and Animal Control Center	\$	500,000.00
Wyandotte Fire Department Station #2	\$	3,000,000.00
Downriver Waste Water Treatment Facility	\$	15,000,000.00
Wyandotte Municipal Services Power Plant	\$	25,000,000.00
Wyandotte Municipal Service Head-End / Facilities	\$	15,000,000.00
Lincoln Center	\$	3,000,000.00
Copeland Center	\$	3,000,000.00
Roosevelt High School	\$	8,000,000.00
Garfield Elementary School	\$	3,000,000.00
Washington Elementary School	\$	3,000,000.00
Wyandotte Board of Education	\$	500,000.00
McKinley School	\$	5,000,000.00
TOTAL	\$	92,500,000.00

PARKS & RECREATION FACILITIES

Kiwanis Park	\$	250,000.00
Pulaski Park	\$	250,000.00
Polish American Citizens Club Park	\$	250,000.00
Knights of Columbus Tot Lot	\$	250,000.00
Beaver Park and Ecorse Creek	\$	2,000,000.00
Exchange Park	\$	250,000.00
Wyandotte Shores Golf Course	\$	20,000,000.00
BASF Park	\$	7,500,000.00
Bishop Park	\$	7,500,000.00
Wyandotte Dog Park	\$	250,000.00
Wyandotte Municipal Boat Launch	\$	1,500,000.00
Mt. Carmel Cemetery	\$	1,000,000.00
Oakwood Cemetery	\$	1,000,000.00
Non-motorized Facility Upgrades and Improvements	\$	2,000,000.00
TOTAL	\$	44,000,000.00

UTILITIES

Convert Overhead Lines to Underground	\$	78,000,000.00
Rebuild Telecommunication System	\$	9,000,000.00
Miscellaneous Cutover	\$	15,000,000.00
TOTAL		\$ 102,000,000.00

ADMINISTRATION

Professional Services	\$	146,516,250.00
Reassessment of Property Values	\$	100,000.00
TOTAL		\$ 146,616,250.00

TABLE 1

**BASE YEAR TAXABLE VALUE CALCULATIONS
WYANDOTTE TAX INCREMENT FINANCE AUTHORITY**

	Real	Personal	CFT	Total
Base Year Total				
Value	\$ 137,754,830.00	\$ 36,046,800.00	\$ -	\$ 173,801,630.00

TABLE 2

ESTIMATED CAPTURED TAXABLE VALUE (TV) FOR EACH YEAR OF THE PLAN

Base Year Value	Real		Personal		IFT	
	\$	137,754,830.00	\$	36,046,800.00	\$	-
	Total TV	Captured TV	Total TV	Captured TV	Total TV	Captured TV
2020	\$299,738,075	\$161,983,245	\$5,160,044	(\$30,886,756)	\$7,566,429	\$7,566,429
2021	\$307,231,527	\$169,476,697	\$5,289,045	(\$30,757,755)	\$7,755,590	\$7,755,590
2022	\$314,912,315	\$177,157,485	\$5,421,271	(\$30,625,529)	\$7,949,479	\$7,949,479
2023	\$322,785,123	\$185,030,293	\$5,556,803	(\$30,489,997)	\$8,148,216	\$8,148,216
2024	\$330,854,751	\$193,099,921	\$5,695,723	(\$30,351,077)	\$8,351,922	\$8,351,922
2025	\$339,126,120	\$201,371,290	\$5,838,116	(\$30,208,684)	\$8,560,720	\$8,560,720
2026	\$347,604,273	\$209,849,443	\$5,984,069	(\$30,062,731)	\$8,774,738	\$8,774,738
2027	\$356,294,380	\$218,539,550	\$6,133,671	(\$29,913,129)	\$8,994,106	\$8,994,106
2028	\$365,201,739	\$227,446,909	\$6,287,013	(\$29,759,787)	\$9,218,959	\$9,218,959
2029	\$374,331,783	\$236,576,953	\$6,444,188	(\$29,602,612)	\$9,449,433	\$9,449,433
2030	\$383,690,077	\$245,935,247	\$6,605,293	(\$29,441,507)	\$9,685,669	\$9,685,669
2031	\$393,282,329	\$255,527,499	\$6,770,425	(\$29,276,375)	\$9,927,811	\$9,927,811
2032	\$403,114,387	\$265,359,557	\$6,939,686	(\$29,107,114)	\$10,176,006	\$10,176,006
2033	\$413,192,247	\$275,437,417	\$7,113,178	(\$28,933,622)	\$10,430,406	\$10,430,406
2034	\$423,522,053	\$285,767,223	\$7,291,007	(\$28,755,793)	\$10,691,166	\$10,691,166
2035	\$434,110,104	\$296,355,274	\$7,473,282	(\$28,573,518)	\$10,958,445	\$10,958,445
2036	\$444,962,857	\$307,208,027	\$7,660,114	(\$28,386,686)	\$11,232,406	\$11,232,406
2037	\$456,086,928	\$318,332,098	\$7,851,617	(\$28,195,183)	\$11,513,217	\$11,513,217
2038	\$467,489,102	\$329,734,272	\$8,047,908	(\$27,998,892)	\$11,801,047	\$11,801,047
2039	\$479,176,329	\$341,421,499	\$8,249,105	(\$27,797,695)	\$12,096,073	\$12,096,073
2040	\$491,155,737	\$353,400,907	\$8,455,333	(\$27,591,467)	\$12,398,475	\$12,398,475
2041	\$503,434,631	\$365,679,801	\$8,666,716	(\$27,380,084)	\$12,708,437	\$12,708,437
2042	\$516,020,497	\$378,265,667	\$8,883,384	(\$27,163,416)	\$13,026,148	\$13,026,148
2043	\$528,921,009	\$391,166,179	\$9,105,469	(\$26,941,331)	\$13,351,801	\$13,351,801
2044	\$542,144,034	\$404,389,204	\$9,333,105	(\$26,713,695)	\$13,685,596	\$13,685,596
2045	\$555,697,635	\$417,942,805	\$9,566,433	(\$26,480,367)	\$14,027,736	\$14,027,736
2046	\$569,590,076	\$431,835,246	\$9,805,594	(\$26,241,206)	\$14,378,430	\$14,378,430
2047	\$583,829,828	\$446,074,998	\$10,050,734	(\$25,996,066)	\$14,737,891	\$14,737,891
2048	\$598,425,574	\$460,670,744	\$10,302,002	(\$25,744,798)	\$15,106,338	\$15,106,338
2049	\$613,386,213	\$475,631,383	\$10,559,552	(\$25,487,248)	\$15,483,996	\$15,483,996
2050	\$628,720,868	\$490,966,038	\$10,823,541	(\$25,223,259)	\$15,871,096	\$15,871,096
2051	\$644,438,890	\$506,684,060	\$11,094,130	(\$24,952,670)	\$16,267,874	\$16,267,874
2052	\$660,549,862	\$522,795,032	\$11,371,483	(\$24,675,317)	\$16,674,570	\$16,674,570
2053	\$677,063,609	\$539,308,779	\$11,655,770	(\$24,391,030)	\$17,091,435	\$17,091,435
2054	\$693,990,199	\$556,235,369	\$11,947,164	(\$24,099,636)	\$17,518,721	\$17,518,721

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property (i.e. new construction/demolition).

TABLE 3

ANNUAL MILLAGE RATES SUBJECT TO CAPTURE BY JURISDICTION

Summer - Billed August 1, 2021

City Operating	14.8686
Refuse	2.4827
Debt-Building Authority (Police/Court/Yack/DPS)	2.4827
Drain O&M	2.9160
Wayne County	5.6483
Total Summer Tax Levy	28.3983

Winter - Billed December 1, 2021

Wayne County Operating	0.9897
Wayne County Jails	0.9381
Wayne County Community College	3.2408
Huron Clinton Metro Authority	0.2104
Wayne County Transit Authority	0.9991
Wayne County Parks	0.2459
Total Winter Tax Levy	6.624

Summer 2021 Total	28.3983
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Winter 2021 Total	6.624
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Total DDA Millage Rates 2021	35.0223
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Commercial Facility Tax Millage Rate 2021	17.511
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TABLE 4

**ESTIMATED TAX INCREMENT REVENUES CAPTURED FOR EACH YEAR OF THE TAX INCREMENT
FINANCE PLAN: WYANDOTTE TAX INCREMENT FINANCE AUTHORITY 2022-2053**

YEAR	Real	Personal	Millage	Revenue	IFT	Millage	Revenue	Total Revenue
2020	\$161,983,245	(\$30,886,756)	35.022	\$ 4,591,300.57	\$7,566,429	17.511	\$132,495.74	\$ 4,723,796.30
2021	\$169,476,697	(\$30,757,755)	35.022	\$ 4,858,256.40	\$7,755,590	17.511	\$135,808.13	\$ 4,994,064.53
2022	\$177,157,485	(\$30,625,529)	35.022	\$ 5,131,886.13	\$7,949,479	17.511	\$139,203.33	\$ 5,271,089.47
2023	\$185,030,293	(\$30,489,997)	35.022	\$ 5,412,356.61	\$8,148,216	17.511	\$142,683.42	\$ 5,555,040.02
2024	\$193,099,921	(\$30,351,077)	35.022	\$ 5,699,838.84	\$8,351,922	17.511	\$146,250.50	\$ 5,846,089.35
2025	\$201,371,290	(\$30,208,684)	35.022	\$ 5,994,508.13	\$8,560,720	17.511	\$149,906.77	\$ 6,144,414.90
2026	\$209,849,443	(\$30,062,731)	35.022	\$ 6,296,544.16	\$8,774,738	17.511	\$153,654.44	\$ 6,450,198.59
2027	\$218,539,550	(\$29,913,129)	35.022	\$ 6,606,131.08	\$8,994,106	17.511	\$157,495.80	\$ 6,763,626.88
2028	\$227,446,909	(\$29,759,787)	35.022	\$ 6,923,457.68	\$9,218,959	17.511	\$161,433.19	\$ 7,084,890.87
2029	\$236,576,953	(\$29,602,612)	35.022	\$ 7,248,717.44	\$9,449,433	17.511	\$165,469.02	\$ 7,414,186.46
2030	\$245,935,247	(\$29,441,507)	35.022	\$ 7,582,108.70	\$9,685,669	17.511	\$169,605.75	\$ 7,751,714.45
2031	\$255,527,499	(\$29,276,375)	35.022	\$ 7,923,834.74	\$9,927,811	17.511	\$173,845.89	\$ 8,097,680.63
2032	\$265,359,557	(\$29,107,114)	35.022	\$ 8,274,103.93	\$10,176,006	17.511	\$178,192.04	\$ 8,452,295.96
2033	\$275,437,417	(\$28,933,622)	35.022	\$ 8,633,129.85	\$10,430,406	17.511	\$182,646.84	\$ 8,815,776.68
2034	\$285,767,223	(\$28,755,793)	35.022	\$ 9,001,131.41	\$10,691,166	17.511	\$187,213.01	\$ 9,188,344.42
2035	\$296,355,274	(\$28,573,518)	35.022	\$ 9,378,333.02	\$10,958,445	17.511	\$191,893.33	\$ 9,570,226.35
2036	\$307,208,027	(\$28,386,686)	35.022	\$ 9,764,964.66	\$11,232,406	17.511	\$196,690.67	\$ 9,961,655.33
2037	\$318,332,098	(\$28,195,183)	35.022	\$ 10,161,262.10	\$11,513,217	17.511	\$201,607.93	\$ 10,362,870.04
2038	\$329,734,272	(\$27,998,892)	35.022	\$ 10,567,466.97	\$11,801,047	17.511	\$206,648.13	\$ 10,774,115.11
2039	\$341,421,499	(\$27,797,695)	35.022	\$ 10,983,826.97	\$12,096,073	17.511	\$211,814.34	\$ 11,195,641.31
2040	\$353,400,907	(\$27,591,467)	35.022	\$ 11,410,595.96	\$12,398,475	17.511	\$217,109.69	\$ 11,627,705.66
2041	\$365,679,801	(\$27,380,084)	35.022	\$ 11,848,034.18	\$12,708,437	17.511	\$222,537.44	\$ 12,070,571.62
2042	\$378,265,667	(\$27,163,416)	35.022	\$ 12,296,408.36	\$13,026,148	17.511	\$228,100.87	\$ 12,524,509.23
2043	\$391,166,179	(\$26,941,331)	35.022	\$ 12,755,991.89	\$13,351,801	17.511	\$233,803.40	\$ 12,989,795.28
2044	\$404,389,204	(\$26,713,695)	35.022	\$ 13,227,065.01	\$13,685,596	17.511	\$239,648.48	\$ 13,466,713.49
2045	\$417,942,805	(\$26,480,367)	35.022	\$ 13,709,914.95	\$14,027,736	17.511	\$245,639.69	\$ 13,955,554.65
2046	\$431,835,246	(\$26,241,206)	35.022	\$ 14,204,836.15	\$14,378,430	17.511	\$251,780.68	\$ 14,456,616.83
2047	\$446,074,998	(\$25,996,066)	35.022	\$ 14,712,130.37	\$14,737,891	17.511	\$258,075.20	\$ 14,970,205.57
2048	\$460,670,744	(\$25,744,798)	35.022	\$ 15,232,106.95	\$15,106,338	17.511	\$264,527.08	\$ 15,496,634.03
2049	\$475,631,383	(\$25,487,248)	35.022	\$ 15,765,082.95	\$15,483,996	17.511	\$271,140.26	\$ 16,036,223.20
2050	\$490,966,038	(\$25,223,259)	35.022	\$ 16,311,383.34	\$15,871,096	17.511	\$277,918.76	\$ 16,589,302.11
2051	\$506,684,060	(\$24,952,670)	35.022	\$ 16,871,341.24	\$16,267,874	17.511	\$284,866.73	\$ 17,156,207.98
2052	\$522,795,032	(\$24,675,317)	35.022	\$ 17,445,298.10	\$16,674,570	17.511	\$291,988.40	\$ 17,737,286.50
2053	\$539,308,779	(\$24,391,030)	35.022	\$ 18,033,603.87	\$17,091,435	17.511	\$299,288.11	\$ 18,332,891.98
2054	\$556,235,369	(\$24,099,636)	35.022	\$ 18,636,617.29	\$17,518,721	17.511	\$306,770.32	\$ 18,943,387.60

ASSUMPTIONS

- Assumes an annual 2.5% increase in current taxable value.
- Utilizes millage rates in effect as of August 1, 2021.
- Does not consider additions/losses to ad valorem property

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

DATE

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RE: Proposed Amendment to the Development Plan and Tax Increment Financing Plan of the Tax Increment Finance Authority of the City of Wyandotte

Dear [President][Chairperson] _____ and Members of the [Council][Board]:

Please be advised that the Tax Increment Finance Authority of the City of Wyandotte (the "TIFA"), County of Wayne, State of Michigan (the "City") has approved an amendment to its Development Plan and Tax Increment Financing Plan (the "2022 Plan Amendments") and has submitted the 2022 Plan Amendments to the City Council for consideration. The 2022 Plan Amendments would update the list of public improvements and capital infrastructure improvements identified in the Plan, as well as extend the life of the Plan.

The City Council will hold a public hearing to consider the 2022 Plan Amendments on Monday, February 28, 2022, at 7:00 p.m. prevailing Eastern Time at the Wyandotte City Hall, 3200 Biddle Ave, Wyandotte, Michigan. The attached notice of the hearing will be posted, mailed and published in accordance with Act 57, Public Acts of Michigan, 2018, as amended ("Act 57").

In addition, pursuant to Section 214(4) of Act 57, prior to the public hearing on the 2022 Plan Amendments, the City Council will, at your request, provide you with a reasonable opportunity to discuss the proposed 2022 Plan Amendments. If you wish an opportunity to discuss the 2022 Plan Amendments prior to the public hearing, please contact the undersigned.

Should you have any questions regarding the above, please contact the undersigned at (____)____-____.

Joe Gruber
DDA Director
734-324-7298
jgruber@wyandottemi.gov





Ecorse Creek

Electric St.

Ford Rd.

15th St.

Pennsylvania Rd.

Detroit River

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING
ON AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF WYANDOTTE

CITY OF WYANDOTTE, STATE OF MICHIGAN

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

_____, being first duly sworn, deposes and says that (s)he personally prepared the Notice of Public Hearing on Amendment to the Development Plan and Tax Increment Financing Plan of the Tax Increment Finance Authority of the City of Wyandotte, a copy of which Notice is attached hereto and made a part hereof, for:

(a) mailing by first class mail delivery to each property taxpayer of record in the district described in the Notice of Public Hearing as shown on the last local tax assessment records of the City of Wyandotte, a list of which property taxpayers is attached hereto and made a part hereof; that (s)he personally checked each envelope against the list of such persons and that each envelope was properly addressed to each taxpayer as shown on the tax assessment rolls; and

(b) mailing by certified mail to the governing body of each taxing jurisdiction levying taxes subject to capture by the Tax Increment Finance Authority of the City of Wyandotte, a list of which is attached hereto and made a part hereof;

that each such mailing contained a copy of the Notice of Public Hearing, and was clearly addressed and securely sealed and carried the appropriate prepaid postage; and (s)he personally placed all of the envelopes in a United States Post Office receptacle on _____, 2022.

Subscribed and sworn to before me
this ____ day of _____, 2022.

Notary Public, Wayne County, Michigan
My Commission expires: _____
38501068.1/098794.00044

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 6

ITEM: Development and Brownfield Consulting Services: Jamieson Development Company (JDC)

PRESENTER: Joe Gruber, DDA Director

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Jamieson Development Corporation (JDC) has submitted a proposal for economic development and brownfield consulting services to help structure and facilitate the City's portion of a Brownfield Redevelopment and Tax Increment Financing (TIF) Plan for the Downtown Infrastructure Improvement in conjunction with the redevelopment of the former City Hall located at 3131-3149 Biddle Avenue and Parking Lot #4. The City's eligible activities will focus on the public right-of-way, whereas the private developer's activities will take place on private property and the structure of the real estate development project. The contract will be administered by the City and funded by the Brownfield Redevelopment Authority (BRA) who unanimously approved the contract and budget expenditure on Tuesday, December 21st, 2021 during a regular BRA meeting.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 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.

ACTION REQUESTED: DDA Director is requesting City Council to approve the contract with Jamieson Development Company and to authorize Mayor and Clerk to sign the contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Contract amount up to and not to exceed \$12,420 to be paid by the Brownfield Redevelopment Authority's administrative fund expense account.

IMPLEMENTATION PLAN: DDA Director, City Engineer and City Administrator will manage the contract with JDC.

LIST OF ATTACHMENTS:

1. Wyandotte BRA proposal 2021.2022

RESOLUTION

Item Number: #6
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

**Proposal For
Economic Development
Consulting Services
3131 Biddle and surrounding Infrastructure
Wyandotte, Michigan**

FOR

**City of Wyandotte
Brownfield Redevelopment Authority
C/O Mr. Todd Drysdale and Mr. Joe Gruber
3200 Biddle Avenue
Suite 300
Wyandotte, Michigan 48192**

**November 17, 2021
Proposal No. JDC-20211117**

PROPOSAL FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES

INTRODUCTION

Jamieson Development Consulting, LLC (hereinafter "JDC") is pleased to present the **City of Wyandotte Brownfield Redevelopment Authority (BRA)** (hereinafter "the Client") with its proposal to provide economic development consulting services for consideration for properties and infrastructure associated with 3131 Biddle Avenue, located within the DDA and the City of Wyandotte, Michigan (hereinafter "the Property").

SCOPE OF WORK

JDCs' scope of work is intended to evaluate the likelihood of qualifying the Client to receive available community development incentives that may include, but are not limited to, Special Assessment Districts, Brownfield Tax Increment Financing (TIF) programs, in accordance with Public Act (PA) 381 of 1996, as amended, the Brownfield Redevelopment Financing Act, and Grants and Loans provided through the Michigan Economic Development Corporation (MEDC), and the Department of Environment, Great Lakes, and Energy (EGLE) to assist with the gap financing on environmental, functionally obsolete, and blighted conditions associated with the properties including but not limited to hard construction costs of installation of new infrastructure (infrastructure as defined under Act 381) and/or Grants associated with the reimbursement of Eligible Activities, as defined under Act 381.

In addition, we will work with the Client to assess or recommend any new programs or existing programs that are available for local units of governments, BRAs, and DDAs.

In addition, to evaluation of current conditions of the property including, but not limited to overview of environmental conditions, planning, zoning, and coordination with local units of government (LUGs). Planning and coordination with LUGs, and other consultants hired by the Client for the purposes of evaluation of the redevelopment of the properties or installation of new infrastructure.

Infrastructure is defined under Act 381 to include the following Eligible Activities and Eligible Investment:

(aa) "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, transit-oriented development, transit-oriented property, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate

reasonably foreseeable development of eligible property in adjoining areas. Infrastructure improvements also include 1 or more of the following whether publicly or privately owned or operated or located on public or private property:

- (i) Underground parking.
- (ii) Multilevel parking structures.
- (iii) Urban stormwater management systems.

To better serve you and provide a proper evaluation of costs and associated gaps we request that the Client provides the following information to be used, if available during the preliminary economic development incentives evaluation.

- Sources and uses of funds (EPA, BRA LBRF, DDA TIF, Bonds, Grants, etc.)
- Proforma – We can work in the DDA assumptions into the MEDC intake workbook
- Preliminary engineering and infrastructure renderings
- Preliminary project description
- Previous Environmental Reports (Phase I ESA, Phase II ESA, BEA, Due Care Plan, Lead/Asbestos Surveys, etc.)
- Alta Surveys
- Legal Description
- Ownership documentation, as necessary

Task 1 – Brownfield Plan

JDC will prepare and submit the Brownfield Plan (BP) to the City of Wyandotte's Brownfield Redevelopment Authority (WBRA) and the City of Wyandotte's City Council (City) for approval. The purpose of the Brownfield Plan is to qualify the redevelopment project for brownfield redevelopment financial incentives available under the Brownfield financing act that include:

JDC will work with City/County Departments, your architects, engineers, and environmental consultants to finalize these *eligible activities*. These Eligible Activities are described below:

- Preparation of environmental and non-environmental work plans and a brownfield plan.
- Completion of a Phase I Environmental Site Assessment (ESA)
- Completion of a Phase II Environmental Site Investigation (ESA)
- Completion of a Baseline Environmental Assessment (BEA), Section 7a Compliance Analysis, and associated due care activities.
- Completion of additional response activities
- Demolition
- Lead and Asbestos Abatement
- Site Preparation
- Public/Private Infrastructure Improvements
- Other eligible costs identified during the planning and preparation of the brownfield plan.

JDC, LLC – jamiesona15@gmail.com - 4495 Lynne Lane Commerce Township, MI 48382

248-762-8701

Further we will have to work with the BRA to set up an interlocal agreement between the DDA and the BRA and a Reimbursement Agreement. In addition, a formal public hearing will be held at the City Council, and the associated taxing jurisdictions will be noticed as part of the property tax capture.

JDC will include a Tax Increment Financing (TIF) plan in the brownfield plan, site renderings, project summary, and a detailed table of Eligible Activities. The purpose of the TIF plan is to allow the WBRA to capture the available increase in property taxes that result from the development. The captured local and school state taxes may be used to reimburse development costs incurred by the City or DDA in addition to the developer for *eligible activities*, which may include, to the extent they are eligible and include all the activities listed above.

Various attachments also accompany the Brownfield Plan, which will be prepared and created by JDC. *The Client is notified that it may take more than four months to establish the Brownfield Plan and will be done in concurrence with site plan approval.*

Project Planning and Meetings

JDC will also attend all meetings with the client and local and state agencies.

Task 2 –Act 381 Work Plans for State Tax Capture

Public Act 381 of 1996, as amended, requires preparation and approval of “Act 381 Work Plans” detailing the various eligible activities and their estimated cost to capture school dollars. The Act 381 Work Plan will be submitted to the WBRA and to EGLE for approval.

JDC will work with your environmental consultants, engineers, and architects to assure all the eligible costs are being included for reimbursement and that all the appropriate information is included in the details of the Act 381 Work Plans allowing for approvals. *The Client is notified that it may take more than 80 Days to receive approval for the Act 381 Work Plans from MEDC.*

Project Planning and Meetings

During preparation and following submittal of the documents, JDC will engage in all necessary discussions and negotiations with the City, WBRA, and EGLE on the Client’s behalf JDC will also attend all meetings with the client and local and state agencies.

Task 3 – Evaluation of new programs that will provide economic development incentives to the DDA and City associated with the Brownfield Plan

Evaluate the likelihood of qualifying the Client to receive available community development incentives that may include, but are not limited to, Special Assessment Districts, Brownfield Tax Increment Financing (TIF) programs, in accordance with Public Act (PA) 381 of 1996, as amended, the Brownfield Redevelopment Financing Act, and Grants and Loans including but not limited to the Placemaking Grants and Brownfield Bridge funds provided through the Michigan Economic Development Corporation

JDC, LLC – jamiesona15@gmail.com - 4495 Lynne Lane Commerce Township, MI 48382

248-762-8701

(MEDC), and the Department of Environment, Great Lakes, and Energy (EGLE) to assist with the gap financing on environmental, functionally obsolete, and blighted conditions associated with the properties including but not limited to hard construction costs of installation of new infrastructure (infrastructure as defined under Act 381) and/or Grants associated with the reimbursement of Eligible Activities, as defined under Act 381.

FEES

JDC proposes to provide the services described in this proposal on a time and materials (T&M) basis. JDC will provide a detailed hourly invoice at a rate of \$180/hour to the Client. JDC will progress bill against the project budget monthly.

Please note that all fees that are associated with the Brownfield Plan and Act 381 Work Plan are 100% reimbursable as an Eligible activity through the TIF. See cost table below.

A separate proposal will be provided for future tasks associated with any perspective incentives that may be sought.

JDC will provide its own materials, tools, and equipment. JDC will not expect reimbursement for any out-of-pocket expenses incurred in the performance of its services except for copying, overnight delivery charges and, if necessary, out of town travel (and associated lodging and meals, with the prior written approval of Client). Photocopying expenses completed with JDC equipment shall be charged \$0.06/page for 8 ½" X 11" black and white, \$0.10/page for 11" X 17" black and white, \$0.75/page for 8 ½" X 11" color and \$1.25/page for 11" X 17" color. All outside expenses will be charged cost plus fifteen percent (15%).

LIMITATIONS

JDC cannot guarantee approval of any tax incentive or component such as brownfield plans or Act 381 Work Plans, tax abatement programs, and grant/loan funding. JDC shall not be held responsible for any errors (with the exception of gross negligence) related to pre- or post-development values.

The contracting of other services necessary to perform any of the tasks described above including but not limited to architectural fees, environmental assessment fees, appraisal fees and assessor fees is the sole responsibility of the Client. The Client will be responsible for all application and processing fees required by any applicable agencies or municipalities.

This proposal and the associated cost estimate are valid for 30 days. After 30 days, have elapsed, JDC reserves the right to alter the scope of work and estimated cost. Changes in the scope of work and the estimated price would be dependent on potential changes in amount of available site information, regulatory requirements, seasons, economic conditions, etc. If necessary, JDC will provide an altered scope of work and the associated price estimate for approval prior to initiating project activities. Non-responsiveness to requests (written or emailed) for needed information to complete a job more fully described above after 60 days of the second request (written or emailed) may, at JDC discretion, result in a termination for which JDC will not refund any retainer.

This proposal including: descriptive material, pricing, discussion of proposed methods to be used or implemented by JDC, and related information set forth herein are confidential; these items constitute trade secrets of and are proprietary to JDC. JDC is submitting this information for informational purposes only, based on the express understanding that it will be held in strict confidence; will not be disclosed, duplicated, or used, in whole or in part, for any purpose other than the evaluation of this information; and will not, in any event, be disclosed to third parties, without prior written consent of JDC.

TERMS AND CONDITIONS

See the Terms and Conditions as outlined in Appendix A. JDC will prepare and render invoices as described above and those invoices shall be payable within thirty (30) days of receipt. The scope of work under this proposal shall be complete upon receipt of final determinations from the local and state government agencies related to the tasks listed above except as otherwise provided.

PROPOSAL ACCEPTANCE

For:

**Economic development and
consulting services**



This proposal submitted by: _____

Anne Jamieson-Urena, Principal
Jamieson Development Consulting, LLC

November 17, 2021

Retainer Amount: **waived**

Proposal Amount: **Tasks 1 and 2 – Brownfield TIF \$10,620.00; and**

Task 3 – T&M NTE \$1,800

JDC Proposal No. JDC-20211117

Terms and Conditions: See Appendix A

**City of Wyandotte
Brownfield Redevelopment Authority
C/O Mr. Todd Drysdale and Mr. Joe Gruber
3200 Biddle Avenue
Suite 300
Wyandotte, Michigan 48192**

ACCEPTANCE: _____

TITLE: _____

DATE: _____

JAMIESON DEVELOPMENT CONSULTING, LLC

TERMS AND CONDITIONS

The following Terms and Conditions govern the services (referred to herein as “work” or “services”) to be performed by Jamieson Development Consulting, LLC (“**Consultant**” or “**JDC**”) for you (“**Client**”). By accepting the proposal or authorizing all, or any portion, of the work to be performed by Consultant, Client shall be deemed to accept these terms and conditions, as if set forth in full, in the proposal to which these terms and conditions apply (when accepted, the proposal and the Terms and Conditions constitute the “Agreement”).

1. **Performance**: Consultant will provide advice, consultation and other services to Client in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant’s profession currently practicing under similar conditions and in the same locality. Consultant shall use commercially reasonable best efforts to comply with all federal, state, and local statutes, codes, laws and administrative regulations relating specifically to the services to be performed by Consultant.

JDC prides itself in rapid responses to client inquiries. Therefore, we make extensive use of e-mail to communicate with our clients. We will communicate with you via the e-mail address on file for you. At present, JDC does not use any encryption programs for our outgoing e-mail. All written, telephone or email communication between the Client and JDC shall not be considered unwanted commercial speech (e.g. “spam”) unless written notification is provided.

2. **Client Cooperation**: Client agrees to cooperate fully with Consultant in meeting Consultant’s responsibilities herein. Such cooperation shall include but shall not be limited to providing: 1) access to the real estate, buildings or other property, 2) such surveys and other records concerning the subject matter of the project, and 3) all communications with regulatory agencies and other parties that may have an interest related to the project as may be in Client’s possession or under its control. Client shall provide Consultant with a written description of all information required to enable Consultant to perform its services, including documents, data and other information concerning the project.

3. **Payment**: The Client agrees to pay Consultant for all services and expenses, according to the Contract, through the termination or completion date, plus all interest, and expenses or costs incurred for early termination as set forth below and all costs of collections, including reasonable attorney fees. Any work requested hereunder, either in the proposal or subsequent change orders will be performed at the prices agreed to in the proposal and/or according to the provisions of the Consultant’s standard rate schedule. If requested, prior to performing any services JDC may require a retainer (“Retainer”). JDC shall apply 50% of the Retainer on a monthly invoice basis and apply it to the final invoice from JDC to the Client (with any excess left over, immediately returned to the Client). The retainer rate may be modified upon written mutual consent of both parties. Client understands that outside services contracted and paid for by Consultant which are included in the proposal will be billed to the Client at cost plus five percent (5%). All invoices submitted to Client shall be payable within thirty (30) days of receipt. Client agrees that it shall pay Consultant at Consultant’s then prevailing rate for all time spent on behalf of Client in preparation for any court, administrative, or other legal proceedings arising out of the services provided under this Agreement, whether or not Consultant is subpoenaed to appear at such proceeding by Client or any third party. In the event that payment is not received on any invoice within thirty (30) days, Consultant reserves the right to immediately cease work and/or terminate any existing contracts and apply existing retainer to outstanding invoices without incurring any liability to Client. Any objection to any invoice must be made by the Client, in writing, within ten (10) business days after receipt, or the objection shall be deemed waived.

4. **Termination**: Consultant may terminate this agreement if, in its sole discretion, it believes that any request from Client may violate applicable professional standards, law, or regulations and the parties are unable to reach a satisfactory resolution of the issue. Additionally, this contract may be terminated by

either party upon five (5) days written notice, unless such termination shall irreparably harm either party. In the event that Client terminates this agreement prior to the completion of Consultant's work, Client agrees to pay Consultant for the work that has been performed through the date of termination and for efforts that are expended by Consultant to wrap up its work in a professional, businesslike manner (including, without limitation, costs and fees for organization of files and reports and the like).

5. **Indemnification:** To the extent permitted by law, Client shall defend, indemnify, and hold harmless Consultant, its subcontractors, and their respective officers, directors, shareholders, members, attorneys, agents and employees from and against any and all liability, claims, demands, lawsuits, losses, damages, penalties, expenses and costs, including reasonable attorney fees ("**Damages**"), whether direct, indirect or consequential: (1) that arise out of, or relate in any way to Consultant's presence on the subject property or the presence of hazardous substances or contamination on, at, from, or under the property; or (2) that arise as a result of Client's negligence, gross negligence, or willful misconduct. All claims brought against Consultant, relating to the services provided by Consultant or otherwise, whether based upon contract, tort, statute or otherwise, must be brought within one (1) year from the earliest of completion of the contracted services, work ceasing due to non-payment or contract termination or they shall be forever barred.

In addition to the other limitations contained in this section 5 and elsewhere in these Terms and Conditions, a party's obligation to the other hereunder shall be limited to the party's relative fault among all persons or entities that may have contributed to or caused the Damages at issue, as determined by a court of competent jurisdiction or as the allocation of fault may otherwise be agreed by the parties.

The Client understands that its incentive services involve incentive programs, not entitlement programs, and, as such, approval of any incentive benefit is not guaranteed. Strict compliance with the applicable incentive legislation is needed in order to even qualify for consideration by the applicable government agency. This compliance is the responsibility of the Client. Tax increment finance tables involve projected revenue that is highly dependent on post-development taxable values determined through the normal assessment process. It is the Client's responsibility to obtain the pre-development (or "base") taxable value of all real and personal property at the subject property. To the extent permitted by law, the Client agrees to indemnify and hold harmless JDC from all claims, losses, expenses, fees including reasonable attorney fees, costs, and judgments that may be asserted against the Client arising out of this Agreement, or the Client's application and/or qualification for incentive programs (provided, however, this indemnity shall not apply to claims arising out of the gross negligence of JDC or its employees or agents). The Client is strongly encouraged to seek legal advice, at the Client's own expense, on all legal matters or questions that may arise regarding these incentives and to have any documents prepared by JDC for submission to any federal, state or municipal government or agency reviewed by competent legal counsel before submission. The Client is strongly encouraged to seek accounting services, at the Client's own expense, on all tax matters or questions that may arise regarding these incentives and to consult with the Client's accountant prior to submission of any tax forms. In no event shall the liability of JDC under this Agreement for any claim whatsoever exceed amounts paid by Client to JDC for the particular task giving rise to such claim. Further, in the event JDC is successful in obtaining governmental incentives for Client, they require strict compliance after approval of same to obtain their benefits. Certain failures to comply on an ongoing basis can terminate or limit the availability of the full benefits received, require repayment or have negative tax consequences. JDC assumes no liability for post award actions of Client.

6. **Limitations of Liability:** Notwithstanding anything contained herein to the contrary, Consultant's liability to Client for any claimed Damages arising out of or in any way related to this Agreement or the services provided by Consultant shall be limited to the amounts available under any insurance policies. However, in no event shall the liability of JDC under this Agreement for any claim whatsoever exceed amounts paid by Client to JDC for the particular task giving rise to such claim. Consultant will not be responsible for any claims arising out of the negligence, gross negligence, or willful misconduct by Client or by any person or entity not under the direct control of Consultant. In no event shall Consultant have any liability for any claims (whether based upon contract or tort) for any loss of business opportunity, profits or

any special, incidental, consequential or punitive damages. In the event Client perceives that it has suffered any Damages as a result of the services provided by Consultant or in any way arising out of or related to this Agreement, Client agrees to provide Consultant with reasonable notice of and an opportunity to cure the claimed Damages, prior to or within ten (10) days of discovery of same. Consultant shall have no more than thirty (30) days after receiving notice as provided herein to cure any defect for which Client provides notice hereunder, unless such cure requires additional time to implement or complete, in which case Consultant shall be provided a commercially reasonable amount of time to complete the cure. Failure by Consultant to cure any defect as provided herein shall in no event bar or preclude any defense to which Consultant may otherwise be entitled. Finally, Consultant shall have no liability or obligation to Client for Damages greater than the minimum requirements as set forth under the applicable state law and the most cost effective and reasonable remedy provided thereunder in consideration of all relevant facts.

Consultant shall not be liable to Client for failure to comply with the terms of Section 1 unless such non-compliance is due to the negligence, gross negligence, or intentional misconduct of Consultant. Client acknowledges that Consultant has made no representations, express or implied, and no warranty or guarantee is included or intended in any report, opinion, or document regarding the results to be achieved upon completion of the services except as set forth herein. In the case of incentives work, Client understands that the decision to grant any incentives is wholly that of the applicable governmental agencies.

7. **Confidentiality:** Incentives, by their very nature, are a public process. The Client understands that information given to a public agency may become public information. Consultant shall retain as confidential all background information and data furnished to it by Client or collected by it during the course of the work performed under the Agreement or any amendment thereto to the extent possible. Except for information disclosed as part of the pursuit of incentives, such information shall not be disclosed to any third party except as directed by Client or as required by law, regulation or court order. Prior to making any disclosure required by law, regulation or court order, Consultant shall notify client of the obligation to make such disclosure and provide Client with a reasonable opportunity to lawfully challenge the need to make such disclosure. Any such challenge shall be performed at Client's sole cost and expense, including but not limited to any payments to Consultant for its time spent assisting in such challenge. Consultant shall retain all reports generated for a period of three (3) years after completion of any project. Client authorizes Consultant to destroy any file or retain portions thereof, in the discretion of Consultant after said time.

8. **Final Product:** Client acknowledges that any report or incentive package is merely a "snapshot" of the project at the time the incentive was sought and any material change in the use or condition of the property shall directly terminate any further obligation of Consultant for the accuracy of the report. In no event shall this report be relied on for more than one-hundred eighty (180) days after the date of issuance.

All tax increment finance projections and other incentive related documents shall be supplied in paper or printable document file (PDF) format. The source documents are considered work product and will only be released at the sole discretion of Development Incentives. If source documents are released, it is under a one (1) month license only to the Client who shall not modify, alter, copy or distribute the source documents without the expressed written permission of JDC and shall destroy or return the source documents and all copies to JDC upon expiration of the license.

JDC ordinarily retains client files for a reasonable period of time after the conclusion of a matter. If requested, JDC will provide these files to you (excluding our notes and other work products) at the conclusion of the matter upon your request. If you do not request the files, after a reasonable period of time, unless you advise us in writing to the contrary, we shall be free to dispose of them. If you request that we turn our files over to you or to another firm and you have not fully satisfied all of your obligations to us under this agreement, including the payment of all fees and costs, we shall be entitled to hold the files as security for performance of those obligations.

9. **Lien:** In order to secure repayment of the amounts required hereunder, Consultant hereby notifies client that it intends to utilize any rights it may have under Michigan's Construction Lien Act (MCLA 570.1101 et seq) or such similar provision which may be in force in the jurisdiction where the work under the Agreement is performed. Client further agrees to execute and deliver to Consultant any and all documents necessary and/or grants Consultant power of attorney to execute and record on their behalf all documents in order to comply with the requirements of the Act. If JDC does not have rights under the Construction Lien Act MCLA 570.1101 et. seq., by authorizing this proposal the signer personally guarantees any debt owed to JDC under this contract.

10. **Changes:** The parties acknowledge that neither this Agreement nor any proposal may be modified except upon written agreement by both parties. If changes occur in the project, or events are discovered during Consultant's work, these events may require alterations to the scope of work. If such changes are required by changes in the statutes, regulations, governmental authorities or the interpretations thereof, this contract and proposal shall therefore be amended to incorporate those changes and the compensation to Consultant shall be adjusted accordingly. If the Client alters the scope of work proposed by Consultant, Consultant shall have no liability whatsoever for any Damages based upon the final product, if in the performance of the Consultant's original proposal; the claimed defect could have been discovered. Client further acknowledges that the costs in the proposal are merely estimates. These estimates are made by Consultant on the basis of its experience, qualifications, and professional judgment, but are estimates and not guaranteed.

11. **Delays:** Consultant shall use commercially reasonable best efforts in performing the services under this contract. However, Consultant shall not be responsible for any delay or failure to perform its services if there is any failure to provide or delay in providing Consultant with necessary access to the properties, documentation, information, materials or contractors retained by Client or its representatives, or due to any act of God, labor trouble, fire, inclement weather, act of governmental authority or the failure to gain cooperation of any necessary third party or any other act beyond the control of Consultant. In the event said events do occur, then the time for Consultant's for completion of this Contract shall be extended by a commercially reasonable period under the circumstances. If any delay is caused by either the acts or omissions of Client or by any third party (including Governmental agencies) Consultant shall be entitled to additional compensation, based upon standard rates, for the additional efforts required in obtaining said approvals, documentation or access.

12. **Reliance and Reliance Letters:** The services performed and issuance of any report which is to be generated is for the sole benefit of Client and no other individual or entity may therefore rely on same without the express written permission of Consultant. Consultant acknowledges that, from time to time, Client may require that Consultant issue to Client's financial institution a Reliance Letter. Consultant agrees, at no additional cost, to provide same, so long as it is subject to these Terms and Conditions and that said request is made within one hundred eighty (180) days of the final report. Client agrees that it shall provide a copy of these Terms and Conditions to its financial institution and that the financial institution shall accept same and shall acknowledge that any such reliance shall be effective only as to the incentive on the date the final report was written. Consultant shall not be required to provide reliance on any report older than 180 days. In the event that Consultant does agree to provide a Reliance Letter, the party seeking reliance must agree in writing to be bound by these Terms and Conditions. Any reliance shall only be as of the date the report was published. For reliance requests based upon these reports, Consultant's liability for any and all Damages in any way related to the services provided by Consultant, either directly or indirectly, whether by contract or otherwise, shall be limited to the cost of the services provided by Consultant hereunder.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 7

ITEM: Eureka Road Viaduct: Downtown Gateway Planting Project: America in Bloom Grant Award

PRESENTER: Joe Gruber, DDA Director

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: The Downtown Development Authority (DDA) has been awarded \$25,000 from Canadian National's EcoConnexions Program titled America in Bloom in support of the Eureka Road Viaduct: Downtown Gateway Planting Project. The grant will be reimbursed to the DDA upon completion, and all other funds required for the project are being matched by the DDA. The landscape and planting project includes approximately sixty more trees and thousands more perennial flowers to be planted between 7th Street and 9th Street along the northern and southern portions of the Viaduct, including all the sloped embankments and upper tiered areas.

STRATEGIC PLAN/GOALS: As stated in the City's Mission Statement, "To provide the finest services and quality of life."

ACTION REQUESTED: The DDA Director is requesting City Council to approve and accept the grant award and to authorize Mayor and City Clerk to sign the grant agreement.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: \$25,000 to be reimbursed by Canadian National: EcoConnexions: America in Bloom grant to the DDA toward a total estimated project budget of \$61,775, which will be paid by the DDA Eureka Road Viaduct Expense Account.

IMPLEMENTATION PLAN: DDA Director, City Engineer and Superintendent of Public Services will manage the grant award and the Eureka Road Viaduct Landscaping and Maintenance efforts.

LIST OF ATTACHMENTS:

1. Eureka Road Viaduct - Downtown Gateway Ph.2 Overview

RESOLUTION

Item Number: #7
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

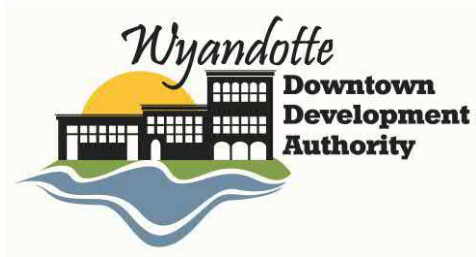
MOTION by Councilperson _____

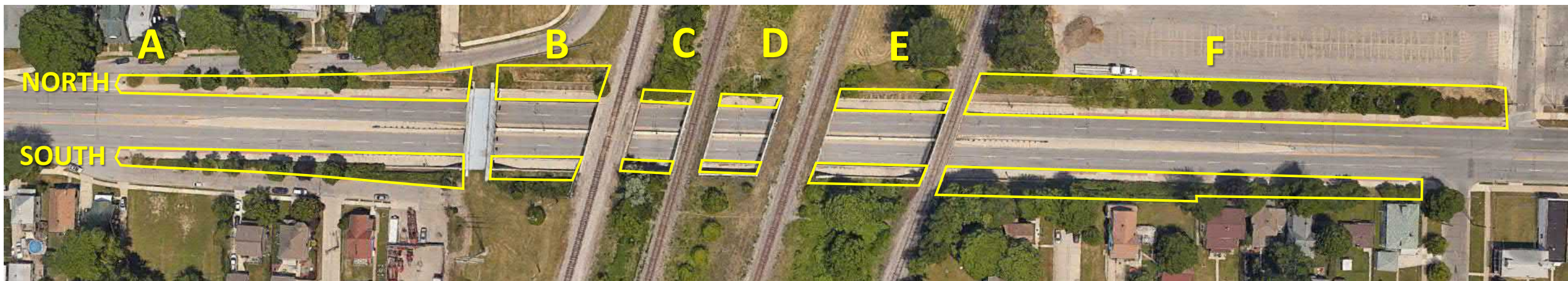
SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

Eureka Road Viaduct: Downtown Gateway Phase 2

WYANDOTTE, MICHIGAN





The scope of work will focus on both north and south sides of Eureka Road shown in the aerial photograph above. This is a very complex and multifaceted site which consists of multiple sections and a combination of different existing plantings.

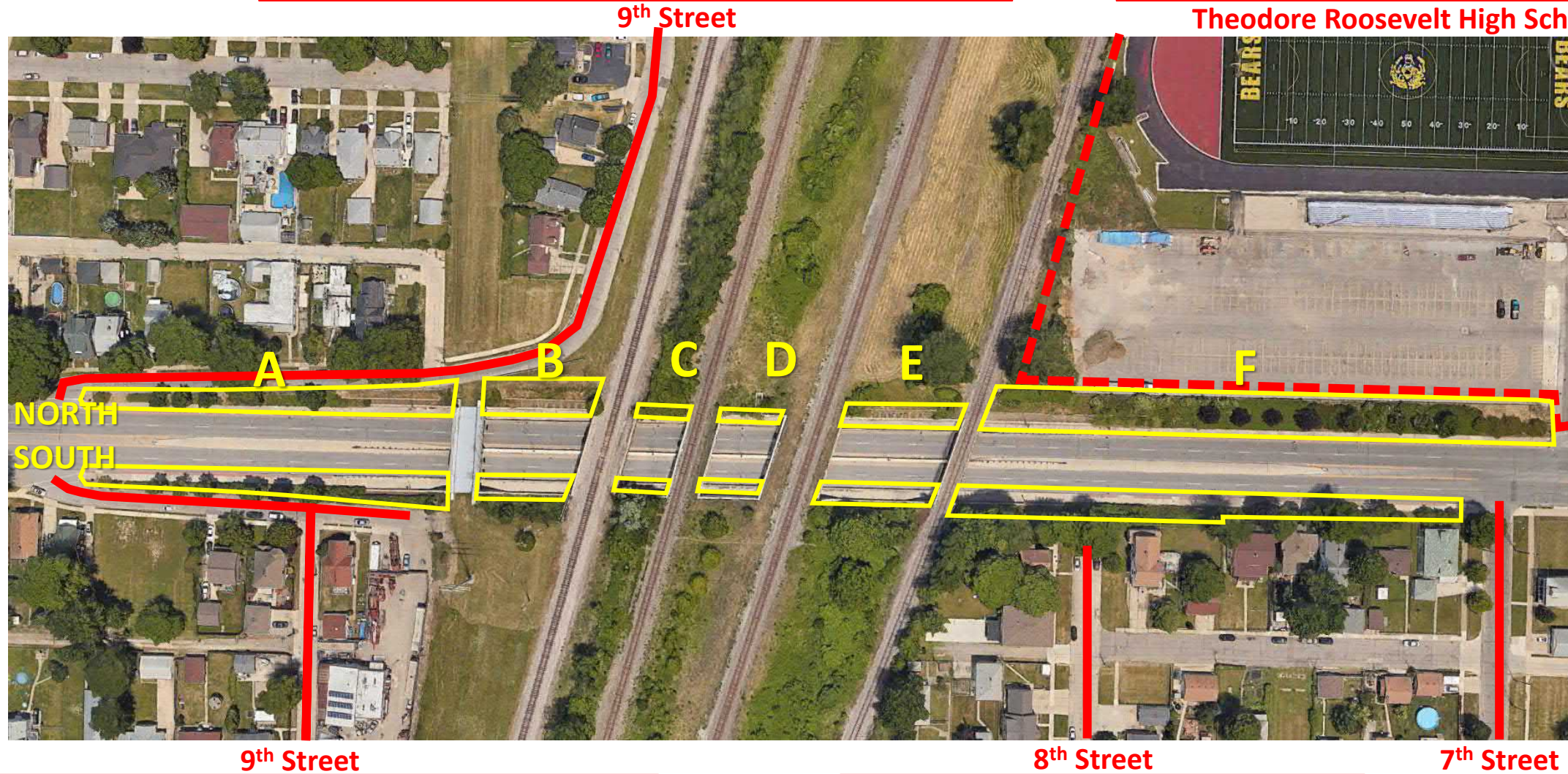
Eight (8) large planter beds planted with perennial flowering plants, grasses and rock boulders (found in sections A, B, E and F) have already been planted in the Phase 1 Planting Program of 2019 and will not be addressed in this phase 2 planting project through the America In Bloom: EcoConnexions Program.

The northern and southern sections of A, B, E and F will all be planted in this phase 2 planting project through the America In Bloom: EcoConnexions Program. Eight (8) upper-level tiers and Four (4) sloped embankments (found in sections A, B, E and F) shall be planted with a combination of trees and ground covers.

Please note, the elevated areas in Section C and D are bounded by Railroad Company Right-of-way shall not be addressed in this phase 2 planting project and are not be landscaped or maintained by the City or its Contractors.

9th street bend provides access to sloped embankment of Section A-north as well as upper tiered areas of Section A-north and B-north. This site abuts residential front yards, utility right-of-way and the vacated rail bridge.

Wyandotte's High School Parking Lot provides access to sloped embankment and upper tiered area of Section F-north. This site abuts the Student Parking Lot.



Dead-end of 9th street and alleyway provides access to sloped embankment of Section A-south as well as the upper tiered areas of Section A-south and B-south. This section abuts residential front yards, commercial lots, utility right-of-way and the vacated rail bridge.

Dead-end of 8th street provides access to upper tiered areas of Section F-south. This section abuts residential backyards, and is covered by thickets of groundcover, shrubs and trees.

Creeping Phlox

These hardy, native, perennial flowers are perfect for creeping down slopes, under trees and around rock gardens. Pollinator plants that attract bees and butterflies, these easy to grow ground cover is great for erosion control in an alpine setting.

TOTAL: 2,269' = 27,228" length
divided by 20" spacing = 1,363 plants TOTAL

Tray of 32 plants = \$225.00

TOTAL: 43 trays = \$9,675.00



Chattahoochee
Woodland



Scarlet Flame



Emerald Pink



Candy Stripe



Red Wing



Amazing Grace



Snowflake



Purple Beauty

Trees

A combination of Trees will be planted to provide year-round color and habitat restoration for many different species.

European Black Pine	= \$200.00 x Qty. 8	= \$1,600.00 TOTAL
Douglas Fir	= \$320.00 x Qty. 8	= \$2,560.00 TOTAL
Black Spruce	= \$380.00 x Qty. 12	= \$4,560.00 TOTAL
Sugar Maple	= \$320.00 x Qty. 6	= \$1,920.00 TOTAL
Weeping Cherries	= \$250.00 x Qty. 24	= \$6,000.00 TOTAL
<u>TOTAL: 58 trees = \$16,640.00</u>		

Evergreens



Black Spruce
Picea Negra



Douglas Fir
Pseudotsuga menziesii



European Black Pine
Pinus Negra

Sugar Maples

Acer saccharum



Fall Fiesta



Green Mountain



Legacy

Weeping Cherry Trees

Prunus subhirtella



Higan Cherry 'Pendula' Weeping Pink



Snow fountains 'Snofozam' Weeping White

SECTION A NORTH

PLANT CREEPING PHLOX: 385' = 4,620" divided by 20" spacing = 231 plants TOTAL

PLANT TREES: 2 Red Sugar Maple

9 Weeping Cherry Trees:




- (4) Higan Cherry 'Pendula' Weeping Pink
- (5) Snow fountains 'Snozfozam' Weeping White

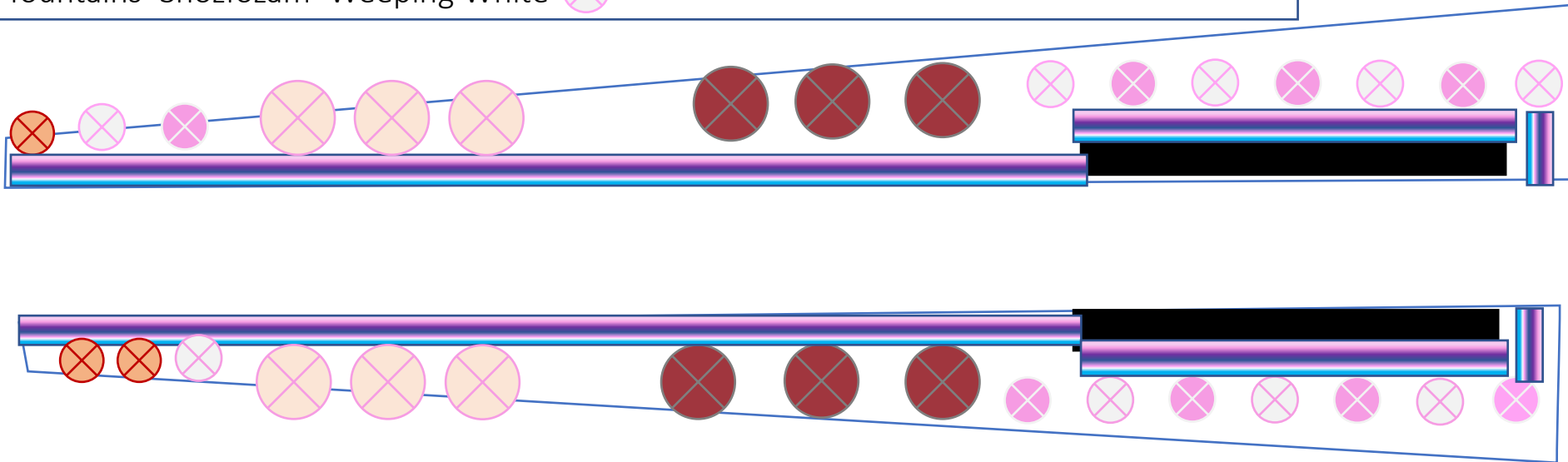
EXISTING

1 Red Maple

3 Bradford Pear

1 Crab Apple



SECTION A SOUTH

PLANT CREEPING PHLOX: 385' = 4,620" divided by 20" spacing = 231 plants TOTAL

PLANT TREES: 8 Weeping Cherry Trees:




- (4) Higan Cherry 'Pendula' Weeping Pink
- (4) Snow fountains 'Snozfozam' Weeping White

EXISTING

3 Red Maple

3 Bradford Pear



2 Crab Apple

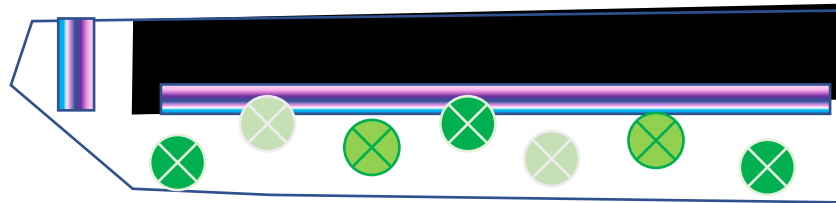
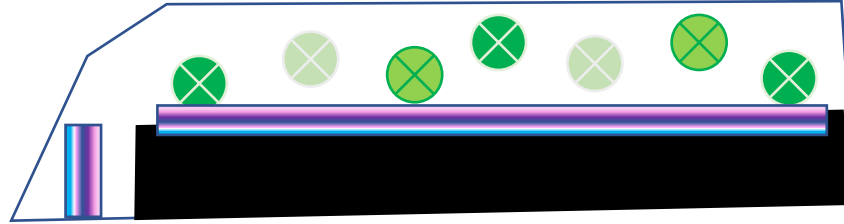




SECTION B NORTH

PLANT CREEPING PHLOX: $100' = 1,200''$ divided by $20''$ spacing = 60 plants TOTAL 

PLANT TREES:



- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 



SECTION B SOUTH

PLANT CREEPING PHLOX: $100' = 1,200''$ divided by $20''$ spacing = 60 plants TOTAL 



PLANT TREES:

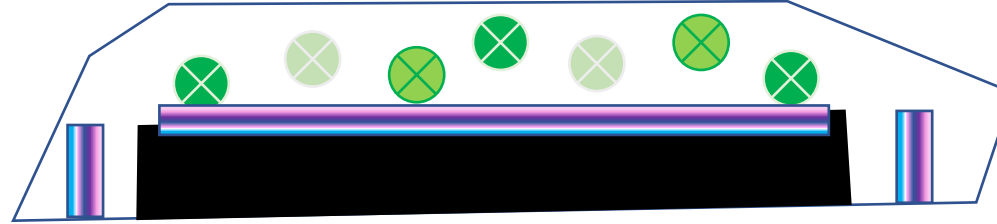
- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 

SECTION E NORTH

PLANT CREEPING PHLOX: 112' = 1,344" divided by 20" spacing = 68 plants TOTAL 

PLANT TREES:

- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 



SECTION E SOUTH

PLANT CREEPING PHLOX: 112' = 1,344" divided by 20" spacing = 68 plants TOTAL 



PLANT TREES:




- 3 Black Spruce 
- 2 Douglas Fir 
- 2 European Black Pine 

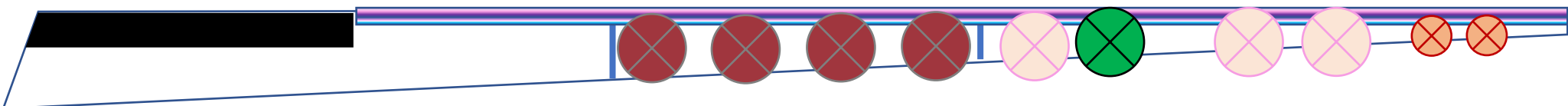
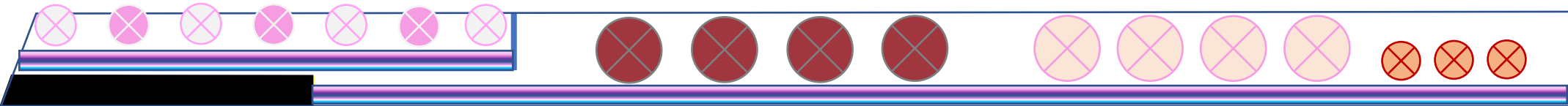
SECTION F NORTH

PLANT CREEPING PHLOX: 660' = 7,920" divided by 20" spacing = 396 plants TOTAL 

PLANT TREES: 7 Weeping Cherry Trees:


- (3) Higan Cherry 'Pendula' Weeping Pink 
- (4) Snow fountains 'Snozfozam' Weeping White 




- EXISTING**
- 4 Red Maple 
 - 4 Bradford Pear 
 - 3 Crab Apple 



SECTION F SOUTH

PLANT CREEPING PHLOX: 415' = 4,980" divided by 20" spacing = 249 plants TOTAL 

PLANT TREES: 4 Red Sugar Maple Trees 

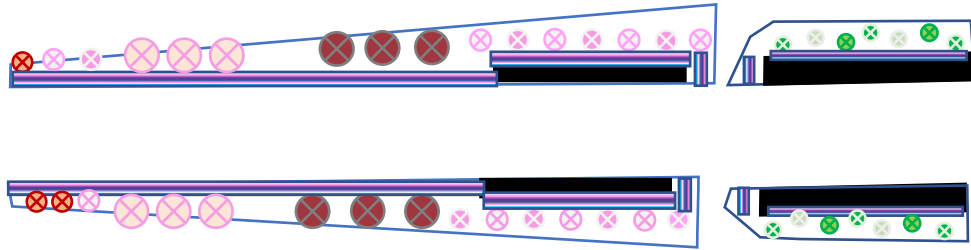
- EXISTING**
- 3 Bradford Pear 
 - 2 Crab Apple 
 - 1 Black Walnut 
 - X Misc.

\$26,315.00 estimated new landscaping
Flowers and Trees

NORTH

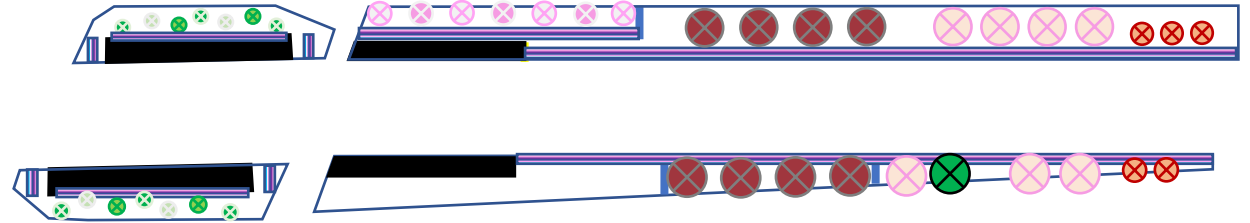
A

B



E

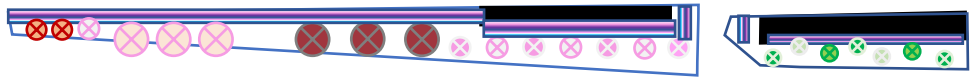
F



SOUTH

A

B



E

F



TREES

European Black Pine = \$200.00 x Qty. 8 = \$1,600.00 TOTAL
Douglas Fir = \$320.00 x Qty. 8 = \$2,560.00 TOTAL
Black Spruce = \$380.00 x Qty. 12 = \$4,560.00 TOTAL
Sugar Maple = \$320.00 x Qty. 6 = \$1,920.00 TOTAL
Weeping Cherries = \$250.00 x Qty. 24 = \$6,000.00 TOTAL

TOTAL: 58 trees = \$16,640.00

FLOWERS

Creeping Phlox: 2,269' = 27,228" linear inches
divided by 20" spacing = **1,363 New Plants TOTAL**
Tray of 32 plants = \$225.00

TOTAL: 43 trays = \$9,675.00

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 8

ITEM: 3131-3149 Biddle Avenue and Parking Lot #4: Amendment to Purchase and Development Agreement

PRESENTER: Joe Gruber, DDA Director

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: The purchaser and developer of the former Wyandotte City Hall has met all other terms and conditions of the purchase and development agreement in a satisfactory and timely manner. This proposed amendment to the purchase agreement executed by Mayor and Council on July 26, 2021, provides an extension of the closing date from January 30th, 2022 until April 1st, 2022. Furthermore, the amendment also includes a property reverter clause and building permit deadline of September 1, 2022, in which case the property will revert back to the City of Wyandotte in the event that the purchaser and developer is not successful.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 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.

ACTION REQUESTED: The DDA Director is requesting City Council to approve the Amendment to the Purchase Agreement for the former Wyandotte City Hall and to authorize Mayor and Clerk to sign and execute the Amendment.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Purchaser/Developer to pay City of Wyandotte \$87,500 (\$100,000 purchase price minus the \$12,500 currently held by the City of Wyandotte) at closing, which shall occur on or before April 1st, 2022.

IMPLEMENTATION PLAN: DDA Director will facilitate the terms and conditions of the Purchase Agreement and amendments.

LIST OF ATTACHMENTS:

1. 3131-3149 Biddle Avenue - RAV Purchase Agreement Exhibit B - REVISED Development Schedule 1.10.2022
2. 3131-3149 Biddle Avenue: RAV Purchase Agreement Amendment 1.10.2022
3. 3131-3149 Biddle Avenue - Rise Above Ventures Purchase Agreement 7.26.2021

RESOLUTION

Item Number: #8
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

EXHIBIT B: PROJECT SCHEDULE

	Task	Start Date	Deadlines	Duration (Days)
1	City Council Approval - Right of Entry and Access Agreement, Summary of Findings	Tuesday, October 13, 2020	Thursday, December 31, 2020	79
2	City Council Approval - Negotiate Development Agreement	Tuesday, February 23, 2021	Tuesday, June 22, 2021	119
3	City Council Approval - Execute Development and Purchase Agreement, purchaser/developer submits \$10,000 deposit	Monday, June 21, 2021	Monday, July 26, 2021	35
4	Due Diligence Period Begins	Monday, July 26, 2021	Friday, December 31, 2021	158
4.2	Building Concept and Final Site Plan Approval (Exhibit C)	Monday, July 26, 2021	Monday, December 20, 2021	147
4.3	Initial Pre-Development, Development and Construction Funding and Financing Approval (Exhibit D)	Monday, July 26, 2021	Monday, December 20, 2021	147
4.4	Public Hearing	Monday, July 26, 2021	Monday, December 20, 2021	147
4.5	ORIGINAL Post-Hearing Final Negotiations and Due Diligence Phase	Monday, December 20, 2021	Wednesday, January 19, 2022	30
5	AMENDED Post-Hearing Final Negotiations and Due Diligence Phase	Monday, January 10, 2022	Thursday, September 01, 2022	234
5.2	Purchaser/developer to close sale, final Payment of \$87,500.00 (\$100,000 purchase price less \$12,500 worth of deposits currently held by the City) transfer title	Monday, January 10, 2022	Friday, April 01, 2022	81
5.3	Site Plan Approval, Construction Documents Approved, Plan Reviews, Building Permits Issued	Monday, January 10, 2022	Thursday, September 01, 2022	234
6	2 Year Construction Begins	Friday, April 01, 2022	Thursday, September 01, 2022	153
7	2 Year Construction Concludes	Monday, March 11, 2024	Tuesday, June 11, 2024	92
8	Final Inspections	Monday, March 11, 2024	Tuesday, June 11, 2024	92
9	Certificates of Occupancy Issued	Monday, March 11, 2024	Tuesday, June 11, 2024	92
	TOTAL PROCESS	Tuesday, October 13, 2020	Saturday, June 01, 2024	1327

AMENDMENT TO PURCHASE AGREEMENT

The following terms and conditions serve as an amendment to the purchase agreement between the City of Wyandotte ("Seller") and Rise Above Ventures ("Purchaser/Developer") for the property located at 3131 Biddle Avenue, 3149 Biddle Avenue and Parking Lot #4 ("The Property") executed on July 26th, 2021.

The Purchaser and Seller both mutually agree to the following terms and conditions:

3. Purchase Price and Payment

- a. The parties acknowledge that part of the consideration for establishing the purchase price for one hundred thousand (\$100,000.00) dollars for the property is based upon Purchaser's representation that it will develop the Project in accordance with the terms of the agreement dated July 26th, 2021 on the property to be conveyed to Purchaser.

In the event Purchaser does not obtain a building permit for the specific Project and commence construction of the Project in accordance with the terms of this agreement on or before September 1st, 2022, the Seller in its sole discretion may elect to have the property revert to the Seller upon payment of the sum of one hundred thousand (\$100,000.00) dollars from Seller to Buyer within sixty (60) days following the aforementioned deadline of Thursday, September 1st, 2022. Any delays caused by Seller, including but not limited to plan review durations beyond two weeks, will extend the Thursday, September 1st, 2022 deadline and date upon which Seller can begin the reverting process of purchasing back the Property by an amount of time equal to the duration of the Seller caused delay(s). In the event Seller elects to have the property revert back to the Seller, the Purchaser shall be obligated to convey the property back to the Seller with clear and marketable title by Warranty Deed.

The purchase price will be paid at closing by Purchaser and Seller will deliver a Warranty Deed upon payment of the price. The deed will contain the above stated right of reverter. Closing shall occur no later than Friday, April 1st, 2022.

Purchaser may terminate this agreement, for any reason and in its sole discretion, at any time until Friday, April 1st, 2022. In that event, the deposit shall be returned to Purchaser.

Purchaser will take title to the property as 3131 Biddle LLC.

This amendment is supported by paragraph 11(i) "Further Assurances".

All other terms and conditions of the agreement shall remain the same.

The undersigned do hereby mutually agree to the terms and conditions listed in the above Amendment to the Purchase Agreement.

FOR SELLER:

FOR PURCHASER:

Robert DeSana, Mayor

Ron Thomas, 3131 Biddle, LLC.

Lawrence Stec, Clerk

Ron Thomas, Rise Above Ventures

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2021-236**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL BUILDING.

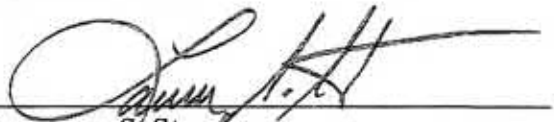
UNDER THE DATE OF: July 26, 2021

MOVED BY: Councilperson Shuryan

SUPPORTED BY: Councilperson Stec

RESOLVED BY THE MAYOR AND COUNCIL that the Mayor and Council concur with the recommendation to sell the property known as the former City Hall Building including 3131 Biddle, 3149 Biddle Avenue and Parking Lot #4 in the amount of \$100,000.00;
NOW THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Development Agreement and Offer to Purchase Real Estate for the property known as the former City Hall Building including 3131 Biddle, 3149 Biddle Avenue and Parking Lot #4, between Mr. Ron Thomas (Rise Above Ventures, or any other entity to be formed) and the City of Wyandotte for \$100,000 as presented to Council.
Motion unanimously carried.

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on July 26, 2021 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk

**DEVELOPMENT
AND
PURCHASE AGREEMENT**

THIS DEVELOPMENT AND PURCHASE AGREEMENT (this "Agreement") is entered into as of the ____ day of _____, 2021 by and between Rise Above Ventures ("Purchaser") and City of Wyandotte ("Seller").

WITNESSETH:

WHEREAS Seller owns certain property that it desires to redevelop. The certain real property is located at 3131 and 3149 Biddle Avenue as well as the adjacent public parking lot ("Parking Lot #4") in the City of Wyandotte, Michigan (the "Property"). Attached hereto is Exhibit A; and

WHEREAS, Purchaser has successfully completed and delivered the provisions outlined in item 1. "Access by Grantee" and the attachment titled "Rise Above Ventures Developer Responsibilities" in the Right of Entry and Access Agreement signed and executed by Mayor Pro Tempore and the City Clerk on October 13th, 2020.

WHEREAS the Mayor, City Council, the City of Wyandotte and Downtown Development Authority have all received and reviewed Purchaser's Summary of Findings for redevelopment of the former City Hall building (3131 Biddle), the adjacent gravel lot (3149 Biddle) and Parking Lot #4 (together hereunto referred to as "The Property") submitted to them before the prescribed deadline of December 31st, 2020.

WHEREAS the Mayor, City Council, the City of Wyandotte have granted Purchaser the exclusive right for a period of 120 days to create a development plan for The Property on February 22nd, 2021, to conclude on June 22nd, 2021.

WHEREAS Purchaser agrees to develop the property at its sole cost in accordance with the terms set forth herein.

WHEREAS part of the consideration for the sale of the property described herein for the designated price is to have the property generate real property tax revenue based upon the promised development by Purchaser. In consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

AGREEMENT:

1. Purchase and Sale.

Subject to all of the terms and conditions of this Agreement, the Seller will sell to the Purchaser and the Purchaser will purchase from the Seller the Property, together with all appurtenances, rights, easements, right of way, permits, licenses and approvals incident or appurtenant thereto.

2. **Description of Project.** The "Project" shall mean the redevelopment, design, construction and operation of a mixed-use facility containing at least 35 residential units and at least 5,000 square feet of commercial space. A final site plan and building concept for the Project are being developed and shall be attached hereto as Exhibit C upon their completion. Final site plan and building approval are required before Purchaser may receive approval from the Seller to proceed with the Project. The Project will be 3 stories in height. Seller is relying upon this Project description with regards to establishing the sales price. Purchaser and Seller are obligated to meet their respective timing requirements and deadlines as set forth in the project schedule, attached as Exhibit B.

3. Purchase Price and Payment.

- (a) The purchase price to be paid by the Purchaser to the Seller for the Property is one hundred thousand dollars and 00/100 cents (\$100,000.00) (the "Purchase Price"), subject to adjustments and prorations as set forth in this Agreement. The Purchase Price will be paid at closing by Purchaser and Seller will deliver a Warranty Deed upon payment of the price. Closing shall occur no later than January 30th, 2022.
- (b) The property described in Exhibit A will be conveyed to Purchaser at closing subject to a lease attached as Exhibit F between Purchaser as Landlord and Seller as Tenant for the southern fifty percent (50%) of parking lot number 4. The lease will contain the following terms:
- 1) The term of the lease will be ninety-nine (99) years.
 - 2) The rent will be a one-time payment of \$1.00.
 - 3) The leased premises shall be used for public parking.
 - 4) Landlord will be responsible for the maintenance (including snow removal), repair, and replacement of the leased premises at Landlord's cost.
- (c) In the event any or all the property (other than the property being leased to Seller for public parking) becomes tax exempt within the first twenty (20) years after closing, Purchaser shall be required to pay additional consideration to Seller in accordance with the following formula, which obligation shall not be subordinated to any Lender or party:

Purchaser agrees and acknowledges that part of the consideration for the sale of property described herein is to have the property generate tax revenue for the future based upon the promised development by Purchaser. In the event any or all of the property (other than the property being leased to the city for public parking) becomes tax exempt within the first twenty (20) years after closing, the Purchaser shall reimburse Seller in an amount determined in accordance with the following formula:

Expected taxable value of the property (including all buildings on the property) which value will be based upon the taxable value established in the year immediately preceding the year the property becomes tax exempt (provided Purchaser had completed the promised development project) times twenty-two (22) mills for each year that remains from the time the property becomes tax exempt until twenty (20) years from the date of closing between Seller and Purchaser. In the event the expected taxable value contemplated by this Agreement is not fully established because any of the property becomes tax exempt prior to the completion of the promised development project, the expected taxable value will then be based upon an appraisal of the property which will include Purchaser's promised development project in this Agreement in the valuation. This payment shall be due prior to Purchaser's transfer to another party and this requirement will be recorded in a form approved by Seller. This will be attached as Exhibit E.

4. **Project Development Expenses.** Purchaser shall provide Seller with a \$10,000.00 deposit upon execution of this Agreement. If Purchaser terminates this agreement per 8(a) below then Seller shall refund this deposit immediately and in full, however this deposit is otherwise nonrefundable. This deposit will be subtracted from the final purchase price amount owed as stipulated in the purchase agreement. Furthermore, Purchaser shall provide to Seller prior to Seller's approval to proceed with the project the initial pre-development, development and construction funding with a combination of private equity, debt, grants and tax credits and shall be attached hereto as Exhibit D. Financial models, development pro-forma and proof of funds which outline the developer's financing for this project are required, as per step of Exhibit D before Seller will provide approval to proceed with the project.
5. **Representations and Warranties.** Each party warrants and represents to the other that:
 - (a) It has all requisite power, authority, licenses, permits, and franchises, corporate or otherwise, to execute and deliver this Contract and perform its obligations hereunder;
 - (b) Its execution, delivery, and performance of this Contract have been duly authorized by, or are in accordance with, its organic instruments, and this Contract has been duly executed and delivered for it by the signatories so authorized, and it constitutes its legal, valid, and binding obligation;

- (c) Its execution, delivery, and performance of this Contract will not breach or violate, or constitute a default under any Contract, lease or instrument to which it is a party or by which it or its properties may be bound or affected; or
 - (d) It has not received any notice, nor to the best of its knowledge is there pending or threatened any notice, of any violation of any applicable laws, ordinances, regulations, rules, decrees, awards, permits or orders which would materially and adversely affect its ability to perform hereunder.
 - (e) In addition to the above, Purchaser warrants and represents that it has confirmed that its private lending institution will not require subordination of Exhibit E as referenced in paragraph 3(c).
 - (f) Purchaser represents that Rise Above Ventures is the assumed name for Rise Above Entertainment LLC and that Ronald Thomas is the sole member and is authorized to execute this agreement on behalf of Purchaser.
6. **Public Hearing.** A public hearing for this Project shall be held prior to any approval being given by Seller to Purchaser to proceed with the Project. The purpose of the public hearing is to present the following information to Seller:
- (a) Presentation of final site plan and building approval. (Exhibit C)
 - (b) Presentation of specific details of funding the development and proof of funds which outline the Purchaser's financing for the development. (Exhibit D)
 - (c) A complete detail of parking requirements for the development and the location of the parking spaces to be provided. If any parking for the development is contemplated east of the development site, a complete detail of said proposal must be provided.
 - (d) Any proposed reconfiguration of traffic flow in the surrounding neighborhoods.
 - (e) Types and duration of expected commercial deliveries to the completed project and location on the project site where deliveries will be made.
 - (f) Impact on surrounding neighborhood and commercial district during construction of the development including any loss of parking during the construction phase.
 - (g) Impact on scheduled events within the city while construction is taking place including Third Friday's, parades, art fair, etc.
 - (h) Any other information requested by the Seller.

7. Events of default.

(a) Events of Default by Seller. Each of the following events or conditions shall constitute an "Event of Default" by Seller:

- i. Any material failure by Seller to perform or comply with the terms and conditions of this Contract, including breach of any covenant contained herein, or failure to respond for request for information or approvals within a reasonable time frame, provided that such failure continues for thirty (30) days after notice to Seller demanding that such failures to perform be cured or if such cure cannot be effected in thirty (30) days, Seller shall be deemed to have cured default upon the commencement of a cure within thirty (30) days and diligent subsequent completion thereof; or
- ii. Any representation or warranty furnished by Seller in this Contract, which was false, or misleading in any material respect when made.

(b) Events of Default by Purchaser. Each of the following events or conditions shall constitute an "Event of Default" by Purchaser:

- i. Any representation or warranty furnished by Purchaser in this Contract is false or misleading in any material respect when made;
- ii. The filing of a bankruptcy petition whether by Purchaser or its creditors against Purchaser which proceeding shall not have been dismissed within ninety (90) days of its filing, or an involuntary assignment for the benefit of all creditors or the liquidation of Purchaser;
- iii. Any change in control of Purchaser without the prior approval of Seller, which shall not be unreasonably withheld;
- iv. Failure to meet any of the deadlines set forth in the project schedule (Exhibit B).

8. Termination.

- (a) Either party may terminate this agreement within thirty (30) days after the public hearing for any reason by providing written notice to the other party. In that event, the deposit shall be returned to the Purchaser.
- (b) In the event Purchaser fails to complete any of the requirements set forth in the project schedule (Exhibit B), Seller may issue a written demand to Purchaser to adequately remedy said failure within 30 calendar days. If the stated failure has not been remedied by Purchaser by the 31st day after written demand is provided, then Seller may terminate this Agreement and elect to retain the deposit.

- (c) Effective immediately, for any event which constitutes Just Cause for termination pursuant to the definition below.

Definition of "Just Cause". For purposes of this Agreement, "Just Cause" shall mean one or more of the following events or occurrences: Ronald Thomas' (A) conviction of a felonious crime whose sentence exceeds 365 days of imprisonment; (B) participation in any dishonest act in connection with the assets or income of the Company, whether or not a criminal nature; (C) participation in conduct having a reasonable prospect of materially damaging the reputation or integrity of Seller or the Project and that such damage will most likely result in a material reduction in the financial performance of the Project; or (D) the failure by Purchaser, its owners, agents, employees or contractors, to perform Purchaser's duties under this Agreement in a satisfactory, competent and/or professional manner, provided that Purchaser shall have been given written notice including sufficient details of said failures or breaches by Purchaser by Seller regarding such failure to perform and shall not have cured or commenced to cure such failure to Seller's satisfaction within thirty (30) days after the effective date of such notice. The deposit will be retained by Seller from any just cause termination.

9. **Approval of Project and Survivability of Terms.** The parties will have thirty (30) days after the public hearing to determine whether they intend to proceed with the project in accordance with the terms set forth herein. The terms, conditions and requirements of this agreement shall remain in effect and survive any closing.
10. **Condition of Premises.** Purchaser acknowledges receipt of the air quality reports, air sample reports and executive summary of Phase I Environmental Assessment Report and agrees to take the premises in "as is" condition.
11. **Miscellaneous.**

- (a) Relationship of Parties. Nothing in this Agreement is intended or shall be deemed to create a partnership, agency or employer-employee relationship between the parties. No party shall incur any debts or make any commitments for or otherwise bind the other, except to the extent, if at all, specifically provided herein.
- (b) Other Ventures. Each party may have other business interests and may engage in other business ventures of any nature or description whatsoever, whether presently existing or hereafter created, including, the development, ownership, leasing, management, operation, franchising, syndication, financing, refinancing and/or sale of real property, any of which may compete, directly or indirectly, with Owner, the Project and/or the other parties. No party shall incur any liability to any other party or any of their respective members or affiliates as a result of the pursuit of such other real estate and/or business interests or ventures, and no party nor any of their members or their affiliates shall have any right to participate in such other real estate and/or business interests or ventures or to receive or share in any income derived therefrom.

- (c) Indemnification. Each party hereby agrees to indemnify, defend and hold harmless the other party and their respective shareholders, directors, members, managers, officers, employees, agents, successors, heirs and assigns for, from and against any and all liens, damages, losses, liabilities, obligations, settlement payments, penalties, assessments, claims, litigation, demands, judgments, suits, proceedings, costs, disbursements and expenses of any kind or nature whatsoever (including, without limitation, reasonable attorneys' fees) arising out of or relating to such party's breach of its obligations under this Agreement.
- (d) Conditions Beyond the Control of the Parties. If a party ("performing party") shall be unable to reasonably perform any of its obligations under this Contract due to acts of God, insurrections or riots, or other event beyond its control this Contract shall at the other party's option (i) remain in effect but said performing party's obligations shall be suspended until the said events shall have ended; or, (ii) be terminated upon ten (10) days' notice to the performing party, in which event neither party shall have any further liability to the other.
- (e) Independent Capacity of the Contractor. It is distinctly and particularly understood and agreed between the parties hereto that the City of Wyandotte is in no way associated or otherwise connected with the performance of any service under this Contract on the part of Purchaser or with the employment of labor or in the incurring of expenses by Purchaser. Purchaser is an independent contractor in the performance of each and every part of this Contract, and solely liable for all labor, taxes, insurance, and other expenses, and for any and all damages in connection with the operation of this Contract, whether it may be for personal injuries or damages of any other kind.
- (f) Dispute Resolution.
- Mediation. The parties hereby agree that they will attempt in good faith to resolve any controversy, claim or dispute arising out of or relating to this Agreement ("Dispute") promptly by negotiations. Any party may demand in writing (a "Mediation Notice") that any Dispute which is not settled by the parties within ten (10) days after written notice of such Dispute is given by one party to the others that such Dispute be submitted to a neutral mediator for resolution. The mediator shall be selected by mutual agreement of the parties, and any decision of the mediator shall be non-binding. Any such mediation shall be held in Wayne County, Michigan. All parties shall participate in the mediation of any Dispute in good faith.
- (g) Compliance with Law. Each of the parties hereto shall comply with all applicable federal, state and local laws, ordinances, rules and regulations in the performance of their respective obligations hereunder.
- (h) Notice. Any notice, request, demand or other communication hereunder shall be in writing and shall be hand delivered or sent by nationally recognized overnight

delivery service, or by postage prepaid, registered or certified mail, return receipt requested and shall be deemed given (a) when received at the following addresses if hand delivered or sent by overnight delivery service, or (b) three (3) business days after being post marked and addressed as follows if sent by registered or certified mail:

Seller: Attention: Wyandotte Mayor's Office
3200 Biddle Avenue, Suite 300
Wyandotte, MI 48192

 Attention: City Engineer
3200 Biddle Avenue, Suite 300
Wyandotte, MI 48192

Purchaser: Attention: Ronald Thomas
97 Oak Suite 101
Wyandotte, MI 48192

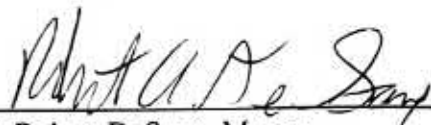
- (i) Further Assurances. The parties agree to execute such other documents, assignments or conveyances as are reasonably necessary to consummate this transaction and to fully comply with all the terms and conditions of this Agreement and agree reasonably and diligently cooperate with each other and to take such action consistent with the terms of this Agreement for said purposes.
- (j) Assignment; Modification. The parties may not assign this Agreement or their respective rights or obligations hereunder without the prior written consent of the other parties. This Agreement may not be amended or modified except by written agreement signed by all of the parties hereto.
- (k) Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, heirs, beneficiaries, successors and permitted assigns.
- (l) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without regard to any conflict of laws principles thereof.
- (m) Headings. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement.
- (n) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

- (o) Severability. If for any reason any provision of this Agreement is held invalid by any court of competent jurisdiction, such invalidity shall not affect any other provision of this Agreement not held invalid, and all such other provisions shall continue in full force and effect. If any provision of this Agreement shall be held invalid in part, such invalidities shall in no way affect the rest of such provision not held so invalid, and the rest of such provision, together with all other provisions of this Agreement, shall to the full extent consistent with law, continue in full force and effect.
- (p) Waiver. A party's failure to insist upon strict performances of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that said party may have and shall not be deemed a waiver of any subsequent breach or default in the performance of any of the terms, covenants, conditions or agreements contained in this Agreement.
- (q) Entire Agreement. This Agreement, together with the development plan, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous negotiations, agreements, representations and understandings of the parties.
12. **Title Insurance**. Seller will provide and pay for an owner's policy of title insurance without standard exceptions from Minnesota Title Agency insuring Purchaser's marketable title in the amount of the sales price. Purchaser will pay for land survey if needed. Seller will apply for a commitment for title insurance after the public hearing is held. Upon receipt of the commitment, Purchaser will have ten (10) days to provide Seller with written notice of any title objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this contract will be terminated, and the deposit refunded to Purchaser.
13. **Taxes/Fees Prorations**. Currently tax exempt.
14. **Entire Agreement**. This contract constitutes the entire agreement between Purchaser and Seller. This Contract supersedes all prior understanding and agreements, written or oral.
15. **Removal of Possessions**. Prior to any demolition work and/or any construction permits being issued, the building shall be cleared of any and all pertinent or sensitive information and documentation as determined by the Seller. Any property left onsite by the Seller upon the Seller's final removal and vacating of the property will be the responsibility of the Purchaser to remove and dispose.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

City of Wyandotte


By: Robert DeSana, Mayor


By: Lawrence Stec, City Clerk

Rise Above Ventures


By: Ronald Thomas, Sole Member

EXHIBIT A: LEGAL DESCRIPTIONS AND PARKING LOTS

The property is further described as follows.

3131 Biddle Avenue

Parcel ID: 57 011 15 0018 000

Legal Description: 00137 LOTS 18 TO 21 INCL. ALSO N 2 FT OF LOT 22 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR

3149 Biddle Avenue

Parcel ID: 57 011 15 0022 002

Legal Description: 00138 S 23 FT OF LOT 22 ALSO LOTS 23 AND 24 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR

Parking Lot #4

Parcel ID: 57 011 15 0025 000

Legal Description: 00139 LOTS 25, 26 AND 27 EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49 WCR

EXHIBIT B: PROJECT SCHEDULE

	Task	Start Date	Deadlines	Duration (Days)
1	City Council Approval - Right of Entry and Access Agreement, Summary of Findings	Tuesday, October 13, 2020	Thursday, December 31, 2020	79
2	City Council Approval - Negotiate Development Agreement	Tuesday, February 23, 2021	Tuesday, June 22, 2021	119
3	City Council Approval - Execute Development and Purchase Agreement, purchaser/developer submits \$10,000 deposit	Monday, June 21, 2021	Monday, July 26, 2021	35
4	Due Diligence Period Begins	Monday, July 26, 2021	Friday, December 31, 2021	158
4.2	Building Concept and Final Site Plan Approval (Exhibit C)	Monday, July 26, 2021	Friday, December 31, 2021	158
4.3	Initial Pre-Development, Development and Construction Funding and Financing Approval (Exhibit D)	Monday, July 26, 2021	Friday, December 31, 2021	158
4.4	Public Hearing	Monday, July 26, 2021	Friday, December 31, 2021	158
4.5	Post-Hearing Final Negotiations and Due Diligence Phase	Saturday, January 01, 2022	Sunday, January 30, 2022	29
5	Due Diligence Period Concludes: purchaser/developer to close sale, RAV Submits Payment of \$90,000.00 (\$100,000 purchase price less \$10,000 EMD held by the City)/transfer title	Saturday, January 01, 2022	Sunday, January 30, 2022	29
6	Construction Documents, Plan Reviews, Building Permits	Tuesday, February 01, 2022	Sunday, May 01, 2022	89
7	2 Year Construction Begins	Tuesday, February 01, 2022	Sunday, May 01, 2022	89
8	2 Year Construction Concludes	Thursday, February 01, 2024	Wednesday, May 01, 2024	90
9	Final Inspections	Thursday, February 01, 2024	Wednesday, May 01, 2024	90
10	Certificates of Occupancy Issued	Thursday, February 01, 2024	Wednesday, May 01, 2024	90
	TOTAL PROCESS	Tuesday, October 13, 2020	Wednesday, May 01, 2024	1296

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 9

ITEM: Dangerous Structure at 614 6th Street

PRESENTER: Louis Parker, Hearing Officer and Gregory J. Mayhew, City Engineer

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: On September 15, 2021 and December 15, 2021, Show Cause Hearings were held in the Engineering and Building Department regarding the dilapidated, deteriorated, dangerous and unsafe structure at 614 6th Street, Wyandotte, Michigan. Attached are minutes of the hearings and communications sent.

At the hearing held on December 15, 2021, it was determined that because the violations cited on the Upon Sale Inspection Checklist, dated September 9, 2009, and property maintenance issues have not been corrected, the matter would be referred to the City Council in accordance with Section PM-107.6 Filings of Findings. The undersigned request that your Honorable Body set a hearing to Show Cause why the structure should not be demolished in accord with Section PM-107.7 Council Action, of the Wyandotte Property Maintenance Code.

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to maintaining and developing excellent neighborhoods.

ACTION REQUESTED: Scheduled Show Cause Hearing before City Council and proceed as resolved.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Schedule Show Cause Hearing before the City Council and proceed as resolved.

LIST OF ATTACHMENTS:

1. 614 6th Notices Sent
2. 614 6th Street Show Cause Hearing Minutes 9-15-21 and 12-15-21
3. 614 6th Street Title Search
4. 614 6th Tickets Issued
5. 614 6th Street Show Cause Hearing 12-15-21

RESOLUTION

Item Number: #9
Date: January 10, 2022

RESOLUTION by Councilperson _____

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



GREGORY J. MAYHEW, P.E.
CITY ENGINEER

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

July 30, 2021

CERTIFIED MAIL
REGULAR MAIL

Mr. Daniel D. Cervantes
614 6th Street
Wyandotte, Michigan 48192

RE: 614 6th Street
Wyandotte, Michigan
Tax ID # 57-004-02-0063-002

Dear Mr. Cervantes;

In accordance with Sec. 19-5. Inspection of residential dwellings prior to sale or transfer, of the City of Wyandotte Code of Ordinances, on September 9, 2009, an Upon Sale Inspection was performed on the referenced address.

On December 15, 2009, you signed an Escrow Agreement and an Affidavit Assuming Correction of Violations stating that you would be responsible for correction of the violations found during the September 9, 2009 inspection. The affidavit stated that the violations would be corrected in six (6) months from the date signed. Despite many letters advising you to complete the correction of the violations, scheduled and cancelled re-inspections and No-Shows, and tickets issued for failure to comply with Sec. 19-5, the violations have not been corrected according to records on file in the Engineering and Building Department.

A large number of electrical violations in the dwelling and garage have not been corrected, including, but not limited to, lack of proper stairway illumination, non-compliant electrical service and electrical panel, exposed and illegal wiring, and non-conforming knob and tube wiring in the attic area. Also, the waterproofing or repair of the basement walls to prevent water infiltration and eliminate water and moisture in the basement has not been completed. These violations create conditions that are unsafe and unsanitary, and are a safety and health hazard for any occupant or person living or entering the dwelling or garage.

In a letter dated May 27, 2021, you were directed to completely correct, and to obtain City approval, of the remaining violations, as shown on the attached Building and Electrical Inspection Checklists, by June 25, 2021. This did not occur. Failure to do so resulted in the undersigned declaring, and posting on June 29, 2021, the dwelling and garage unsafe and unsanitary and deem the dwelling uninhabitable in accordance with Section PM-108.0 Unsafe Structures and Equipment and Section PM-108.1.3 Structures unfit for human occupancy of the Wyandotte Property Maintenance Code, and Sec. 19-5(e) of the City of Wyandotte Code of Ordinances.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

Failure to correct the cited violations, maintain and occupy the structure by August 20, 2021, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structure should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4554, or by email gmayhew@wyandottemi.gov.

Very truly yours,



Gregory J. Mayhew
City Engineer

ATTACHMENTS:

September 9, 2009 Inspection Checklist
Letter Dated May 27, 2021
Letter Dated June 29, 2021 Unsafe and Unsanitary

The City Of Wyandotte

CODE REQUIREMENTS BUILDING INSPECTION CHECK LIST

N/A

NO ENTRY

Address 614 - 6TH
Occupancy S.F.
Apt. # _____

Date 9-8-09
Time PM

Rental ☐ Upon Sale ☒ REHAB ☐ Permit Required ☐

The following code calls are taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

- Exterior** ☒ **Foundation** requires tuck-point / paint **REAR DOOR**
1. ☒ Siding requires replace / repair / paint / permit required
2. ☐ Windows require repair / replace / paint / screens / reglaze / replace glass / storms / permit required
4. ☐ Doors require repair / replace / paint / screen / jambs: Front / Side / Rear
5. ☐ Fascia / soffit / overhang requires repair / replace / paint
6. ☐ Gutters / conductors require repair/replace/paint/downspouts disconnected
7. ☐ Roof requires repair / replace / permit required/ snow covered*
8. ☐ Snow covered-inspection could not be made*
9. ☒ Front porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required **OK**
- PM304.10/304.11
10. ☐ Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required
- PM304.10/304.11
11. ☐ Brick walls require tuck-point
12. ☐ Awnings shall be maintained / painted / repaired/ snow covered*
13. ☐ Remove double-keyed deadbolt on door: Front / Side / Rear
14. ☒ FRONT STORM DOOR MISSING
15. ☒ REAR STORM DOOR MISSING
16. ☐
17. ☐
18. ☐ Pool; permit # _____, date approved _____, other _____
19. ☐ Building & Electrical permit(s) are required for the existing pool / hot tub or remove existing pool / hot tub
- Garage/ Shed**
20. ☐ Siding requires repair / replace / paint / permit required
21. ☐ Roof requires repair / replace/permit required/ snow covered*
22. ☐ Snow covered-inspection could not be made*
23. ☒ Window requires repair / replace / paint / reglaze / permit required
24. ☒ Service / overhead door requires repair / replace / paint
25. ☐ Garage / shed requires permit / rat wall / proper location on lot/ permit required
26. ☒ Floor requires repair **FILL CRACK**
- Premises**
27. ☐ Required to be free from rubbish or garbage
28. ☐ Requires approved rubbish containers
29. ☐ Requires positive lot drainage
30. ☐ Requires insect and rat control
31. ☐ Pave, repair, or replace concrete driveway / approach / snow covered* / permit required
32. ☐ Replace City sidewalk _____ squares / snow covered* / permit required
33. ☐ Off street parking required to be paved - Add _____ spaces/ permit required (To be provided in side or rear yard)
34. ☐ Repair or replace rear walk / approach walk / side / snow covered*
35. ☐ Requires prevention of weeds
36. ☐ Wood storage - 18" off ground
37. ☐ Tree requires trimming/removal - dead tree/dead limbs/structural nuisance
- 37A. ☐ Tree requires trimming 10 feet from utility lines (Contact Municipal Services)

Code Calls

PM304.5/304.6 50

PM304.2/304.6 200

PM304.14/304.15

PM304.16

PM304.2/304.8/304.9

PM304.2/508.1/MDENPDES

PM304.7

PM304.1/304.4/304.6

PM304.9

PM702.11

PM304.2/304.6

PM304.7

PM304.14/304.15 50

PM304.16/304.2 20

PM303.5/303.7/201803

PM303.3/303.7 10

PM306.1

PM306.2

PM303.2

PM303.5/307.1

PM303.3

PM303.3

ZO1804/CO35.46

PM 303.3

PM303.4

CO14.9

CR 10/16/06

CR 10/16/06

Contact: ENGINEERING DEPARTMENT @ (734) 324-4551

INSPECTOR: WB

Note: Ceiling/walls covered 10%

Escrow amount required \$ 2975.00 /dated _____

Building Inspection Check List For 614-674
City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

		Code Calls
Premises	38. <input type="checkbox"/> () Fence requires removal / replace / repair	PM303.7
	39. <input type="checkbox"/> () FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO1900.7.b
	40. <input type="checkbox"/> () Other address concerning fence in question _____	
	41. <input type="checkbox"/> ()	
	42. <input type="checkbox"/> ()	
Basement Crawlspace	43. <input checked="" type="checkbox"/> (X) Foundation requires waterproof / lock point / replace / paint <i>WATER ON FLOOR</i>	PM305.2/305.3 2000
	44. <input type="checkbox"/> () Windows require locks / caulk / replace / paint / screens / reglaze / glass / Ventilation <i>AT FOOT</i>	PM304.14-304.15/305.3
	45. <input checked="" type="checkbox"/> (X) Floor joists require repair / replacement	PM305.2 100
	46. <input type="checkbox"/> () Floor requires repair / replacement <i>FLOOR COVERING</i>	PM305.3
	47. <input checked="" type="checkbox"/> (X) Stairway / landing requires code handrail / guardrail (except bottom 4 steps / 30" above floor below)	PM305.5/305.7/702.9 50
	48. <input type="checkbox"/> () Basement apartment or sleeping room prohibited	PM405.7
	49. <input type="checkbox"/> () Prohibits accumulations of waste / refuse / other	PM306.1
	50. <input type="checkbox"/> () Beam and Columns require replacement / permit required	PM305.2
	51. <input type="checkbox"/> () Interior piers & columns require minimum 20" x 20" x 8" pad footing / permit required	PM305.2
	52. <input type="checkbox"/> () Exterior Piers & columns require 42" foundation / permit required	PM304.5
	53. <input type="checkbox"/> () All houses that are built on piers or columns, are required to have a 4" x 24" Rat Wall installed around their perimeter / permit required	PM303.5/304.5
	54. <input type="checkbox"/> () Repair existing riser / tread / landing	PM503.6/702.1
	55. <input type="checkbox"/> ()	
	56. <input type="checkbox"/> ()	
Kitchen	57. <input checked="" type="checkbox"/> (X) Requires watertight floor	PM305.8 25
	58. <input checked="" type="checkbox"/> (X) Plaster patch and paint ceiling / <u>walls</u> <i>HOLLS</i>	PM305.3 50
	59. <input type="checkbox"/> () Windows require / lock / caulk / replace / paint / screens / replace glass / reglaze sashes / broken ropes / weights / sash lift	PM304.14/304.15/305.3
	60. <input type="checkbox"/> () Door requires replacement / hardware / paint / screen / jambs / refit	PM304.14/305.3
	61. <input type="checkbox"/> ()	
	62. <input type="checkbox"/> ()	
	63. <input type="checkbox"/> ()	
Bathroom	64. <input checked="" type="checkbox"/> (X) Plaster patch and paint ceiling / <u>walls</u>	PM305.3 50
	65. <input type="checkbox"/> () Windows require / lock / caulk / replace / paint / screens / replace glass / reglaze sashes/broken ropes/weights/sash lift	PM304.14/304.15/305.3
	66. <input type="checkbox"/> () Door requires replace / hardware / paint / jambs / refit	PM304.14/305.3/504.1
	67. <input type="checkbox"/> () Requires new floor under toilet / watertight floor / complete floor	PM 305.8
	68. <input type="checkbox"/> () Requires operable window or mechanical vent	PM 404.2
	69. <input type="checkbox"/> ()	
	70. <input type="checkbox"/> ()	

Building Inspection Check List For 614-6TH
City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

Living Room 71. SM (X) Plaster patch and paint ceiling / walls **Code Calls** 22
72. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM305.3
73. () Door requires replace / hardware / paint / jambs / refit PM304.14/304.15/305.3
74. () PM304.14/305.3
75. ()
76. ()

Dining Room 77. () Plaster patch and paint ceiling / walls PM305.3
78. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM304.14/304.15/305.3
79. () Door requires replace / hardware / paint / jambs / refit PM304.14/305.3
80. ()
81. ()
82. ()

Hallway 83. () Plaster patch and paint ceiling / walls PM305.3
84. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM304.14/304.15/305.3
85. ()
86. ()

Stairwell 87. () Plaster patch and paint ceiling / walls PM305.3
88. () Repair existing risers / treads / landings PM305.6/702.1
89. SM (X) Requires code handrail / guardrail LEFT 4" APART 50
(except bottom 4 steps/30" above floor below) PM305.5/305.7/702.9

Bedroom #1 90. () Plaster patch and paint ceiling / walls PM305.3
91. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM304.14/304.15/305.3
92. () Door requires replace / hardware / paint / jambs / refit PM304.14/305.3
93. ()

Bedroom #2 94. (X) Plaster patch and paint ceiling / walls PM305.3 75
95. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM304.14/304.15/305.3
96. (X) Door requires replace / hardware / paint / jambs / refit TO CLOSE 5
STAIR BASE SHOE MISSING 25

Bedroom #3 98. () Plaster patch and paint ceiling / walls PM305.3
99. () Windows require / lock / caulk / replace / paint / screens / replace glass /
reglaze sashes / broken ropes / weights / sash lift PM304.14/304.15/305.3
100. () Door requires replace / hardware / paint / jambs / refit PM304.14/305.3
101. (X) REPAIR WALLS & CEILING 100

Building Inspection Check List For 614 - 6TH
 City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

Bedroom #4	102. ___ () Plaster patch and paint ceiling / walls	Code Calls
	103. ___ () Windows require / lock / caulk / replace / paint / screens / replace glass / reglaze sashes / broken ropes / weights / sash lift	PM305.3
	104. ___ () Door requires replace / hardware / paint / jambs / refit	PM304.14/304.15/305.3
	105. ___ ()	PM304.14/305.3
2nd Bath	106. ___ () Plaster patch and paint ceiling / walls	PM305.3
	107. ___ () Windows require lock / caulk / replace / paint / screens / replace glass / reglaze sashes / broken ropes / weights / sash lift	PM304.14/304.15/305.3
	108. ___ () Door requires replace / hardware / paint / jambs / refit	PM304.14/305.3/504.1
	109. ___ () Requires new floor under toilet / watertight floor / complete floor	PM 305.8
	110. ___ () Requires operable window or mechanical vent	PM 404.2
	111. ___ ()	
Tenant Responsibility	112. ___ () Requires clean and sanitary unit	PM 305.1
	113. ___ ()	
Attic	114. ___ () Not accessible *	
	115. ___ ()	
Utility Room	116. ___ ()	
	117. ___ ()	
Other	118. ___ () Only means of access can not be from one bedroom to another bedroom: #1 ___ #2 ___ #3 ___	PM 405.2
	119. ___ ()	

Required permits can be obtained at City of Wyandotte Department of Engineering & Building.
 Permits protect owners/occupants - Owners secure your permits & make sure your contractors obtain the required permits.

All rental units/dwellings require a licensed contractor to obtain the required permits

* A roof or sidewalk that is snow covered, or attic that is not accessible, cannot be inspected, therefore, no assumptions as to the condition have been made.

Waterproofing tests have not been conducted on roof or basement wall and no opinion is made as to the condition of said portions of the structure. If there are certain defects discovered after a Certificate of Approval/Compliance has been issued, the responsibility for such defects may rest with either the seller or the purchaser, depending upon specific facts and circumstances. The Engineering and Building Department takes no responsibility for adjusting defects between parties after final inspection and approval

Any alterations or changes to the building after inspection must comply with code requirements. (9/13/05)

The City Of Wyandotte

ENGINEERING AND BUILDING DEPARTMENT
ELECTRICAL INSPECTION CHECK LIST

All Open
6/9/16

Address 614
Occupancy 6
Apt. # 6

Date: 9-9-09

Time of Inspection: _____

Rental ☐ Upon Sale ☒ Rehab ☐

Permit Required ☒

Contractor Required ☒

Exterior/Service

1. ☐ () Install a conveniently located wall switch for an outside light fixture
() front () side () rear of home
2. ☐ () Outside plugs shall be GFCI protected with weatherproof covers.
3. ☐ () Only One service drop allowed
4. ☒ Replace defective, ☒ meter socket, ☒ top ☒ bottom service entrance cable
5. ☐ () Has 1 meter(s)
6. ☐ () Service drop shall be 10 feet above grade.
7. ☒ Requires #6 wire through 2 driven ground rods 6' apart and back to the panel
8. ☒ Requires 100 amp circuit breaker or fuse panel and service entrance conductors**
See Note
9. ☒ Panel not properly labeled ALL
10. ☒ Bond water meter ☒ Ground panel to water service
11. ☐ () Wire () swimming pool to code () Hot tub to code (No overhead wires allowed)
12. ☐ ()

Code Calls
E3803.3

E3802.3
D.M.S. II.F.4
E3304.6 250

E3504.2.2
E3508.3 50
E3502.1 250

E3304.11
E3508.1.1/E3509.5 50
E4101-410

Garage

13. ☒ Completely remove or repair wiring to code
14. ☒ All receptacles require GFCI Protection
15. ☐ () Install receptacle for door opener. (GFCI Not required)
16. ☐ () Discontinue use of extension cords, in lieu of permanent wiring

PM 604.3
E3802.2 100
E3809.1
E3809.1

Basement/

17. ☒ Stairwells with 6 or more risers between floor levels shall be 3-way switched with lighting to completely illuminate the stairs

75

Utility

18. ☐ () Requires separate 20 amp laundry circuit on wall (GFCI not required)
19. ☒ Requires pull chain fixture () Fluorescent

E3803.3
E3603.3
E3803.4 50

Room/

20. ☒ Disconnect illegal wiring/boxes/fixtures
21. ☒ Install switched lights in all areas that can be walked into
22. ☒ Requires all wire in joist or concealed wall areas
23. ☐ () Closet(s), under stairs and storage require globe type fixture
24. ☒ Requires electric smoke detector (120V) (minimum 5 year-battery or lithium battery)
25. ☒ All plugs to be grounded type and grounded or GFCI protected, including light fixtures
26. ☐ () Discontinue use of extension cords in lieu of permanent wiring
27. ☐ ()

PM108.1.2 25
E3803.2
E3701 25
E3903.11
PM705.5 50
E3802.4/3802.5 25

Bathroom

28. ☒ Requires wall switch and light fixture
29. ☒ Requires GFCI receptacle outlet - duplex on single 20 amp circuit
30. ☐ () Requires grounded medicine cabinet if wired
31. ☐ () Requires mechanical vent to exterior
32. ☐ () GFCI protect or disconnect receptacle in light fixture
33. ☐ ()

E3803.2 50
E3603.4/E3802.1 25
PM604.3
PM404.2
PM604.3

Kitchen

34. ☐ () Requires wall switch and ceiling light fixture
35. ☒ All kitchen plugs to be grounded type and grounded or be GFCI protected
36. ☐ () Receptacles existing or installed within six (6) feet of sink must be GFCI protected
37. ☐ () Requires separate 20 amp circuit with grounded plugs in addition to existing
(Minimum three (3) receptacles required ADD _____ Outlet(s))
38. ☒ Requires separate disposal circuit/receptacle/switch/cord & plug
(not to be GFCI protected)
39. ☐ () Provide appropriate hook-up for cooking and refrigeration equipment (Permit Required)

E3803.2
PM604.3 25
E3802.7
E3603.2/3802.6
PM306.3 75
CO19-244(a)

Electrical Inspection Check List

Address: _____
Occupancy: _____
Apt. #: _____

Date: _____

- Living/ Dining Rooms**
- 40. ☒ Requires wall switch and light fixture or switched receptacle
 - 41. ☒ Requires one outlet on each wall - ADD _____ OUTLET(S)
 - 42. ☒ SEE NOTE* AT BOTTOM OF PAGE
 - 43. ☐
 - 44. ☐

Code Calls

E3803.2 75
PM605.2 50
10

Bedrooms

- Bed.** 1 2 3 4
- 45. ☒ Requires wall switch and light fixture or switched receptacle () () () ()
 - 46. ☒ Requires two receptacle outlets - equally spaced in the room, ADD _____ OUTLETS () () () ()
 - 47. ☒ SEE NOTE* AT BOTTOM OF PAGE () () () ()
 - 48. ☐ Non-conforming light in closet () () () ()
 - 49. ☐ Closets require globe type fixture () () () ()

E3803.2 75
PM905.2 50
10
E3903.11
E3903.1

Attic

- 50. ☒ Remove and replace knob and tube wiring or remove insulation if installed
- 51. ☒ NONCONFORMING

A11. S1111/111 100

Misc.

- 51. ☐ Requires electric light fixtures in all storage areas and walk in closets
- 52. ☒ All receptacles shall have correct polarity
- 53. ☒ All receptacles, lights and switches shall be in working order and have cover plates.
- 54. ☐ Tenants to have access to all over current devices
- 55. ☒ Replace broken and excessive painted outlets and switches throughout
- 56. ☒ Discontinue use of extension cords, in lieu of permanent wiring
- 57. ☐ All walk-in closets require globe type fixtures
- 58. ☒ Stairwells with 6 or more risers between floor levels shall be 3-way switched with lighting to completely illuminate the stairs
- 59. ☒ REPAIR ALL WIRING TO CODE M.R.C.

E3803.4
E3304.6 25
E3304.6 10
E3501.6.2
E3307.4 10
E3809.1
E3901.11
E3803.3 75
100

Inform- ational Only

- 60. ☒ Knob & Tube wiring installed. No assumption as to condition of wiring has been made due to age.
- 61. ☒ Ceiling Installed no assumption as to condition of wiring

The following code items were taken from, Michigan Residential Code 2000, Electrical Code Rules Part 8, and the City of Wyandotte Property Maintenance Code, Ordinance No. 1094, September 11, 2000.

NOTE:

*All grounding type (3 prong) receptacles are to be grounded or replaced with non-grounding type if not grounded.
*A change to any part of the service requires the entire service to be in compliance from the point of attachment to the service panel including grounding.

Required permits can be obtained at City of Wyandotte Department of Engineering & Building.
Permits protect owners/occupants. Owners secure your permits & make sure your contractors obtain the required permits.

"ALL RENTAL UNITS/DWELLINGS REQUIRE A LICENSED CONTRACTOR TO OBTAIN THE REQUIRED PERMITS"

Additional Comments:

Contact: ENGINEERING DEPARTMENT @ (734) 324-4551
INSPECTOR _____

Escrow amount required \$ _____ Dated _____

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



GREGORY J. MAYHEW, P.E.
CITY ENGINEER

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

May 27, 2021

Mr. Daniel D. Cervantes
614 6th Street
Wyandotte, Michigan 48192

RE: Certificate of Approval
614 6th Street

Dear Mr. Cervantes;

In accordance with Sec. 19-5. Inspection of residential dwellings prior to sale or transfer, of the City of Wyandotte Code of Ordinances, on September 9, 2009, an Upon Sale Inspection was performed on the referenced address.

On December 15, 2009, you signed an Escrow Agreement and an Affidavit Assuming Correction of Violations stating that you would be responsible for correction of the violations found during the September 9, 2009 inspection. The affidavit stated that the violations would be corrected in six (6) months from the date signed. Despite many letters advising you to complete the correction of the violations, scheduled and cancelled re-inspections and No-Shows, and tickets issued for failure to comply with Sec. 19-5, the violations have not been corrected according to records on file in the Engineering and Building Department.

A large number of electrical violations in the dwelling and garage have not been corrected, including, but not limited to, lack of proper stairway illumination, non-compliant electrical service and electrical panel, exposed and illegal wiring, and non-conforming knob and tube wiring in the attic area. Also, the waterproofing or repair of the basement walls to prevent water infiltration and eliminate water and moisture in the basement has not been completed.

These violations create conditions that are unsafe and unsanitary, and are a safety and health hazard for any occupant or person living or entering the dwelling or garage. Further, the conditions violate the following sections of the City of Wyandotte Property Maintenance Code:

PM-305.1 General. "Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition."

PM-605.1 Installation. "All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner."

You are hereby directed to completely correct, and to obtain City approval, of the remaining violations, as shown on the attached Building and Electrical Inspection Checklists, by June 25, 2021. Failure to do so will result in the undersigned declaring the dwelling and garage unsafe and unsanitary and deem the dwelling uninhabitable and condemn the structures in accordance with Section PM-108.0 Unsafe Structures and Equipment and Section PM-108.1.3 Structures unfit for human occupancy of the Wyandotte Property Maintenance Code, and Sec. 19-5(e) of the City of Wyandotte Code of Ordinances.

You have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), contact the undersigned at 734-324-4554, or by email at gmayhew@wyandottemi.gov.

Very truly yours,

A handwritten signature in black ink, reading "Gregory J. Mayhew" with a stylized flourish at the end.

Gregory J. Mayhew, P.E.
City Engineer

Attachment: Building Inspection Checklist, Electrical Inspection Checklist

AFFIDAVIT OF POSTING

June 29, 2021

STATE OF MICHIGAN)

)ss


COUNTY OF WAYNE)

I, Gregory J. Mayhew, City Engineer/Building Official for the City of Wyandotte, being duly sworn, deposes and says that on the 29th day of June, 2021, at approximately 2:45 pm, posted on the front and rear entrances to the dwelling at 614 6th Street, Wyandotte, MI, the attached letter dated June 29, 2021, **regarding electrical code violations and unsanitary conditions at the dwelling at 614 6th Street, Wyandotte, Michigan.**



Gregory J. Mayhew, City Engineer/Building Official

Subscribed and sworn to before me this 29 day of June, 2021.



Kelly Roberts
Notary Public, Wayne County

My Commission expires: 2/12/26

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



GREGORY J. MAYHEW, P.E.
CITY ENGINEER

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

June 29, 2021

Mr. Daniel D. Cervantes
614 6th Street
Wyandotte, Michigan 48192

RE: 614 6th Street
Wyandotte, Michigan

Dear Mr. Cervantes;

In accordance with Sec. 19-5. Inspection of residential dwellings prior to sale or transfer, of the City of Wyandotte Code of Ordinances, on September 9, 2009, an Upon Sale Inspection was performed on the referenced address.

A large number of electrical violations in the dwelling and garage have not been corrected, including, but not limited to, lack of proper stairway illumination, non-compliant electrical service and electrical panel, exposed and illegal wiring, and non-conforming knob and tube wiring in the attic area. Also, the waterproofing or repair of the basement walls to prevent water infiltration and eliminate water and moisture in the basement has not been completed.

These violations create conditions that are unsafe and unsanitary, and are a safety and health hazard for any occupant or person living or entering the dwelling or garage. Further, the conditions violate the following sections of the City of Wyandotte Property Maintenance Code:

PM-305.1 General. "Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition."

PM-605.1 Installation. "All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner."

Due to the above referenced unsafe and unsanitary conditions, the undersigned deems the dwelling and garage unsafe and unsanitary and deems the dwelling uninhabitable and condemns the structures in accordance with Section PM-108.0 Unsafe Structures and Equipment and Section PM-108.1.3 Structures unfit for human occupancy of the Wyandotte Property Maintenance Code, and Sec. 19-5(e) of the City of Wyandotte Code of Ordinances. Be advised of Section PM-108.5 Prohibited Occupancy, which states in part, anyone who occupies the premise, or any owner or person responsible for the premise who shall let anyone occupy it, shall be liable for the penalties provided by this Code. The dwelling CANNOT be occupied by any person(s) until the violations have been corrected and a confirming inspection made by the Department of Engineering and Building.

If you have any questions, contact the undersigned at 734-324-4554, or by email at gmayhew@wyandottemi.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gregory J. Mayhew", with a stylized flourish at the end.

Gregory J. Mayhew, P.E.
City Engineer

POSTED
MAILED

NOTICE

THIS STRUCTURE LOCATED 614 6TH STREET HAS BEEN DETERMINED TO BE UNSAFE AND UNFIT FOR HUMAN OCCUPANCY DUE TO ELECTRICAL AND SANITARY CODE VIOLATIONS. THE OCCUPANCY OF THIS STRUCTURE IS HEREBY PROHIBITED BY THE CODE OFFICIAL IN ACCORDANCE WITH SECTION PM-108.1.3 OF THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENTER SUCH STRUCTURE EXCEPT FOR THE PURPOSE OF SECURING THE STRUCTURE, MAKING IT SANITARY AND SAFE, AND TO CORRECT ELECTRICAL CODE VIOLATIONS.

ANY PERSON, FIRM OR CORPORATION WHO SHALL OCCUPY OR USE THIS STRUCTURE, OR WHO SHALL REMOVE THIS NOTICE, SHALL BE IN VIOLATION OF THE CODE, SECTION 106.0 VIOLATIONS, AND SUBJECT TO THE FINES AND PENALTIES SET FORTH IN THIS SECTION.

BY ORDER OF THE DEPARTMENT OF ENGINEERING AND BUILDING
CITY OF WYANDOTTE
734-324-4550

DATE: JUNE 29, 2021

BY: GREGORY J. MAYHEW 
TITLE: CITY ENGINEER/BUILDING OFFICIAL

PRESENT: Lou Parker, Hearing Officer
Gregory J. Mayhew, City Engineer
Kelly Roberts, Secretary

Dan Cervantes, Owner
Tammy and Mark Maiani, 610 6th Street, Wyandotte

The hearing was called to order by Mr. Mayhew at 10:00 a.m.

Mr. Mayhew indicated that the adjacent property owners are present and they would like to talk about the property before the owner is called in.

Mr. and Mrs. Maiani presented their information.

Mrs. Maiani indicated that she lives next door and the violations have not been corrected for years and this has been going on way to long. Mrs. Maiani stated further that she has contacted the City several times between 2014 and 2021 and it is still on going. Mrs. Maiani stated that now the back storm door and trim has been removed along with the brick and siding causing birds to go in and out of the dwelling.

Mrs. Maiani showed pictures of the home and the missing siding and brick.

Mr. Maiani indicated that the City keeps giving the owner more and more time to complete the repairs, but the homeowner does nothing. Mr. Maiani indicated that when he was in the home, the basement leaks and that issue has never been addressed.

Mr. Maiani further indicated that no permits have been secured for work being done on the property.

Mr. Parker asked if they see the property owner going into the home.

Mr. Maiani indicated that they see him and his girlfriend going in and out and they stay a couple of hours but nothing gets done.

Mr. Maiani indicated further that the property owner never cuts the grass or keeps the property maintained. Mr. Maiani stated that she calls the City when the grass gets high and when the property is tagged by the City is only time when the owner cuts the grass.

Mr. Maiani stated further that the property owner's garage is full of junk causing a rat problem as evidenced by the tracks in the winter time.

Mrs. Maiani showed pictures of the high weeds and the bushes not being maintained. Mrs. Maiani further stated that the weeds are coming into her yard and she has to cut them.

Mr. Mayhew did indicate that he noticed the bushes not being maintained.

Mr. Maiani indicated that this has been going on for 12 years and the property owner is never going to complete the repairs. Mr. Maiani stated further that their neighborhood is nice and this property just brings the neighborhood down.

Mrs. Maiani indicated that tickets have been issued and the property owner has been before the Court and the home is still not up to code.

Mrs. Maiani further indicated that the property owner does not even pay his taxes and the County is going to foreclose on him.

Mrs. Maiani indicated that their main concern is the that homes are close together and this property is not up to code and if it caught fire her house would get damaged. Mrs. Maiani indicated that it is not fair to them to have to worry and live like this.

Mrs. Maiani asked when the last time the City was in the home was.

Mr. Mayhew indicated that he did not have the dates available now, but it has been awhile.

Mr. Maiani stated that he just wants the property brought up to code.

Mr. Mayhew indicated that the property owner will be given an opportunity to present his case and following a decision will be made and forwarded to City Council.

Mr. Maiani stated that nothing has been done and the owner is never going to complete the repairs.

At 10:25 a.m. Mr. and Mrs. Maiani left the hearing and Mr. Cervantes came in.

Mr. Mayhew indicated that this hearing is to determine why the property at 614 6th Street, Wyandotte should not be demolished. Mr. Mayhew indicated that the property is unsafe and unsanitary and not habitable at this time due to electrical and building violations cited on the Upon Sale Inspection Checklist dated September 8, 2009. Mr. Mayhew continued to state that Mr. Cervantes was given until today, December 15, 2021, a date that Mr. Cervantes himself set on September 15, 2021, to obtain permits and schedule the inspections and correct the violations. Nothing has been done, no permits obtained and there are no apparent improvements to the property.

Mr. Cervantes indicated that he is going to have the electrical completed by Friday, December 17, 2021, which will consist of a new service and panel. Mr. Cervantes provided a written contract/estimate with S. K. Electrical Services which is dated December 13, 2021.

Mr. Cervantes indicated further that he has a contract/estimate with FSM to complete the interior basement water proofing including a sump pump which is dated December 9, 2021.

Mr. Cervantes indicated further that he paid the 2017 taxes at Wayne County.

Mr. Cervantes indicated that he will be calling for the final inspections soon.

Mr. Cervantes indicated that he was recovering from COVID and is still not back to work.

Mr. Mayhew indicated that the copies of the contracts/estimates would be attached to the minutes of this hearing.

Mr. Mayhew asked Mr. Cervantes if he was the only owner of the property.

Mr. Cervantes indicated that he was the only owner.

Mr. Mayhew stated that based on the review of the property, with all the tickets issued and the numerous notification letters, no show and cancelled inspections and attempts to advise Mr. Cervantes to correct the violations with little or no progress, he recommends that the property be demolished as an unsafe structure and that the issue be referred to the City Council for a Show Cause Hearing.

Mr. Parker agreed.

Mr. Parker indicated that this issue has been going on for 12 years and according to the minutes from the last meeting of September 15, 2021, Mr. Cervantes indicated that everything would be completed by December 15, 2021, and nothing has been done. Mr. Parker stated that he agreed that the property is a dangerous structure and should be demolished. Mr. Parker further indicated that this matter will be referred to the City Council for a public hearing.

Mr. Parker asked Mr. Cervantes if he had anything else to add.

Mr. Cervantes indicated no.

Mr. Mayhew indicated that a public hearing will be set with the City Council and Mr. Cervantes will be notified and Mr. Cervantes can argue his case with City Council.

Mr. Cervantes indicated that he understood.

The hearing adjourned at 10:55 a.m.

RECEIVED 12/15/21 FROM T. MAIANI



RECEIVED 12/15/21 FROM T. MAIANI





This picture shows the white piece hanging from the top! All he's done to this is take the white piece above the door off. 12/15/21 from T. Maiani

S.K. Electrical Services

16638 Club Dr.
Southgate, MI 48195

S.K.



Electrical Services

Commercial, Residential
& Industrial

After Hours: (734) 672-2199

Office: (734) 845-6208

Email: skelectric01@gmail.com

Bill To		Date 12/13/2021		Invoice	
		Terms			
Services Performed		Invoice/Job number			
614 6th Wydotte MI		Electrician Mike			
Description		Quantity	Rate	Amount	
1) Install new 200 Amp Panel and meter can.			Labor + materials	2500.00	
2) Install new lower and upper service cable.					
3) Install new lower service cable and grounding to code.			Payment	2000.00	
<small>CIRCLE: PAID FULL, PART PAYMENT, NO PAID, CASH, CREDIT, CHECK# . In signing you certify that you authorized the above work, it was completed in a satisfactory manner and guarantee payment in full. *Warrenty* - one year parts and labor, meaning if the problem was attributed to the installation than both parts and labor are covered, if the part was defective but was installed properly then only the material is covered, not the labor. Also if we are called for a warrenty repair but the problem was found to be caused by something other than the work we provided you agree to service charges - labor and material.</small>		Total		4500.00	
		Payments			
		Balance Due		4500.00	
Customer Signature					



What To Expect Checklist

Customer Name Dan Cervantes

Date 12/06/2021

Water Proofing and Crawl Space Installation – What to Expect

- | | |
|---|--|
| <input checked="" type="checkbox"/> Pre and Post Walk-thru with Foreman | <input checked="" type="checkbox"/> Remove and replacement of all flooring, drywall, studs, firing strips, carpet, tile, utilities, etc will be owner's responsibility unless specified in the work order. |
| <input checked="" type="checkbox"/> Digging in the yard for sump discharge and location approved by homeowner. | <input checked="" type="checkbox"/> Long discharges may require the use of an excavator or trencher to dig and it is the owners responsibility to replace grass or landscaping in these areas. |
| <input checked="" type="checkbox"/> Installation of any electrical outlet for sumps, MoistureLoc units, etc. are the owner's responsibility unless specified in the work order | <input checked="" type="checkbox"/> Final Payment is to be made to crew foreman upon completion of job. |
| <input checked="" type="checkbox"/> FSM will be parking vehicles and equipment on the driveways / service walks and is not responsible for any driveway / service walk damage from vehicles or equipment. | <input type="checkbox"/> Crawls separated with Footings and walls need sump and drainage in each section for warranty |
| <input checked="" type="checkbox"/> Owner responsible for removal/replacing of landscaping and Sprinkler System. | <input type="checkbox"/> Removal only of insulation that is wet, moldy or on the ground. |
| <input checked="" type="checkbox"/> FSM will use Plastic protection for personal items in home. Customer responsible for removal of plastic | <input type="checkbox"/> Crawls that are encapsulated must have conditioned air (VaporLoc Fan, Dehumidifier, MoistureLoc, or HVAC Vent). |
| <input checked="" type="checkbox"/> Owner MUST be present during entire installation | <input type="checkbox"/> Crawl will be cleaned of debris prior to installation of drainage and/or liner by FSM. |
| <input checked="" type="checkbox"/> Dust, noise, dirt WILL BE excessive and require cleaning by homeowner. Dust will present days after installation. | <input type="checkbox"/> Ground Water above liner is not warranted unless a sump system and drainage system is purchased. |
| <input checked="" type="checkbox"/> FSM recommends using a Spray bottle with water on the plastic to eliminate the dust going into the air when removing plastic. | <input type="checkbox"/> Customer to dispose of debris removed from crawl by FSM - crew to bag debris for easy disposal by customer. |
| <input checked="" type="checkbox"/> FSM recommends covering vents in main floor of home to help with dust | <input type="checkbox"/> FSM does not warrant against odors. If odors are still present after FSM encapsulates crawl space, owner should seal joist and sub floor and clean any carpet. |
| <input checked="" type="checkbox"/> If the new "water collection system" discharges into a floor drain or storm drain, it is the owners responsibility to provide and maintain free flowing drain lines | <input type="checkbox"/> When Joists, Beams, MagnaForce Jacks are installed in crawl or basement, FSM does not gurantee floors will be level |
| <input checked="" type="checkbox"/> All personal items must be moved 5ft from work area. | |
| <input checked="" type="checkbox"/> FSM is not responsible for moving customer's personal items. | |
| <input checked="" type="checkbox"/> Must allow two weeks for the concrete to cure. | |
| <input checked="" type="checkbox"/> Home Owner responsible for Existing Discharge | |

LiftDisclaimer

It is FSM, Inc.'s intent to lift structures back to their original point of construction. When lifting, many factors determine the success of the lift and the amount of lift that can be obtained. FSM will not compromise the foundation or structure to obtain the lift. If the foreman on site determines that additional lifting requested could not be obtained without risking harm or damage to the property or structure; but the customer would like to exceed FSM recommended lift, the customer will be responsible for any damages that occur to the structure or property. MagnaForce Jacks will stabilize the beams they support, but will not necessarily lift Customer's Floor to meet any criteria of levelness.

Purchaser Signature

Inspector Signature

Alec Huet (313) 518-7096

responsible for frozen discharge lines, water once it is pumped from the house, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Agreement.

7. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (1) exterior waterproofing; (2) system damage caused by Customer's negligence, misuse, abuse, or alteration; (3) dust incidental to installation; (4) changes to wood framing system; (5) damage to personal property of any type; (6) unmarked utility line breakage; (7) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (8) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; (9) damage done during a lifting operation; (10) basement water seepage, unless a full perimeter drainage system has been installed; (11) heave or any damage caused by it; and (12) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's Slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than 1/4 inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. this Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

IRON OCHRE – Iron ochre a/k/a rust algae, red ochre, iron algae or the "red goop" is a by-product of bacteria that exists naturally in some properties and forms a compound that can clog drains, pipes and other water remediation systems. If it is detected at the property during either the initial inspection or the installation of the system, then the Buyer shall be notified of its presence, if observed, and the need to perform routine system maintenance at intervals recommended by FSM. FSM cannot eliminate or control iron ochre, and is not responsible for any damages or malfunctions of the system arising from its presence.

Initial Here:



SITE READINESS – Buyer is aware of their responsibility to ensure that the bare interior foundation wall surface is exposed prior to FSM commencing installation of waterproofing or foundation remediation systems. Buyer will ensure that any impediments to the bare surface of the walls or crawl spaces upon which the system(s) will be installed are removed prior to the scheduled installation date, unless specifically indicated on the reverse side, including appliances, water heaters, water softeners and related barriers. For Gutter Installations Buyer is aware of their responsibility to ensure that the site is ready for work prior to Gutter Systems commencing installation. Buyer will ensure that any impediments to the installation are removed prior to the scheduled installation date, unless specifically indicated on the reverse side, including patio furniture, other personal property, and related barriers.

Buyer is aware that the Installation process involves significant alterations, attendant dust and installer traffic. Buyer shall be responsible for paint, trim work, wall or floor coverings removed or damaged during installation. Failure to remove such items may result in additional charges associated with removal and/or reinstallation, the decision to effect such removal and/or reinstallation shall rest solely with FSM. BUYER WILL BE RESPONSIBLE FOR AN ADDITIONAL CHARGE EQUAL TO 10% OF THE CONTRACT PRICE IN THE EVENT THAT FSM CANNOT PERFORM THE INSTALLATION DUE TO THE FAILURE OF BUYER TO HAVE THE SITE READY AND AVAILABLE FOR INSTALLATION AT THE MUTUALLY AGREED UPON TIME.

PERMITS/APPROVAL – FSM will acquire all permits for the work contracted for at no additional cost. In the event that the municipality or other local governing body requires additional work not contracted for in this Agreement to receive final inspection approval, Buyer will be responsible for all costs of such work.

REVOCATION – Buyer may revoke this agreement at no cost within three (3) business days after entering into it by communicating written notice of revocation to FSM. This written revocation may be forwarded by telefax by Buyer. Buyer may revoke this agreement at any time after the three day revocation period but more than seven (7) prior to the installation date by forfeiting Buyer's deposit. FSM may revoke this agreement within twenty-eight (28) days of execution but prior to commencing work by providing written notice to Buyer. In the event of any revocation by FSM, Buyer's deposit shall be immediately returned.

DISPUTES, COLLECTION COSTS, LIENS, INTEREST AND ATTORNEYS FEES – Payment in full from Buyer is due upon completion of the work provided in this agreement. In the event that payment is not made as provided herein, FSM shall be entitled to immediately place liens upon the real estate to secure payment of the contract price. FSM shall be entitled to recover all costs of collection, including actual attorney fees, court filing fees, lien filing fees and all associated costs. Returned checks shall result in an additional \$50 charge to Buyer. In the event that Buyer is sent three consecutive monthly statements at the property address without receiving a response from Buyer, FSM will be entitled to file litigation solely to collect an outstanding balance without first complying with the arbitration provisions of this agreement. In the event of a dispute regarding the quality of performance of this agreement by FSM, such dispute shall be submitted to the American Arbitration Association, shall occur in Wayne County, Michigan and be decided according to the *Home Construction Arbitration Rules and Mediation Procedures* in effect at such time. In the event that any provision of this agreement is determined to be unenforceable, the remaining provisions shall remain in effect nonetheless.

Initial Here



Initial Here



Crawl Space Disclaimer – Water above liner is not warranted unless a sump pump systems and drainage systems is purchased.



[Home](#) > [Treasurer](#) > [Make A Payment](#)

Pay Taxes Online

Share:

Property & Tax Information

[Definitions](#)

Municipality

57

Parcel ID

57004020063002

Property Type

REAL

Property Address

614 6TH, WYANDOTTE MI
48192

Taxpayer(s)

CERVANTES, DANIEL D.

Tax Year	Tax	Interest & Fees	Amount Due	Status
2018	\$1,577.16	\$1,164.44	\$2,741.60	? SUBJECT TO FORECLOSURE
2019	\$1,614.87	\$894.50	\$2,509.37	? SUBJECT TO FORECLOSURE
2020	\$1,637.74	\$244.28	\$1,882.02	? DELINQUENT
Totals :	\$4,829.77	\$2,303.22	\$7,132.99	

TAX AMOUNT DUE if paid on or before 12/31/2021 : \$7,132.99

[i](#) ADDITIONAL TAXES OR ADJUSTMENTS MAY BE DUE FOR THE CURRENT YEAR.
PROPERTY TAX INFORMATION IS VALID AS OF BUSINESS DAY 12/14/2021.

PRESENT: Lou Parker, Hearing Officer
Gregory J. Mayhew, City Engineer
Jesus Plasencia, Assistant City Engineer
Kelly Roberts, Secretary
Dan Crevantes, Owner

The hearing was called to order by Mr. Mayhew at 10:05 a.m.

Mr. Mayhew indicated that this hearing is to determine why the property at 614 6th Street, Wyandotte should not be demolished. Mr. Mayhew indicated that the property is not habitable at this time due to electrical and building violations cited on the Upon Sale Inspection Checklist dated 9-08-2009.

Mr. Cervantes indicated that he has received the notices.

Mr. Parker indicated that the house is a health hazard and the violations are from 2009.

Mr. Cervantes stated that he has not had any of the required reinspections.

Mr. Parker indicated that this has been going on long enough and he is willing to give Mr. Cervantes until December to complete the repairs and secure the required permits and if they are not completed, this matter will be referred to the City Council for demolition.

Mr. Cervantes agreed and indicated that the property has been vacant since it was posted and further indicated that he has funding now to complete the repairs and secure the required permits. Mr. Cervantes states that the matter will be taken care of by December 15, 2021.

Mr. Parker indicated that the hearing would be reconvened on December 15, 2021.

Mr. Cervantes indicated that he understands what needs to be done.

Mr. Plasencia asked if the exterior grass and bushes are being maintained.

Mr. Cervantes indicated that he is trying to keep it maintained.

Mr. Mayhew indicated that the property taxes have not been paid since 2017, and if the County foreclosures on the taxes, the City will purchase and demolish the property.

Mr. Cervantes indicated that he understands what needs to be done and it has been way to long.

Mr. Mayhew indicated that the hearing would be reconvened on December 15, 2021 at 10:00 a.m. and hopefully everything will be completed.

Mr. Cervantes indicated he understood.



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101
(313) 381-6313
Fax (313) 381-7901

TITLE SEARCH CERTIFICATE

File No: **361301**

Page 1

Statement furnished to: City of Wyandotte
Certified to: November 25, 2021 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

The North 1/2 of Lot 63 also Lot 64, Ford Manor Subdivision, as recorded in Liber 38, Page 45 of Plats, Wayne County Records.

614 6th Street

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from December 10, 2009 at 8:00 A.M. to November 25, 2021 at 8:00 A.M. except the following:

Last Deed Holder of record: Daniel D. Cervantes

Subject to a Certificate(s) of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 56593, Page 204, Wayne County Records.

Subject to a Certificate(s) of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 55665, Page 1343, Wayne County Records.

TAXES: Item No(s). 57-004-02-0063-002

2018 Combined due \$1,577.16 plus interest and penalty, if any
2019 Combined due \$1,614.87 plus interest and penalty, if any
2020 Combined due \$1,637.74 plus interest and penalty, if any
2021 Summer due \$1,316.54 plus interest and penalty, if any
2021 Winter due \$291.42 plus interest and penalty, if any

ASSESSMENTS: None.

NOTE: Tax years of 2018 and 2019 are subject to foreclosure.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri

File No: **361301**

Page 2

Effective: 11/25/2021



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101

(313) 381-6313
Fax (313) 381-7901

Premium Notice

To: City of Wyandotte
3200 Biddle
Wyandotte, MI 48192

Attn: Kelly Roberts

Phone: 734-324-4551

Fax: 734-324-4535

Date: December 21, 2021

Re: Loan #:

Sales Price: \$10,000.00

Order Date: December 15, 2021

Property:
614 6th Street
Wyandotte, MI 48192

MTA File#: 361301

Charges as of Premium Notice Date:

Title Search	\$275.00
Total	\$275.00

Notice to all customers regarding fees:

All requests for title services in counties except Oakland, Macomb and Wayne are subject to non-negotiable abstracting and copy fees. Minnesota Title Agency does not invoice any additional fees for processing or handling these requests. By requesting title services in counties other than Oakland, Macomb and Wayne, it is with the acceptance of such non-negotiable fees.

Title Searches

All searches not requiring insurance, regardless of county are subject to a non-negotiable title search fee plus copy charges if applicable. By requesting this title service it is with the acceptance of such non-negotiable fees.

***Effective immediately, any closing funds in excess of \$10,000.00 must be wired to Minnesota Title Agency on or before the day of closing.



First American Title

underwriter for



Minnesota Title Agency

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms, and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those Individuals and entities who need to know the information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with use, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

State of Michigan Uniform Law Citation		Ticket No. 642657		<input type="checkbox"/> Victim Involved
US DOT #		Incident No.	Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.	Detection Device	
OF: WYANDOTTE		BAC	1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 01 Day 11 Year 16	At approximately <input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	
State MI	<input checked="" type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL	Driver License Number		SSN (last 4 digits)
Race	Sex	Height	Weight	

Name (First, Middle, Last) DANIEL DELEON CERVANTES			
Street 614 6TH ST			
City WYANDOTTE	State MI	Zip Code 481922636	
Vehicle Plate No.	Year 0	State	Veh. Type

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **614 6TH**

AT OR NEAR **BONDIE**
WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**
COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 7-52	BOCA PROPERTY MAINTENANCE CIVIL INFRACTIONS	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.
Offense Code(s)

1 2 3
Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
FAILED TO HAVE A RE-INSPECTION OF THE PROPERTY

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS	
Appearance Date on or before WITHIN 14 DAYS	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number	
2015 BIDDLE AVE WYANDOTTE, MI 48192	
(734) 324 4475	

<input checked="" type="checkbox"/> I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).			
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.			
Complainant's Signature and receipt if applicable		Month 11	Year 16
Officer's Name (printed) STOREY, H.		Officer's ID No. WY156	
Agency ORI MI-8283300	Agency Name WYANDOTTE POLICE DEPARTMENT		

State of Michigan Uniform Law Citation		Ticket No. 654354		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 10	Day 12	Year 18	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 08:27
State <input type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL		Driver License Number			SSN (last 4 digits)
Race	Sex	Height	Weight	Hair	Eyes
			0		
Occupation/Employer					
Name (First, Middle, Last)					
DANIEL CERVANTES					
Street					
614 6TH					
City		State		Zip Code	
WYANDOTTE		MI		48192	
Vehicle Plate No.		Year 0	State	Vehicle Description (Year, Make, Color)	
THE PERSON NAMED ABOVE, in violation of <input checked="" type="checkbox"/> Local Ordinance <input type="checkbox"/> State Law <input type="checkbox"/> Administrative Rule UPON 614 6TH					

AT OR NEAR _____
WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF WYANDOTTE
COUNTY OF WAYNE DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF COMPLIANCE	1
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3
Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
NO C of A
Inspection from 2009.

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS	
Appearance Date on or before	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number	
2015 BIDDLE AVE WYANDOTTE, MI 48192	
(734) 324 4475	

<input checked="" type="checkbox"/> I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable). I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.			
Complainant's Signature and receipt if applicable		Month	Day
			Year
Officer's Name (printed) SEELEY, C.		Officer's ID No. WY099	
Agency ORI MI-8283300		Agency Name WYANDOTTE POLICE DEPARTMENT	
UC-01a (rev. 6/05)			

State of Michigan Uniform Law Citation		Ticket No. 660410		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 07	Day 07	Year 20	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. Date of Birth Month Day Year
State <input checked="" type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL		Driver License Number			SSN (last 4 digits)
MI					
Race		Sex	Height	Weight	Hair Eyes Occupation/Employer

Name (First, Middle, Last)
DANIEL DELEON CERVANTES

Street
614 6TH ST

City **WYANDOTTE** State **MI** Zip Code **481922636**

Vehicle Plate No. Year **0** State Vehicle Description (Year, Make, Color) Veh. Type

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **614 6TH ST**

AT OR NEAR

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF APPROVAL	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
No Approval

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS WITHIN 14 DAYS	
Appearance Date on or before	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify)	<input type="checkbox"/> Formal Hearing Required (Court will Notify)
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

☒ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable Month Day Year

Officer's Name (printed)
PHILLIPS, G. Officer's ID No.
WY215

Agency ORI
MI-8283300 Agency Name
WYANDOTTE POLICE DEPARTMENT

UC-01a
(rev. 6/05)

State of Michigan Uniform Law Citation		Ticket No. 660390		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 07 Day 02 Year 20	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 08:05	Date of Birth	Month Day Year
State <input checked="" type="checkbox"/> Oper./Chauf. MI <input type="checkbox"/> CDL		Driver License Number		SSN (last 4 digits)	
Race		Sex	Height	Weight	Hair Eyes Occupation/Employer

Name (First, Middle, Last)
DANIEL DELEON CERVANTES

Street
614 6TH ST

City **WYANDOTTE** State **MI** Zip Code **481922636**

Vehicle Plate No. **0** Year **0** State **MI** Vehicle Description (Year, Make, Color) Veh. Type

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **614 6TH ST**

AT OR NEAR **614 6TH ST**

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	19-5	CERTIFICATE OF APPROVAL	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
No Certificate of Approval

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> None
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS	
Appearance Date on or before WITHIN 14 DAYS	
Hearing Date (if applicable) on	<input type="checkbox"/> Contact Court
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify)	<input type="checkbox"/> Formal Hearing Required (Court will Notify)
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

☒ I served a copy of this civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable Month Day Year

Officer's Name (printed) **PHILLIPS, G.** Officer's ID No. **WY215**

Agency ORI **MI-8283300** Agency Name **WYANDOTTE POLICE DEPARTMENT**

UC-01a
(rev. 6/05)

State of Michigan Uniform Law Citation		Ticket No. 660403		<input type="checkbox"/> Victim Involved
US DOT #		Incident No.		Dept. No. 86
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device
OF: WYANDOTTE		BAC		1 of 1
THE UNDERSIGNED SAYS THAT ON:		Month 07 Day 06 Year 20	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 07:59	Date of Birth Month 1 Day 1 Year
State <input checked="" type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL		Driver License Number		SSN (last 4 digits)
Race		Sex	Height	Weight
Hair		Eyes	Occupation/Employer	

Name (First, Middle, Last)
DANIEL DELEON CERVANTES

Street
614 6TH ST

City **WYANDOTTE** State **MI** Zip Code **481922636**

Vehicle Plate No.	Year 0	State	Vehicle Description (Year, Make, Color)	Veh. Type
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THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **614 6TH**

AT OR NEAR **614 6TH**

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 31-1	CERTIFICATE OF COMPLIANCE	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.
Offense Code(s)

1 2 3
Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending
Remarks:

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS Appearance Date on or before WITHIN 14 DAYS	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

☒ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
I declare under the penalties of perjury that the statements above are true to the best
of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
Officer's Name (printed) PHILLIPS, G.	Officer's ID No. WY215		
Agency ORI MI-8283300	Agency Name WYANDOTTE POLICE DEPARTMENT		

State of Michigan Uniform Law Citation		Ticket No. 659615		<input type="checkbox"/> Victim Involved
US DOT #		Incident No.	Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.	Detection Device	
OF: WYANDOTTE		BAC	1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 02 Day 17 Year 20	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 08:13	Date Month Day Year
State <input checked="" type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL MI		Driver License No. (SSN (last 4 digits)
Race Sex Height Weight Hair Eyes Occupation/Employer				

Name (First, Middle, Last)
DANIEL DELEON CERVANTES

Street
614 6TH ST

City **WYANDOTTE** State **MI** Zip Code **481922636**

Vehicle Plate No.	Year 0	State	Vehicle Description (Year, Make, Color)	Veh. Type
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THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule UPON **614 6TH ST**

AT OR NEAR _____

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF APPROVAL	1
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
No Certificate of Approval

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> None

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS
Appearance Date on or before **WITHIN 14 DAYS**

Hearing Date (if applicable) on _____ ☐ Contact Court

☐ Juvenile Traffic Misd. (Court will Notify) ☐ Formal Hearing Required (Court will Notify)

In the **27TH DISTRICT COURT** Court of **WYANDOTTE**

Court Address & Phone Number
2015 BIDDLE AVE WYANDOTTE, MI 48192
(734) 324 4475

☒ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
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Officer's Name (printed) PHILLIPS, G.	Officer's ID No. WY215
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Agency ORI MI-8283300	Agency Name WYANDOTTE POLICE DEPARTMENT
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UC-01a
(rev. 6/05)

State of Michigan Uniform Law Citation		Ticket No. 655829		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 02 Day 28 Year 19	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 08:51	Date of Birth	Month Day Year
State <input checked="" type="checkbox"/> Oper./Chauff. MI <input type="checkbox"/> CDL		Driver License Number		SSN (last 4 digits)	
Race Sex Height Weight Hair Eyes Occupation/Employer					

Name (First, Middle, Last) DANIEL DELEON CERVANTES					
Street 614 6TH ST					
City WYANDOTTE		State MI		Zip Code 481922636	
Vehicle Plate No. 0		Year 0 State		Vehicle Description (Year, Make, Color) Veh. Type	

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **614 6TH**

AT OR NEAR _____

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF APPROVAL	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
NO CERTIFICATE

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW - SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS WITHIN 14 DAYS	
Appearance Date on or before _____	
Hearing Date (if applicable) on _____ <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

<input checked="" type="checkbox"/> I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable). I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.	
Complainant's Signature and receipt if applicable	
Officer's Name (printed) STOREY, H.	Officer's ID No. WY156
Agency ORI MI-8283300	Agency Name WYANDOTTE POLICE DEPARTMENT
UC-01a (rev. 6/05)	

State of Michigan Uniform Law Citation		Ticket No. 655333		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		of	
THE UNDERSIGNED SAYS THAT ON:		Month 01	Day 24	Year 19	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 07:21
State <input type="checkbox"/> Oper./Chauff. <input type="checkbox"/> Driver License Number		Date Month Day Year		Birth	
MI <input type="checkbox"/> CDL		SSN (last 4 digits)			
Race		Sex	Height	Weight	Hair Eyes Occupation/Employer

Name (First, Middle, Last)
DANIEL DELEON CERVANTES

Street
614 6TH ST

City **WYANDOTTE** State **MI** Zip Code **481922636**

Vehicle Plate No. Year 0 State Vehicle Description (Year, Make, Color) Veh. Type

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule UPON **614 6TH**

AT OR NEAR _____

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF APPROVAL	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
1 2 3

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
2nd violation

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS	
Appearance Date on or before	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

☒ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable Month Day Year

Officer's Name (printed) **MAYHEW, J.** Officer's ID No. **WY231**

Agency ORI **MI-8283300** Agency Name **WYANDOTTE POLICE DEPARTMENT**

UC-01a
(rev. 6/05)

State of Michigan Uniform Law Citation		Ticket No. 654853		<input type="checkbox"/> Victim Involved	
US DOT #		Incident No.		Dept. No. 86	
The People of: <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE		BAC		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 12	Day 03	Year 18	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 08:07
State MI <input type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL		Driver License Number		Date of Birth	
Race		Sex	Height	Weight	Hair
		Eyes	Occupation/Employer		

Name (First, Middle, Last) DANIEL DELEON CERVANTES					
Street 614 6TH ST					
City WYANDOTTE		State MI		Zip Code 481922636	
Vehicle Plate No.	Year 0	State	Vehicle Description (Year, Make, Color)	Veh. Type	
THE PERSON NAMED ABOVE, in violation of <input checked="" type="checkbox"/> Local Ordinance <input type="checkbox"/> State Law <input type="checkbox"/> Administrative Rule UPON 614 6TH					

AT OR NEAR _____
WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **WYANDOTTE**
COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 19-5	CERTIFICATE OF APPROVAL	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)	1	2	3
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Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:

CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Local Court Bond \$	
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Posted in Lieu of Bond	
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appearance Certificate	
Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS	
Appearance Date on or before	
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court	
<input type="checkbox"/> Juvenile Traffic/Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)	
In the 27TH DISTRICT COURT Court of WYANDOTTE	
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475	

<input checked="" type="checkbox"/> I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable). I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.			
Complainant's Signature and receipt if applicable		Month	Day
Officer's Name (printed) MAYHEW, J.		Officer's ID No. WY231	
Agency ORI MI-8283300		Agency Name WYANDOTTE POLICE DEPARTMENT	

State of Michigan Uniform Law Citation				Ticket No. 647550		<input type="checkbox"/> Victim Involved	
US DOT #				Incident No.		Dept. No. 86	
The People of <input checked="" type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County				Local Use/Arrest No.		Detection Device	
OF: WYANDOTTE				Bar		1 of 1	
THE UNDERSIGNED SAYS THAT ON:		Month 03	Day 15	Year 17	At approximately <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. 10:06	Date of Birth	
State <input checked="" type="checkbox"/> Agent's Name		Driver License Number					
MI <input type="checkbox"/> IL <input type="checkbox"/>							
Sex		Height	Weight	Hair			
Name (First, Middle, Last) DANIEL DELEON CERVANTES							
Address 614 6TH ST							
City WYANDOTTE				State MI		Zip Code 481922636	
Vehicle Plate No.		Year 0	State	Vehicle Description (Year, Make, Color)		Veh. Type	
THE PERSON NAMED ABOVE, in violation of <input checked="" type="checkbox"/> Local Ordinance <input type="checkbox"/> State Law <input type="checkbox"/> Administrative Rule							
614 6TH							
AT OR NEAR: BONDIE							
WITHIN <input checked="" type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWNSHIP OF WYANDOTTE							
CITY OF WAYNE							
CITY OF WAYNE							
MCL Cite/PACC Code/ Ordinance							
Type	Description (provide any bond amount checked on each charge)		Charge No.				
<input checked="" type="checkbox"/> Ctl <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Warr	<input type="checkbox"/> Authorization pend 31-1		CERTIFICATE OF APPROVAL				
<input type="checkbox"/> Ctl <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Warr	<input type="checkbox"/> Authorization pend						
<input type="checkbox"/> Ctl <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Warr	<input type="checkbox"/> Authorization pend						
TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.							
Offense Code(s)							
Key for Type: Ctl = Civil Infraction, Misd = Misdemeanor, Fel = Felony, Warn = Warning, Fug = Fugitive, Warr = Violation for which Fines/Costs May be Waived, Authorization pend = Authorization pending							
Remarks: FAILED TO OBTAIN A CERTIFICATE OF APPROVAL							
CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property <input type="checkbox"/> Lost or Out Bond \$							
<input type="checkbox"/> Vehicle Impounded <input type="checkbox"/> Injury <input type="checkbox"/> License Revoked until Bond							
<input type="checkbox"/> Traffic Crash <input type="checkbox"/> Death <input type="checkbox"/> Appropriate Certificate							
Person to be Informed: <input type="checkbox"/> Adult <input type="checkbox"/> Juvenile <input type="checkbox"/> Other							
SEE DATE BELOW SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS WITHIN 14 DAYS							
Appearance Date on or before							
Hearing Date (if applicable) on <input type="checkbox"/> Contact Court							
<input type="checkbox"/> Juvenile Traffic Misd. (Court will Notify) <input type="checkbox"/> Formal Hearing Required (Court will Notify)							
In the 27TH DISTRICT COURT Court of WYANDOTTE							
Court Address & Phone Number 2015 BIDDLE AVE WYANDOTTE, MI 48192 (734) 324 4475							
<input checked="" type="checkbox"/> I signed a copy of the civil infraction complaint upon the defendant or owner/occupant by passing it applicable							
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief							
Complainant's Signature and Name (if applicable)						Date 3/15/17	
Officer's Name (printed) STOREY, H.						Officer's ID No. WY156	
Agency Code MI-8283300				Agency Name WYANDOTTE POLICE DEPARTMENT			
UC-01a (rev 6/05)							

PRESENT: Lou Parker, Hearing Officer
Gregory J. Mayhew, City Engineer
Kelly Roberts, Secretary

Dan Cervantes, Owner
Tammy and Mark Maiani, 610 6th Street, Wyandotte

The hearing was called to order by Mr. Mayhew at 10:00 a.m.

Mr. Mayhew indicated that the adjacent property owners are present and they would like to talk about the property before the owner is called in.

Mr. and Mrs. Maiani presented their information.

Mrs. Maiani indicated that she lives next door and the violations have not been corrected for years and this has been going on way to long. Mrs. Maiani stated further that she has contacted the City several times between 2014 and 2021 and it is still on going. Mrs. Maiani stated that now the back storm door and trim has been removed along with the brick and siding causing birds to go in and out of the dwelling.

Mrs. Maiani showed pictures of the home and the missing siding and brick.

Mr. Maiani indicated that the City keeps giving the owner more and more time to complete the repairs, but the homeowner does nothing. Mr. Maiani indicated that when he was in the home, the basement leaks and that issue has never been addressed.

Mr. Maiani further indicated that no permits have been secured for work being done on the property.

Mr. Parker asked if they see the property owner going into the home.

Mr. Maiani indicated that they see him and his girlfriend going in and out and they stay a couple of hours but nothing gets done.

Mr. Maiani indicated further that the property owner never cuts the grass or keeps the property maintained. Mr. Maiani stated that she calls the City when the grass gets high and when the property is tagged by the City is only time when the owner cuts the grass.

Mr. Maiani stated further that the property owner's garage is full of junk causing a rat problem as evidenced by the tracks in the winter time.

Mrs. Maiani showed pictures of the high weeds and the bushes not being maintained. Mrs. Maiani further stated that the weeds are coming into her yard and she has to cut them.

Mr. Mayhew did indicate that he noticed the bushes not being maintained.

Mr. Maiani indicated that this has been going on for 12 years and the property owner is never going to complete the repairs. Mr. Maiani stated further that their neighborhood is nice and this property just brings the neighborhood down.

Mrs. Maiani indicated that tickets have been issued and the property owner has been before the Court and the home is still not up to code.

Mrs. Maiani further indicated that the property owner does not even pay his taxes and the County is going to foreclose on him.

Mrs. Maiani indicated that their main concern is the that homes are close together and this property is not up to code and if it caught fire her house would get damaged. Mrs. Maiani indicated that it is not fair to them to have to worry and live like this.

Mrs. Maiani asked when the last time the City was in the home was.

Mr. Mayhew indicated that he did not have the dates available now, but it has been awhile.

Mr. Maiani stated that he just wants the property brought up to code.

Mr. Mayhew indicated that the property owner will be given an opportunity to present his case and following a decision will be made and forwarded to City Council.

Mr. Maiani stated that nothing has been done and the owner is never going to complete the repairs.

At 10:25 a.m. Mr. and Mrs. Maiani left the hearing and Mr. Cervantes came in.

Mr. Mayhew indicated that this hearing is to determine why the property at 614 6th Street, Wyandotte should not be demolished. Mr. Mayhew indicated that the property is unsafe and unsanitary and not habitable at this time due to electrical and building violations cited on the Upon Sale Inspection Checklist dated September 8, 2009. Mr. Mayhew continued to state that Mr. Cervantes was given until today, December 15, 2021, a date that Mr. Cervantes himself set on September 15, 2021, to obtain permits and schedule the inspections and correct the violations. Nothing has been done, no permits obtained and there are no apparent improvements to the property.

Mr. Cervantes indicated that he is going to have the electrical completed by Friday, December 17, 2021, which will consist of a new service and panel. Mr. Cervantes provided a written contract/estimate with S. K. Electrical Services which is dated December 13, 2021.

Mr. Cervantes indicated further that he has a contract/estimate with FSM to complete the interior basement water proofing including a sump pump which is dated December 9, 2021.

Mr. Cervantes indicated further that he paid the 2017 taxes at Wayne County.

Mr. Cervantes indicated that he will be calling for the final inspections soon.

Mr. Cervantes indicated that he was recovering from COVID and is still not back to work.

Mr. Mayhew indicated that the copies of the contracts/estimates would be attached to the minutes of this hearing.

Mr. Mayhew asked Mr. Cervantes if he was the only owner of the property.

Mr. Cervantes indicated that he was the only owner.

Mr. Mayhew stated that based on the review of the property, with all the tickets issued and the numerous notification letters, no show and cancelled inspections and attempts to advise Mr. Cervantes to correct the violations with little or no progress, he recommends that the property be demolished as an unsafe structure and that the issue be referred to the City Council for a Show Cause Hearing.

Mr. Parker agreed.

Mr. Parker indicated that this issue has been going on for 12 years and according to the minutes from the last meeting of September 15, 2021, Mr. Cervantes indicated that everything would be completed by December 15, 2021, and nothing has been done. Mr. Parker stated that he agreed that the property is a dangerous structure and should be demolished. Mr. Parker further indicated that this matter will be referred to the City Council for a public hearing.

Mr. Parker asked Mr. Cervantes if he had anything else to add.

Mr. Cervantes indicated no.

Mr. Mayhew indicated that a public hearing will be set with the City Council and Mr. Cervantes will be notified and Mr. Cervantes can argue his case with City Council.

Mr. Cervantes indicated that he understood.

The hearing adjourned at 10:55 a.m.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 10

ITEM: Change to the Outdoor Cafe at 3162 Biddle Avenue

PRESENTER: Gregory J. Mayhew, City Engineer

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The City received a request from Affinity 3 Investments, LLC, owner of 3162 Biddle and the Tenants at 118, 128 and 132 Sycamore, requesting to place a permanent awning over the Outdoor Cafe areas at 118, 128 and 132 Sycamore only. The Planning Commission reviewed and approved this request at their December 16, 2021, as documented in the attached adopted Resolution and Minutes.

Since the outdoor cafe is on City-owned property, an updated Grant of License, Hold Harmless Agreement and Insurance Certificate will be required.

Building permits for the outdoor cafe awnings will be reviewed and approved by the Engineering and Building Department.

STRATEGIC PLAN/GOALS: The City is committed to making the downtown a destination of choice for residents throughout Southeast Michigan by encouraging existing businesses to expand.

ACTION REQUESTED: Concur with recommendation of the Planning Commission, and approve the Grant of License and Hold Harmless Agreement which shall be executed by all parties.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute Grant of License and Hold Harmless Agreement, receive Insurance Certificate, and approve building permit for awning construction.

LIST OF ATTACHMENTS:

1. 3162 Biddle Grant of License and Hold Harmless Agreement
2. 3162 Biddle Planning Commission Resolution and Minutes

RESOLUTION

Item Number: #10
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____

REVOCABLE
GRANT OF LICENSE
Page 1 of 2

CITY OF WYANDOTTE, a Michigan Municipal corporation, and its successors, hereinafter called the GRANTOR, and Affinity 3 Investments, LLC of 3162 Biddle Avenue, Wyandotte, Michigan, and their successors, hereinafter called the LICENSEE, enter into this Agreement on the _____ day of _____, 20____ subject to the following conditions:

1. The GRANTOR owns the real estate south and west of 3162 Biddle Avenue and 110-144 Sycamore, more particularly described as the 80 foot wide public street known as Sycamore Street between Biddle Avenue and Second Street, and 80 foot wide public street known as Second Street between Sycamore and Maple, respectively, LOT 10 AND ADJ VAC ALLEY 20 FT WIDE ALSO E 1/2 OF S 84.97 FT OF LOT 11 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 72 AS RECORDED IN LIBER 57 OF DEEDS PAGE 5 WAYNE COUNTY RECORDS. The LICENSEE owns the real property at 3162 Biddle Avenue, Wyandotte, and an outdoor café as shown on the attached site plan Exhibit A including a permanent awning covering the entire outdoor cafes at 118 Sycamore, 128 Sycamore and 132 Sycamore. Tax ID No. 57-011-10-0010-000.
2. The GRANTOR grants to the LICENSEE, and it assigns, the right to construct, operate, and maintain an outdoor café in conjunction with businesses at 3162 Biddle Avenue and 110-144 Sycamore, Wyandotte, as described in Paragraph 1 and the LICENSEE is required to maintain and keep in good repair said area and in accordance with all requirements of GRANTOR's Zoning Ordinance. The LICENSEE shall use methods in constructing, operating, and maintaining the outdoor café that will not cause any damage to the premises and the premises shall be maintained by the LICENSEE so that it will promote and protect public health, safety, and general welfare, and appearance of the premises and insure the premises will be reasonably safe and convenient for public travel and for LICENSEE's patrons. The LICENSEE shall pay all costs associated with said establishment, maintenance, operation and removal of said roadway service area and public access way including the restoration of any public property if damaged during said use. The LICENSEE shall also be responsible for installation, maintenance, and removal of all traffic safety measures to ensure the protection of the public. The LICENSEE must comply with all health and safety orders, regulations, liquor control requirements, and all City Ordinances and be in compliance with the plan approved by the Planning Commission on December 16, 2021.
3. LICENSEE'S outdoor café shall only occupy that part of the above described 80 foot right of way of Sycamore Street depicted on Exhibit A. The outdoor café will consist of a decorative fence, tables, chairs and a permanent awning covering the entire outdoor cafes at 118 Sycamore, 128 Sycamore and 132 Sycamore.
4. Tables, chairs, umbrellas and any other objects provided with the café shall be of quality design, materials, and workmanship both to insure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment. When the associated establishment and the sidewalk café are not open for daily use, all furnishings and fixtures shall be removed from public property or stored in a manner approved by GRANTOR. The outdoor café may be utilized in accordance with the City of Wyandotte Zoning Ordinance, §190.307(S).
5. The outdoor café as approved by the Planning Commission on December 16, 2021, will not be required to be removed unless required by the Grantor because of a revocation of the license or because of non-compliance by Licensee of any of the terms of this license or any City Ordinance.
6. The Grant of License only pertains to the City of Wyandotte's easement. If any other entity or agency has an easement, it is the LICENSEE's responsibility to seek and obtain permission from those entities. The GRANTOR has no authority to grant a license that may affect any other entity's easement. The GRANTOR reserves the right for an easement on, over, under, across, and within said property described above for the purpose of construction, operating, maintaining, and repairing existing and future public utilities, sewers, water mains, gas mains, and drains.
7. In consideration of the GRANTOR providing this Grant of License, the LICENSEE agrees to execute a Hold Harmless agreement indemnifying the GRANTOR from all liability arising out of this Grant of License and shall provide liability insurance in the amount approved by the GRANTOR which names the GRANTOR as an additional insured party for the use permitted herein.

GRANT OF LICENSE

Page 2 of 2

8. If the GRANTOR directs LICENSEE to revoke, move or revise any modifications or appurtenances added to the public right-of-way, including traffic safety measures, in any way after issuance of this License to insure the premises will be reasonably safe and convenient for public use and travel, LICENSEE agrees to do this at its own cost immediately. Further, the GRANTOR may revoke this license at any time in its sole discretion.
9. Any Tenant of the LICENSEE must also execute this Grant of License and comply with all of the terms contained in this License.

Witnesses:

GRANTOR: City of Wyandotte

Robert A. DeSana, Mayor

Lawrence S. Stec, City Clerk

Subscribed and sworn to me this ____ day of _____, 20__, by Robert A. DeSana and Lawrence S. Stec who are the Mayor and City Clerk of the City of Wyandotte who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

Witnesses:

LICENSEE: Affinity 3 Investments, LLC

Tom Hannawa, individual and on behalf of
Affinity 3 Investments, LLC

Subscribed and sworn to me this ____ day of _____, 20__, by _____ who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires: _____

HOLD HARMLESS AGREEMENT

In consideration of the City of Wyandotte granting permission to Tom Hannawa, Owner, to construct, install, operate and maintain an Outdoor Cafe on the Sycamore Street right-of-way and south of 3162 Biddle Avenue, Wyandotte, Michigan, which will consist of decorative fence, tables, chairs and a permanent awning covering the entire outdoor cafe areas at 118, 128 and 132 Sycamore shown on Exhibit A, Tom Hannawa, it's successors and assigns, hereby assumes all risk and liability relating to the aforementioned activity and uses and agrees to hold harmless and indemnify the City of Wyandotte and all City Officials and employees from all liability or responsibility whatever for injury (including death) to persons and for any damage to City of Wyandotte property or to the property of others arising out of, or resulting from the construction, maintenance and/or use of said property for the aforementioned use.

The undersigned, Tom Hannawa, it's successor and assigns, further does hereby remise, release, and forever discharge the City of Wyandotte its Officers, agents and employees from any and all claims, demands, actions, causes of action, damages and liabilities resulting or arising out of, either directly or indirectly, from the construction, maintenance and/or use of said property for said purposes at said above-described locations.

The undersigned represents personally that he/she is authorized to execute this Agreement on behalf of the undersigned. The undersigned further agrees to repair any damage done to said property and restore it to the original condition that existed prior to said utilization at no cost to the City of Wyandotte.

Agreed to this ___ day of _____, 20__.

Tom Hannawa

BY: _____
Tom Hannawa, Individual and on behalf of
Affinity 3 Investments, LLC

Address: _____
Street City

Telephone Number: _____

\$73,787.00

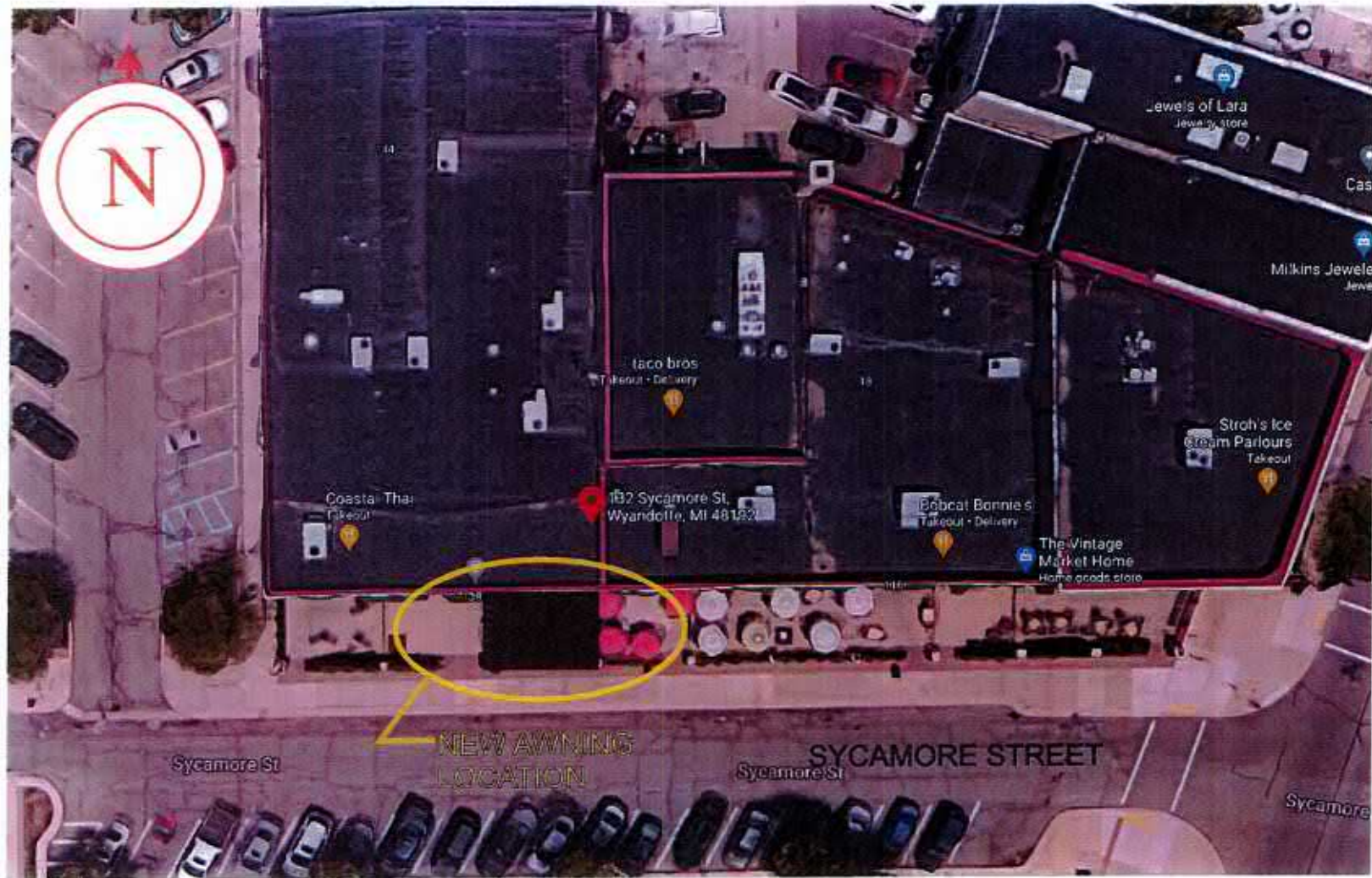


EXHIBIT A

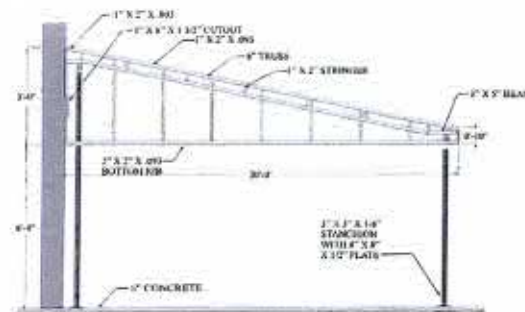
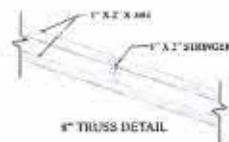
Marygrove

BLACK
PAPER
CLIP C

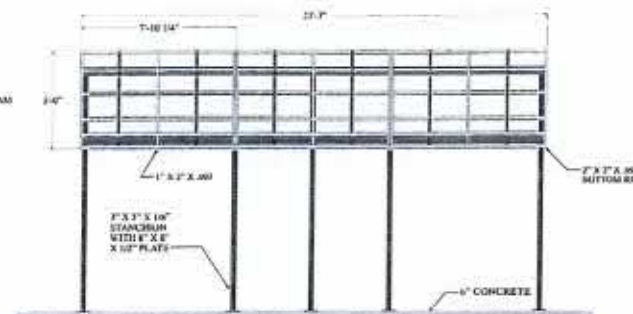
ALL 3 ESTABLISHMENTS DEPICTED.




Marygrove
 AWNINGS
 DALE BACHIE
 GRAND DAD'S BAR
 132 SYCAMORE
 WYANDOTTE, MI 48192
 3/15/21



LEFT ELEVATION
AWNING IS FREESTANDING
NO BUILDING ATTACHMENT



FRONT ELEVATION
- INDICATES TRUSS
AWNING IS FREESTANDING
NO BUILDING ATTACHMENT

DESIGN CRITERIA:
THE AWNING SUPPORTS
ARE DESIGNED FOR 115 MPH,
3 SEC. GUST ULTIMATE WIND SPEED
WIND UPLIFT @ 22 PSF & 30 PSF
GROUND SNOW LOADS FOR
EXPOSURE B, RISK CATEGORY II
AS PER 2015 - NBC AND ASCE 7-10

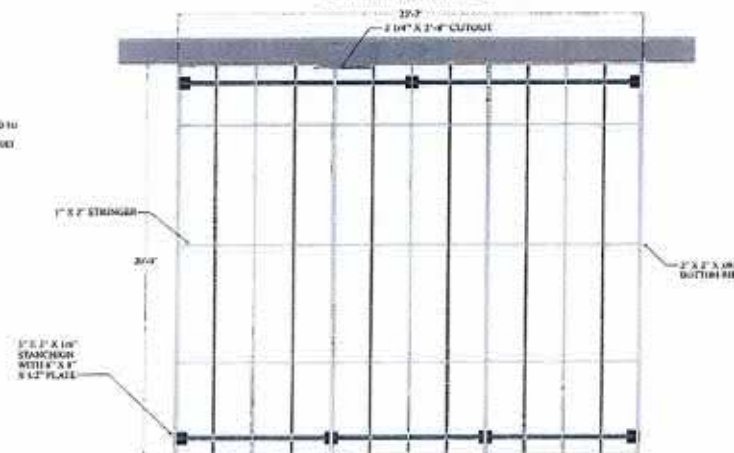
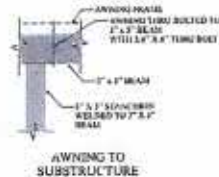
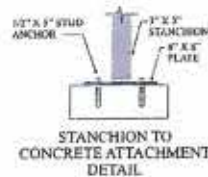
ALL MOUNTING HARDWARE SHALL
BE NON-CORROSIVE

ALL WELDING SHOULD BE
USING EXO ELECTRODES
AS PER AWS D 1.1 & D 1.2

ALL ALUMINUM SECTIONS SHALL
BE 6063-T6 ALLOY

A PROTECTIVE BARRIER SHALL BE
PROVIDED BETWEEN ALL STEEL AND
ALUMINUM TO PREVENT CORROSION

THIS PROJECT SHALL ADDRESS TO THE
FOLLOWING CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE PREVENTION CODE
2009 ANSI ACCESSIBILITY CODE



PLAN VIEW
- INDICATES TRUSS
AWNING IS FREESTANDING
NO BUILDING ATTACHMENT

Warygrove
ARCHITECTS
1341 E. 10TH AVE.
GRAND RAPIDS MI 49507
WYANDOTTE, MI 48182

NOTES:
1. ALL TRAMPS MATERIAL
2. ALL TRAMPS MATERIAL
3. ALL TRAMPS MATERIAL
4. ALL TRAMPS MATERIAL



RESOLUTION

Planning Commission Wyandotte, Michigan

December 16, 2021

MOTION BY COMMISSIONER RUTKOWSKI

SUPPORTED BY COMMISSIONER SARNACKI

RESOLVED BY THE PLANNING COMMISSION, that the request of Affinity 3 Investments, LLC, Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar for a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan is hereby APPROVED; and

BE IT RESOLVED that the outdoor cafés are subject to all conditions applicable to an outdoor café §190.307.S.11 of the City of Wyandotte's Zoning Ordinance and approval by City Council; AND

BE IT FURTHER RESOLVED that Grand Dad's Bar tent is allowed to stay until the permanent awning is installed.

I move the adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
X	Duran	
X	Kelly	
	Kowalewski (Absent)	
	Lupo (Absent)	
	Parker (Absent)	
X	Pasko	
X	Rutkowski	
X	Sarnacki	
	Schultz (Absent)	

MOTION PASSED

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Sarnacki to approve the 2022-2027 Capital Improvement Plan as presented to the Commission on December 16, 2021.

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Duran to adjourn the meeting at 7:55 p.m.

PUBLIC HEARING #11182021 – Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar, Appellants, have applied for a change to the outdoor cafes by adding a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Mr. Mayhew, City Engineer, indicated that the tent that is currently up is allowed by Special Condition and will need to be removed by December 31, 2021. Mr. Mayhew continued to indicate that he has no objection to the awning as it is designed. Mr. Mayhew further indicated that the Design Review Committee has approved the design.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte. Mr. Yinger asked about the hours of operation for the outdoor café area and indicated that it is used past hours allotted.

Chairperson Pasko indicated that that the hours are 7 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7 a.m. to 2:00 a.m. on Friday and Saturday. In addition each day of the Wyandotte Street Art Fair, March 17 (St. Patrick's Day), New Year's Eve, Wednesday immediately before Thanksgiving Day and Thursday immediately before Traditional Easter Sunday the hours are from 7:00 a.m. to 2:00 a.m.; and events approved by Resolution.

Mr. Yinger asked if the hours would apply to the area that has the awning.

Chairperson Pasko indicated yes.

Hisam Elawad, 132 Sycamore, Wyandotte. Mr. Elawad indicated that he is representing the group applying for the awning. Mr. Elawad indicated that this has taken a year to get to this point and he stated that his customers would like to sit outside. Mr. Elawad further indicated that when it rains the customer will be covered and not need to move inside. Mr. Elawad further indicated that outdoor dining is much needed in today's market.

Mr. Elawad further indicated that he would like to keep the current tent up until the awnings are installed.

Chairperson Pasko indicated that the drawing for the new awning looks nice and Mr. Elawad has other options then a tent, he could use umbrellas.

Mr. Elawad indicate that the tent was very expensive and if things were different he probably would not even need it. Mr. Elawad indicated that the tent has been maintained and has worked well.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

Four (4) communications were received in favor of this request.

Public Hearing #11192021 – Rick DeSana, Owner and Appellant, has applied for a change to the rear outdoor café at 126 Oak, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Chairperson Pasko read all the communications received.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte. Mr. Yinger indicated that the awning in the back is used until 2 a.m. and there is no enforcement the owners have previously indicated that the awning area is part of the inside of the bar and the outdoor café hours do not apply to this area. Mr. Yinger asked if this is correct.

Chaiperson Pasko indicated that it is part of the outdoor café area and would have to meet the hour requirements of the Ordinance.

Mr. Yinger indicated that the noise levels are very loud and they have been using this area past the allotted time frame. Mr Yinger further indicated that the occupancy limits are not adhered to either. Mr. Yinger indicated that maybe a letter should be sent indicating all the requirements that they must meet.

Mr. Joseph Hirsch, 144 Chestnut, Wyandotte, present. Mr. Hirsch indicated that he concurs with Mr. Yinger's comments. Mr. Hirsch further indicated that he has called the police for loud music. Mr. Hirsch further stated that this bar is not good for the residents and the Commission needs to consider the residents when approving these types of uses.

Rick DeSana and Les Sallotti, 126 Oak, Wyandotte, present. Mr. DeSana went over the City Engineers communication dated November 18, 2021. Mr. DeSana indicated that the dumpster cannot be located in the location indicated on the drawing per the Trash Hauler. Mr. DeSana indicated that he contacted the City to utilize the City's dumpster area across Oak Street in Parking Lot No. 1.

PH# 11182021

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

DOWNTOWN DEVELOPMENT AUTHORITY

October 13, 2021

Tom Hannawa
Affinity 3 Investments, LLC.
1721 Maplelane Avenue
Hazel Park, Michigan

Matt Buskard, Owner
Bobcat Bonnie's
118 Sycamore Street

Rod Lopez, Owner
Taco Bros
128 Sycamore Street

Hisam Elawad, Owner
Grand Dad's Bar
132 Sycamore Street

Dear Sycamore Plaza Businesses,

Congratulations! This letter is to inform you that during a regular meeting of the Board of Directors of The Wyandotte Downtown Development Authority on Tuesday October 12th, 2021, the DDA Board approved your application for funding through the DDA's Joseph R. Peterson Downtown Grant Program.

The Sycamore Plaza businesses have been awarded a grant in the amount of \$15,156.00. Your grant funding reimbursement is approved contingent upon the following:

1. Your establishments are open for regular business.
2. We receive copies of receipts totaling or exceeding the amount of the awarded grants.
3. We receive before & after photographs detailing construction progress and improvements.
4. All work performed is in accordance with all City of Wyandotte requirements set forth by Wyandotte's Building and Engineering Department and the guidelines outlined in the DDA Grant Application.
5. The applicants are in good standing with all taxes, payments and fees owed to the City of Wyandotte.
6. All supplementary reimbursement forms and personal guarantees are signed and submitted to our office.

Please complete the attached forms and submit them with your photographs and receipts for reimbursement once the work is complete and you are opened for regular business. If you should have questions regarding this award, please contact me.

Joe Gruber, MCD
DDA Director

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4500 • Fax 734-324-4540 • www.wyandotte.net



Equal Housing Opportunity/Equal Opportunity Employer



OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



PH#11182021

MAYOR PRO TEMPORE
Robert A. DeSana

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

GREGORY J. MAYHEW, P.E.
CITY ENGINEER

November 18, 2021

Stan Pasko, Chairperson
Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

RE: Outdoor Cafés at Sycamore Plaza
118 Sycamore Bobcat Bonnies
128 Sycamore Taco Bros
132 Sycamore Grand Dad's Bar

Dear Mr. Pasko:

The undersigned has reviewed the application for the requested changes to the referenced outdoor cafes at Sycamore Plaza. Note the cafes are on public property located in the Central Business District. These locations have provided a combined application in attempt to maintain a uniform appearance of the plaza. The provided renderings were originally drafted for Grand Dad's Bar. However, the structural footprint will be increased to accommodate all three businesses if approved. The presented color scheme will be identical throughout.

The following items are presented for your review and recommendation:

- Section 190.307.S.11 of the Zoning Ordinance requires a public hearing whenever there are changes to the outdoor café layout, a written complaint is received, or violations are received by any City department. Note there is a requested change in layout for these establishments.
- The occupancy limit for each of the proposed cafes will not change as the footprint for each café remains unchanged. Bobcat Bonnies Café will be limited to 50 occupants, Taco Bros will be limited to 23 occupants, and Grand Dad's will be limited to 29 occupants.
- The cafés layout shall maintain a 44-inch wide aisle for egress from the building.
- Approval of the proposed awning is subject to review by the Engineering and Building Department. Detailed drawings will be supplied if the conceptual approval is granted.
- A fire extinguisher will be required in each outdoor café, located at the direction of the Wyandotte Fire Chief.

The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The enclosed outdoor café plans are provided for your review and recommendation to City Council.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,


Gregory J. Mayhew
City Engineer

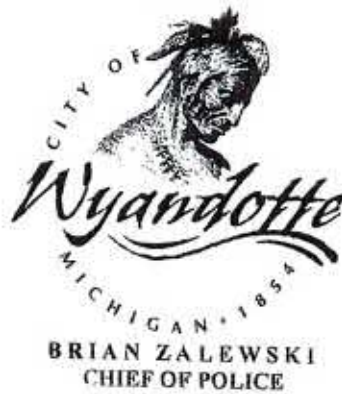
Enclosures: Proposed Site Layout and Renderings.

OFFICIALS

CITY CLERK
Lawrence S. Stec

TREASURER
Todd M. Browning

CITY ASSESSOR
Theodore H. Galeski



PH# 11182021
MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

November 24, 2021

TO: Kelly Roberts, Neighborhood Services and Development Coordinator

FROM: Brian Zalewski, Chief of Police

SUBJECT: OUTDOOR CAFÉ CHANGE REQUEST – SYCAMORE PLAZA

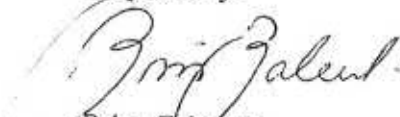
- 118 Sycamore- Bobcat Bonnies
- 128 Sycamore- Taco Bros
- 132 Sycamore- Grand Dad's Bar

I have no objections to the changes requested and submitted by the applicant, with the following conditions:

- The applicant meets all laws and ordinances as required by the Fire and Engineering Departments.
- The plans meet all the requirements set forth in the City of Wyandotte Zoning Ordinance

If you need any further assistance, please do not hesitate to contact me.

Respectfully,


Brian Zalewski
Chief of Police

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



PH# 11182021
MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

Thomas Lyon
Assistant Fire Chief

November 23, 2021

Engineering Department
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

CAFÉ PLAN REVIEW

Address: 118, 128, and 132 Sycamore

The undersigned has reviewed the plans submitted for the outdoor cafes at the above stated addresses. I concur with Mr. Mayhew's review and recommendations regarding occupant load, means of egress, and fire extinguisher placement. I have no objections to the plans as presented.

Please feel free to contact the undersigned if you require anything further with regards to this matter.

Sincerely,

Tom Lyon
Assistant Fire Chief

266 Maple Wyandotte, Michigan 48192 734-324-7254

tlyon@wyandottemi.gov

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



PLANNING COMMISSION

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

December 1, 2021

TO NEIGHBORHOOD OWNER
OR PARTY-IN-INTEREST

NOTICE OF PUBLIC HEARING #11182021
CITY OF WYANDOTTE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dads Bar, Appellants, have applied to the Planning Commission of the City of Wyandotte for a special approval for a change to their outdoor cafés by adding a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Michigan in a CBD Zoning District where the proposed conflicts with §190.307.S.11 of the City of Wyandotte Zoning Ordinance which states:

§190.307.S.11: A site drawing showing the detailed plan of the outdoor café must be submitted to and approved by the Planning Commission.

On Thursday, December 16, 2021, at 6:30 p.m., a public hearing will be held on this request in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan. In the event this meeting is canceled, the hearings will be held at the next scheduled meeting without and further notice.

This notice is for the purpose of giving any interested party the opportunity to have their opinion expressed at this hearing in support of or in opposition to this request. If you are submitting a written communication, the letter must be received by the Commission prior to the date of the public hearing. In the event this meeting is canceled, the hearing will be held at the next scheduled meeting without any further notice.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the Engineering and Building Department at 3200 Biddle Avenue, Suite 200, Wyandotte Michigan 48192 Phone (734) 324-4555.

Very truly yours,

WYANDOTTE PLANNING COMMISSION

Kelly Roberts

BY: Kelly Roberts, Secretary

*Just idea! Please
approve! Thank you.
Inna Bernal
165 Maple
Wyandotte MI
Rummet Properties
2030 S Shale Loop
E Wyandotte MI 48192*

Approved by _____
State License Number _____

City of Wyandotte
Engineering & Building Department
3200 Biddle Avenue
Phone: (734) 324-4551 Fax: (734) 324-4535

Permit # _____
Rec'd By: _____
Date: _____

APPLICATION TO BUILD INDUSTRIAL/COMMERCIAL BUILDINGS AND MULTIPLE DWELLINGS

Location, ownership and detail must be correct, complete and legible. Separate applications are required for each building.
Plans and specifications, including plumbing and wiring details must be filed with this application.

COMPLETE DESCRIPTION OF LOT & PLOT PLAN MUST BE SHOWN ON PLANS.

Date: 03/16/2021

Applicant's Name: Marygrove Awning Company Address: 12700 Merriman Rd.

Contact Phone #: 734-338-7258 (Rachel Falahee) Livonia, MI 48150

Building located at 3162 Biddle Avenue / 116-132 Sycamore

Between Biddle Street and 3rd Street.

Legal Description: 00564 565 LOT 10 AND ADJ VAC ALLEY 20 FT WIDE ALSO E 1/2 OF S 84.97 FT OF LOT 11 PLAT O

Lot Size: _____ feet WIDE (x) _____ feet DEEP () Interior OR () Corner Alley in rear

Building Size: 20 feet WIDE (x) 98 feet LONG (x) 5 feet HIGH, 1 REAR OR SIDE STORIES

Owner's Name: Tom Hannawa, Affinity 3 Investments, LLC. Address: 4512 Southshore St.
Phone Number: 734-626-1517 Waterford MI 48328

Architect or Engineer: Hakim Shakir, P.E. Address: 32190 Schoolcraft Rd
Phone Number: 734-525-7330 Livonia, MI 48150

Contractor: Marygrove Awning Company Address: 12700 Merriman Rd.
Phone Number: 734-422-7110 Livonia, MI 48150

Sideyards _____ and _____ Courts _____ Rear Yard _____

Occupancy _____ by _____ employees and _____ persons.

Michigan Safety Data Sheets (MSDS) attached? ☐ Yes ☐ No ☒ N/A

Remarks: Installation of 98' x 20' fixed awning over existing outdoor patio seating area. No enclosure panels.

Also no lettering on awning - solid black.

Volume of Building, cu. ft. 1,960 sq ft Estimated cost by owner \$ 75,780.00 By Dept. \$ _____

WARNING! The approval of plans, procured by misrepresentation of facts or conditions, misstatements in application, or through improper action of any officer or employee of this department, does not legalize an illegal construction, arrangement or condition.

NOTE: Other permits must be secured for the installation of plumbing, sewers, wiring, gas and oil burners, use of flammable liquids, curb cuts, sidewalk grades, etc. Permission for projections other than signs over or into public property must be secured from the Mayor and Council.

updated 04/27/04
n/cblsapp.doc

I hereby certify that the above answers are true and correct.

X

Signature of owner or 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 awning

(single, 2-family, multiple dwelling, garage, addition, kind of business, etc...)

Located at: 116-132 Sycamore

PLOT PLAN

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

Inside Lot Line ()	Side Street ()	Or Alley ()
Front Lot Line		Alley: open () vacated ()
		Rear Lot Line

Owner: Tom Hannawa, Affinity 3 Investments, LLC.
Address: 4512 Southshore St.,
City: Waterford MI 48328
Phone No.: 248-361-1666

Authorized Signature: [Signature]
Address: _____
City: _____
Phone No.: _____

For Office Use Only		
Zoning District: <u>CDD</u>	Examined By: <u>JRP</u>	Date: <u>11/18/12</u>
Lot Size: _____	Area in Sq. Feet: _____	
Max. Area Of Occupancy: _____	Area Of Exist. Struc.: _____	
Area Of Prop. Struc.: _____	Total Area: _____	
Parking Provided For: _____	Parking Required: _____	
Approved By: _____	Refused Because Of Non-Compliance to Section: _____	

PENDING PLANNING COMMISSION & COUNCIL APPROVAL
2) REVISED DRAWINGS

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

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: 1/10/2022

AGENDA ITEM # 11

ITEM: Annual Review of the Outdoor Cafe Applications

PRESENTER: Gregory J. Mayhew, City Engineer

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Per §190.307.S.(11) of the City's Zoning Ordinance regarding Outdoor Cafes, the City Council shall approve an application checklist yearly along with fees for application review, inspections, use of public area and review of insurance. Therefore, attached for your review is the Outdoor Cafe Application for New Cafes, Outdoor Cafe Annual Renewal Application, Inspection checklist and example of insurance requirements.

The Engineering Department recommends the following fees for 2022:

- \$300 with no alcohol served, consumed or possessed - New Cafes
- \$750 with alcohol served, consumed or possessed - New Cafes
- \$150 with no alcohol served, consumed or possessed - Renewal Cafes
- \$600 with alcohol served, consumed or possessed - Renewal Cafes

If you approve the applications, inspection checklist, insurance requirement and concur with the fees, the attached Resolution will need to be adopted by Your Honorable Body.

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 goals and Objectives of the City of Wyandotte Strategic Plan by commitment to making the downtown a destination of choice for residents throughout Southeast Michigan by encouraging existing businesses to expand.

ACTION REQUESTED: Approve applications, fees, insurance requirements and checklist.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account No. 101-000-630-020
Services Fees - Engineering General

IMPLEMENTATION PLAN: Forward adopted Application to OutdoorCafe to Outdoor Cafe Applicants.

LIST OF ATTACHMENTS:

1. 2022 Outdoor Cafe Applications

RESOLUTION

Item Number: #11
Date: January 10, 2022

RESOLUTION by Councilperson _____

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	Crayne	_____
_____	Hanna	_____
_____	Shuryan	_____
_____	Stec	_____



CITY OF WYANDOTTE OUTDOOR CAFÉ APPLICATION

Engineering and Building
3200 Biddle Avenue
Wyandotte, MI 48192

Date: _____

REQUIRED INFORMATION:

Address of Outdoor Café: _____

Name of Business: _____

Property Owner: _____

Address: _____ City: _____ State _____ Zip Code _____

Phone Number: (____) _____ Fax: (____) _____ Email: _____

Applicant: _____

Address: _____ City: _____ State _____ Zip Code _____

Phone Number: (____) _____ Fax: (____) _____ Email: _____

Zoning of property _____ Outdoor Café Location: _____ Public Property _____ Private Property

NOTE: An Outdoor Café in a B-2 Zoning District may provide for only 35% more seating than is provided inside the restaurant. Additional parking required (Sec. 2202.5.7)

Hours of occupancy for Outdoor Cafe: _____ AM thru _____ PM

(§190.307.S(1)(a) 17:00 a.m. to 12 midnight Monday thru Thursday and Sunday; Extended hours to 2:00 a.m. on Friday and Saturdays, 3rd Fridays, Street Art Fair Days, March 17, New Year's Eve, Wednesday before Thanksgiving Day, Thursday before Easter, and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: _____ to _____

(§190.307.S(1)(a) - Dates Allowed January 1st to December 31st)

Area of occupancy in square feet: _____ sq ft; dimensions _____ x _____

Capacity of existing establishment: _____ people (with seating) _____ people (without seating)

Capacity of proposed outdoor café: _____ people (total number of seats)

Will alcoholic beverages be served at the outdoor café: _____ Yes _____ No

DIAGRAM OF SIDEWALK CAFÉ:

Please attach a separate 8-1/2" x 11" sheet (or larger) illustrating the proposed café area. Show existing sidewalk, buildings, curb, existing improvements in the right-of-way, i.e. lamp posts, street trees, planters, awnings, and guards, benches, mailboxes, etc., an unobstructed clear area for pedestrian passage along sidewalk (a minimum of 60" wide), railings, umbrellas, proposed area for tables and chairs, number of tables and chairs, and details of the proposed perimeter barrier. Diagram should be of a scale 1" = 10' (or other appropriate scale).

Location of entrances and exits shall be shown.

Attach a copy of all furnishings i.e. tables, chairs, planters containing plants and accessories. Furnishings may not be attached.

Fences abutting public right-of-way must be black metal.

DIAGRAM OF SIDEWALK CAFÉ:

Cafes adjacent to residential properties or that share an alley with residential properties shall be screened with a solid fence at minimum of six (6) feet in height.

For additional requirements, please refer to the Zoning Ordinance and the Outdoor Café Ordinance pertaining to the zoning of the property.

INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:

For outdoor cafes on public property, Liability Insurance, Liquor Liability Coverage and Property Damage Coverage naming the City of Wyandotte and Wayne County (when applicable) as an insured party must be provided before an outdoor café may be set up and be maintained for as long as the outdoor café is in operation. See attached example of a Certificate of Insurance for minimum coverages and minimum limits required. A primary general liability policy with limit of \$1 million per occurrence with a \$1 million aggregate policy is acceptable in lieu of the \$1 million per occurrence with a \$1 million aggregate policy plus the \$1 million umbrella as shown on the sample certificate provided.

NOTE: For those cafes on public property that serve alcohol you will also be required to have liquor liability coverage in the amount of \$1 million per occurrence and \$1 million policy aggregate.

GRANT OF LICENSE/HOLD HARMLESS AGREEMENT FOR OUTDOOR CAFES ON PUBLIC PROPERTY:

A Grant of License and Hold Harmless Agreement will be required to be executed by the property owner and tenant if applicable. The Grant of License and Hold Harmless Agreement will be prepared by the City's Attorney and require approval by the City Council.

ANNUAL INSPECTION:

An Annual Inspection will be required. The Applicant shall apply to the Engineering and Building Department each year after receiving approval by the Planning Commission.

CERTIFICATION:

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws. Applicant further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved on private property. In addition, the City Council in its sole and absolute discretion may approve, deny or set any conditions or limitations on any outdoor café which may be approved on public property.

Approval of an outdoor café is on a calendar year basis and a renewal request must be filed each year. Approval of an outdoor café is subject to revocation by the City.

INDEMNIFICATION:

By signing this Application and upon approval by the Planning Commission for cafes on private property or upon approval by the City council for cafes on public property, the Applicant agrees to indemnify the City of Wyandotte and Wayne County per the following: the applicant and permittee shall indemnify, hold harmless and defend the City of Wyandotte and Wayne County, and their agents, employees elected officials, against and any all claims, expenses (including attorney's fees) demands, payments, suits, actions, recoveries, and judgements of every name

and description, brought or recovered against them or either or any of them for or on account of loss of life, any personal injury, or damages to property received or sustained by any person or persons whomsoever by reason of any act or omission of the said applicant and permittee, their agents, servants, or subcontractors in the operation of said outdoor café, or by or in consequence of any negligence or carelessness in connection with the same or on account of the death of or injuries to persons who shall be engaged in the operation of the outdoor café; and on account of liability or obligation imposed directly or indirectly upon the City of Wyandotte or Wayne County by reason of any law of the State of Michigan or the United States, now existing or which shall hereafter be enacted imposing any liability or obligation, or providing for compensation to any person or persons on account of or arising from the date hereof, for injuries to employees or others. Said applicant and permittee shall pay, settle, compromise, and procure the discharge of any and all such claims and all such losses, damages, expenses, liabilities, and obligations, of any and all such claims and all such losses, damages, expenses, liabilities, and obligations, and shall defend at his own cost and expense any and all claims, demands, suits, and actions made or brought against the City of Wyandotte and Wayne County for or upon any such claim. In case the said applicant and permittee shall fail, neglect, or refuse to comply with any of the provisions of this paragraph, said City of Wyandotte or Wayne County may in order to protect itself from liability, defend any such claim, demand, suits, or action and pay, settle, compromise, and procure the discharge thereof, in which case the said applicant and permittee shall repay to the City of Wyandotte or Wayne County any and all such loss, damage, and expense, including attorney's fees paid, suffered, or incurred by said City of Wyandotte or Wayne County in so doing.

Applicant and permittee shall defend, hold harmless and indemnify City of Wyandotte and Wayne County against any and all claims, expense (including attorney's fees), loss or liability for injury to or death of any persons (including employees or agents), and loss of or damage to any property (including property owned, leased or borrowed by City of Wyandotte or Wayne County), incurred during the operating of the outdoor café associated with and under this agreement, unless any of the above stated claims, expenses, loss, liability or obligation is caused solely by the negligence of the City of Wyandotte or Wayne County. Applicant and Permittee shall waive all of its and all of its Insurers rights of subrogation against the City of Wyandotte, and Wayne County, as well all of their Officers, Employees, Elected Officials and Volunteers.

FEE PAID: _____

Dated this _____ day of _____, 20_____

Applicant's Signature: _____

 Print Name and Title

Office Use Only	
FEE: _____	\$300 with no alcohol served, consumed or possessed \$750 with alcohol served, consumed or possessed
Notes:	
Public Department Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____
Fire Department Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____
Eng/Bldg. Department Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____
Insurance Certification on File: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____
Hold Harmless Agreement Executed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____
Grant of License Issued: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20_____



**City of Wyandotte
Outdoor Café
Annual Renewal Application**

Engineering and Building
3200 Biddle Avenue
Wyandotte, Michigan

Date: _____

REQUIRED INFORMATION:

Address of Outdoor Café: _____

Name of Business: _____

Property Owner: _____

Address: _____ City: _____ State _____ Zip Code _____

Phone Number: (____) _____ Fax: (____) _____ Email: _____

Applicant: _____

Address: _____ City: _____ State _____ Zip Code _____

Phone Number: (____) _____ Fax: (____) _____ Email: _____

Zoning of Property _____ Outdoor Café Location: ____Public Property ____ Private Property

NOTE: An Outdoor Café in a B-2 Zoning District may provide for only 35% more seating than is provided inside the restaurant. Additional parking required (Sec. 2202.5.7)

Hours of occupancy for Outdoor Cafe: _____ AM thru _____ PM

(§190.307.S(1)(a) 7:00 a.m. to 12 midnight Monday thru Thursday and Sunday; Extended hours to 2:00 a.m. on Friday and Saturdays, 3rd Fridays, Street Art Fair Days, March 17, New Year's Eve, Wednesday before Thanksgiving Day, Thursday before Easter, and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: _____ to _____
(§190.307.S(1)(a) - Dates Allowed January 1st to December 31st)

Area of occupancy in square feet: _____ sq ft; dimensions _____ x _____

Capacity of existing establishment: _____ people (with seating) _____ people (without seating)

Capacity of proposed outdoor café: _____ people (total number of seats)

Will alcoholic beverages be served at the outdoor café: _____ Yes _____ No

Any changes to the approved plan _____ Yes _____ No
(Attach Revised Plan)

INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:

Attach updated Certificate of Insurance _____ Yes

CERTIFICATION:

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission and/or City Council in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

FEE:

Dated this _____ day of _____, 2_____

Applicant's Signature: _____

Print Name and Title

Office Use Only	
FEE: _____	\$150.00 with no alcohol served, consumed or possessed \$600.00 with alcohol served, consumed or possessed
Public Department Approval: ____ Yes ____ No	Date: _____, 20____ Notes: _____
Fire Department Approval: ____ Yes ____ No	Date: _____, 20____
Eng/Bldg. Department Approval: ____ Yes ____ No	Date: _____, 20____
Insurance Certification on File: ____ Yes ____ No	Date: _____, 20____
Hold Harmless Agreement Executed: ____ Yes ____ No	Date: _____, 20____
Grant of License Issued: ____ Yes ____ No	Date: _____, 20____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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 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).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A:	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

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 SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY					
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
						MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 1,000,000
						PRODUCTS - COMPOP AGG \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER					
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PROJECT	<input type="checkbox"/> LOC			
	AUTOMOBILE LIABILITY					
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS	SCHEDULED AUTOS				BODILY INJURY (Per person) \$
	HIRED AUTOS	NON-OWNED AUTOS				BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB	OCCUR				
	EXCESS LIAB	CLAIMS-MADE				EACH OCCURRENCE \$ 1,000,000
	DED	RETENTION \$				AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N				WC STATUTORY LIMITS OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
<input checked="" type="checkbox"/>	Liquor Liability					\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The City of Wyandotte, Wayne County, it's officers and employees are additional insureds. The coverage is primary and not contributing or pro rata with any other insurance or similar protection (e.g. risk management association) which is or may not be available to or carried by the City. This coverage extends to the sidewalk patio area, or other public Right Of Way where ongoing restaurant operations take place. The insured hereby waives it's and all of its insurers rights of subrogation against the City of Wyandotte, Wayne County, its Officers, Employees, Elected Officials, and Volunteers.

CERTIFICATE HOLDER**CANCELLATION**

City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

INSPECTION CHECKLIST
OUTDOOR CAFÉ

INSPECTED BY: _____

DATE OF INSPECTION: _____

LIST OF COMPLAINTS RECEIVED BY THE ENGINEERING DEPARTMENT:

LIST OF VIOLATIONS:

CHECKLIST:

PRIVATE AND PUBLIC PROPERTY:

- ☐ Café is set up in accordance with approved Planning Commission Plan
- ☐ No signs or other advertising on fences or railings
- ☐ Name of restaurant may appear on valance of umbrella, no other advertisement
- ☐ Occupancy load posted
- ☐ If a written complaint regarding an outdoor café has been received by the Planning Commission after October 2016, then a public hearing is required prior to approval of outdoor café. Checking this box indicates no complaints were received.

ADDITIONAL ITEMS REQUIRED FOR PUBLIC PROPERTY: (Before an inspection is scheduled on a Public Property Café, the first four (4) items below must be submitted and approved.)

- ☐ Proper insurance submitted
- ☐ Insurance includes liquor liability if alcohol is serviced
- ☐ Current Grant of License
- ☐ Current Hold Harmless
- ☐ Café allows for free passage of pedestrians

NOTES FROM INSPECTION:

BILLS & ACCOUNTS

01/05/2022

INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE

EXP CHECK RUN DATES 12/16/2021 - 01/05/2022

JOURNALIZED PAID

BANK CODE: CLAIM

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Check 10338							
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 12/19/21	12/22/21	9,514.24	10338
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 12/19/21	12/22/21	19,854.24	10338
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 12/19/21	12/22/21	182.72	10338
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 12/19/21	12/22/21	42.74	10338
			Total For Check 10338			29,593.94	
Check 10339							
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 12/19/21	12/22/21	2,634.50	10339
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 12/19/21	12/22/21	645.00	10339
			Total For Check 10339			3,279.50	
Check 10340							
101-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 12/19/21	12/22/21	12,335.23	10340
499-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 12/19/21	12/22/21	34.64	10340
			Total For Check 10340			12,369.87	
Check 10341							
101-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 12/19/21	12/22/21	32,841.52	10341
499-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 12/19/21	12/22/21	41.50	10341
			Total For Check 10341			32,883.02	
Check 10342							
101-750-925-780	Rentals (Seniors/PortaJohns)	ACEE DEUCEE PORTA CAN	PORTA CAN RENTAL FOP & BISHOP	130507	12/29/21	490.00	10342
			Total For Check 10342			490.00	
Check 10343							
202-440-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#17 2021 HMA RESURFACING PROJECT FILE #4800	RESURFACING	12/29/21	67,019.77	10343
203-440-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#17 2021 HMA RESURFACING PROJECT FILE #4800	RESURFACING	12/29/21	72,126.08	10343
492-200-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#17 2021 HMA RESURFACING PROJECT FILE #4800	RESURFACING	12/29/21	12,796.70	10343
492-200-825-460	Resurfacing	AL'S ASPHALT PAVING CO INC	EE#17 2021 HMA RESURFACING PROJECT FILE #4800	RESURFACING	12/29/21	75,749.96	10343
492-200-850-524	Recreation-City Parks	AL'S ASPHALT PAVING CO INC	EE#17 2021 HMA RESURFACING PROJECT FILE #4800	RESURFACING	12/29/21	2,091.43	10343
			Total For Check 10343			229,783.94	
Check 10344							
101-000-257-087	Reserve-Police Public Relations	ALLEGRA-MARKETING	WIDE BARREL INK PENS, BLACK WITH SILVER IMPRINT	59710	12/29/21	1,378.46	10344
			Total For Check 10344			1,378.46	
Check 10345							
101-448-750-260	Garage-Operating Expenses	ALLSTATE INDUSTRIAL EQUIPMENT	STOCK WELDING	556936	12/29/21	41.82	10345
			Total For Check 10345			41.82	
Check 10346							
101-215-750-220	Operating Expenses	AMERICAN LEGAL PUBLISHING CORP	7 ORDINANCE NOTIFICATION LINKS	13804	12/29/21	35.00	10346
			Total For Check 10346			35.00	
Check 10347							
499-200-926-114	Operating Expenses	ASCAP	ASCAP LICENSING FEE 2022	100005809462	12/29/21	390.00	10347
			Total For Check 10347			390.00	

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Check 10348							
101-336-750-222	Medical/Rescue Supplies	BAKERS GAS & WELDING SUPPLIES	MEDICAL OXYGEN	01707787	12/29/21	159.61	10348
101-336-750-222	Medical/Rescue Supplies	BAKERS GAS & WELDING SUPPLIES	MEDICAL OXYGEN	01708534	12/29/21	74.45	10348
						<u>234.06</u>	
Check 10349							
101-336-750-222	Medical/Rescue Supplies	BOUND TREE MEDICAL LLC	FIRST AID SUPPLIES	84316753	12/29/21	978.12	10349
101-336-750-222	Medical/Rescue Supplies	BOUND TREE MEDICAL LLC	FIRST AID SUPPLIES	84316754	12/29/21	22.50	10349
						<u>1,000.62</u>	
Check 10350							
101-448-825-430	Garage-Police Vehicle Maintenance	BUDGET TIRE COMPANY	TIRE'S FOR VP 7-31 VIN 2FABP7BV9BX181776	1-201404	12/29/21	292.00	10350
101-448-825-430	Garage-Police Vehicle Maintenance	BUDGET TIRE COMPANY	STOCK POLICE TIRE'S	1-1GS201391	12/29/21	1,032.00	10350
101-448-825-432	Garage-Equipment Maintenance	BUDGET TIRE COMPANY	TIRE'S FOR VPS 16 VIN 1FTRF3B67GEB17323	1-201536	12/29/21	808.00	10350
						<u>2,132.00</u>	
Check 10351							
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12092021	12/29/21	650.00	10351
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12102021	12/29/21	175.00	10351
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12132021	12/29/21	250.00	10351
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12202021	12/29/21	150.00	10351
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12142021	12/29/21	250.00	10351
260-136-825-229	MIDC Attorneys	CHRISTOPHER R SHEMKE	COURT APPOINTED ATTORNEY	12212021	12/29/21	475.00	10351
						<u>1,950.00</u>	
Check 10352							
101-000-257-056	Reserve-Boat Ramp Operations	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	35.82	10352
101-200-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	41.64	10352
101-200-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	53.58	10352
101-301-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	385.30	10352
101-303-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	53.58	10352
101-303-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	262.84	10352
101-336-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	292.59	10352
101-336-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	1.22	10352
101-448-825-930	Heat(Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	1,115.76	10352
101-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	221.83	10352
101-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	467.05	10352
101-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	0.58	10352
101-756-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	207.10	10352
101-756-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	2,609.32	10352
101-800-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	135.75	10352
101-800-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	95.32	10352
101-800-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	25.14	10352
101-800-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	255.91	10352
525-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	140.96	10352
525-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	418.81	10352
525-750-825-930	Heat (Gas)	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	97.63	10352
530-444-825-930	Heat(Gas)-Bank Bldg	CONSTELLATION NEWENERGY-GAS DIV LLC	GAS - NOVEMBER 2021	3356301	12/29/21	1,218.58	10352
						<u>8,136.31</u>	
Total							

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Check 10353							
101-448-750-261	Garage-Gasoline & Oil	CORRIGAN OIL CO	GASOLNE STOCK DPS 2.0870 PER GALLON TOTAL GALLONS 5,200.00	7419784-IN	12/29/21	10,975.78	10353
			Total For Check 10353			10,975.78	
Check 10354							
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12202021	12/29/21	300.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12122021	12/29/21	200.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12132021	12/29/21	600.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12142021	12/29/21	500.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12152021	12/29/21	350.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12102021	12/29/21	150.00	10354
260-136-825-229	MIDC Attorneys	CORY P WESTMORELAND	COURT APPOINTED ATTORNEY	12212021	12/29/21	400.00	10354
			Total For Check 10354			2,500.00	
Check 10355							
101-750-825-490	Field Maintenance & Supplies	CROWN TROPHY	CUSTOM SIGN - TAYLOR	861	12/29/21	198.00	10355
			Total For Check 10355			198.00	
Check 10356							
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12192021	12/29/21	300.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12202021	12/29/21	300.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12122021	12/29/21	300.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12132021	12/29/21	400.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12052021	12/29/21	200.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	12032021	12/29/21	225.00	10356
260-136-825-229	MIDC Attorneys	DAVID MICHAEL BOGARD	COURT APPOINTED ATTORNEY	11282021	12/29/21	250.00	10356
			Total For Check 10356			1,975.00	
Check 10357							
101-000-231-020	P/R Deductions-Hospital (Employer)	DELTA DENTAL	0007240006 JANUARY 2022	RIS0003866812 01/22	12/29/21	8,291.56	10357
499-200-725-160	Medical Insurance	DELTA DENTAL	0007240006 JANUARY 2022	RIS0003866812 01/22	12/29/21	127.04	10357
			Total For Check 10357			8,418.60	
Check 10358							
101-756-750-225	Concession Supplies	DETROIT POPCORN COMPANY	POPCORN FOR CONCESSION AT YACK	773399	12/29/21	174.96	10358
101-756-750-225	Concession Supplies	DETROIT POPCORN COMPANY	POPCORN FOR YACK CONCESSION	774128	12/29/21	119.79	10358
101-756-825-420	Bldg & Equip Maintenance	DETROIT POPCORN COMPANY	MEASURING CUPS	774129	12/29/21	6.35	10358
			Total For Check 10358			301.10	
Check 10359							
101-448-825-430	Garage-Police Vehicle Maintenance	DICK GENTHE CHEVROLET	AC SEALS FOR VP 7-9 VIN 1GMLC2EC1FR725315	27833	12/29/21	24.78	10359
101-448-825-430	Garage-Police Vehicle Maintenance	DICK GENTHE CHEVROLET	CONNECTOR FOR VP 7-32 VIN 1GNLC2E04ER181820	27794	12/29/21	45.16	10359
101-448-825-430	Garage-Police Vehicle Maintenance	DICK GENTHE CHEVROLET	DOOR TRIM FOR VP 7-19 VIN 1GNLC2EC2FR576901	27729	12/29/21	62.36	10359
			Total For Check 10359			132.30	
Check 10360							
101-440-825-490	C of C Inspectors	DOUGLAS SCOTT THOMAS	INSPECTION PERFORMED	12062021-12192021	12/29/21	537.50	10360
			Total For Check 10360			537.50	

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Check 10361							
101-750-825-490	Field Maintenance & Supplies	DOWNRIVER HITCH & TRUCK	DROP MOUNT	15666	12/29/21	44.99	10361
			Total For Check 10361			44.99	
Check 10362							
265-301-925-730	Other Expenses - State	FEED RITE PET SHOP & SUPPLY	K9 JAX - WELLNESS CORE	740872	12/29/21	64.99	10362
265-301-925-730	Other Expenses - State	FEED RITE PET SHOP & SUPPLY	K9 ICE - WELLNESS CORE & TREAT	369065	12/29/21	66.98	10362
			Total For Check 10362			131.97	
Check 10363							
101-336-750-220	Operating Expenses	FLASH RESALE/WHOLESALE LLC	JANITORIAL SUPPLIES	69349	12/29/21	383.67	10363
101-750-750-235	Cleaning Supplies	FLASH RESALE/WHOLESALE LLC	CLEANING SUPPLIES FOR YACK	69341	12/29/21	333.95	10363
			Total For Check 10363			717.62	
Check 10364							
101-336-825-490	Bldg & Equip Maintenance	GEE & MISSLER	HEAT IN RESCUE BAY @ #2	55905	12/29/21	142.50	10364
			Total For Check 10364			142.50	
Check 10365							
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	12062021	12/29/21	200.00	10365
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	12072021	12/29/21	350.00	10365
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	12142021	12/29/21	425.00	10365
260-136-825-229	MIDC Attorneys	GOLDPAUGH & ASSOCIATES PC	COURT APPOINTED ATTORNEY	12102021	12/29/21	325.00	10365
			Total For Check 10365			1,300.00	
Check 10366							
590-200-926-210	Supplies	GRAINGER	POWER SNAKE FOR CLEANING DRAINS	9139874219	12/29/21	509.45	10366
			Total For Check 10366			509.45	
Check 10367							
101-336-825-490	Bldg & Equip Maintenance	HERKIMER RADIO SERVICE	RADIO INSTALLATION IN NEW U71	27853	12/29/21	426.35	10367
			Total For Check 10367			426.35	
Check 10368							
101-756-825-430	Contractual Services	J C EHRLICH	PEST CONTROL YACK ARENA	4508872	12/29/21	64.00	10368
			Total For Check 10368			64.00	
Check 10369							
590-200-926-210	Supplies	JACK DOHENY COMPANIES INC	HYD SWAGE MACHINE FOR DPS HOSE REPAIR	147365	12/29/21	1,408.03	10369
			Total For Check 10369			1,408.03	
Check 10370							
101-440-725-115	Salaries-Seasonal (PT)	JEAN CLAUDE MARCOUX	PLAN REVIEWS	12062021-12192021	12/29/21	693.00	10370
			Total For Check 10370			693.00	
Check 10371							
101-440-825-490	C of C Inspectors	JEFF EVANS	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	598.50	10371
			Total For Check 10371			598.50	

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Check 10372							
101-440-825-490	C of C Inspectors	JEFFERY CARLEY	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	576.50	10372
			Total For Check 10372			576.50	
Check 10373							
101-000-257-087	Reserve-Police Public Relations	JENINE RHOADES	ADDITIONAL SHOP WITH A COP T-SHIRTS 2021	844	12/29/21	385.00	10373
			Total For Check 10373			385.00	
Check 10374							
101-448-750-270	Building Maintenance	JERRY'S ACE HARDWARE	SHOP SUPPLIES FOR DCA	74260	12/29/21	26.58	10374
101-448-750-270	Building Maintenance	JERRY'S ACE HARDWARE	SHOP SUPPLIES FOR DCA	74265	12/29/21	15.18	10374
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	TRASH CAN, WEED KILLER	74280	12/29/21	81.67	10374
101-750-825-490	Field Maintenance & Supplies	JERRY'S ACE HARDWARE	LEVEL	74237	12/29/21	36.09	10374
101-756-825-420	Bldg & Equip Maintenance	JERRY'S ACE HARDWARE	MISC SUPPLIES	74267	12/29/21	51.44	10374
			Total For Check 10374			210.96	
Check 10375							
101-448-750-260	Garage-Operating Expenses	KAY-KAR SUPPLY CO., LLC	DRILL BITS STOCK DPS GARAGE	61606	12/29/21	332.84	10375
			Total For Check 10375			332.84	
Check 10376							
101-448-750-242	Parks-Equipment	LECKLER'S INC	HANDHELD LEAF VACS FOR PARKS AND DDA	249738	12/29/21	656.53	10376
			Total For Check 10376			656.53	
Check 10377							
101-756-750-225	Concession Supplies	LEONARD'S SYRUPS	CHERRY SLUSH MIX FOR YACK CONCESSION	9601348125	12/29/21	55.00	10377
			Total For Check 10377			55.00	
Check 10378							
101-440-825-490	C of C Inspectors	LOUIS PARKER	SHOW CAUSE HEARING FOR 614 6TH STREET	12152021	12/29/21	50.00	10378
			Total For Check 10378			50.00	
Check 10379							
101-448-750-260	Garage-Operating Expenses	M & M TOOL SALES INC.	BATTERY TESTER FOR DPS GARAGE	42761	12/29/21	330.95	10379
			Total For Check 10379			330.95	
Check 10380							
101-448-750-231	Const-Signage,Striping,Barricades	MI CUSTOM SIGNS	REPLACEMENT LIONS PARK SIGN AT 9TH AND VINEWOOD	22413	12/29/21	465.00	10380
			Total For Check 10380			465.00	
Check 10381							
281-000-257-050	Program Income-Reserve	MINNESOTA TITLE AGENCY	DISCHARGE OF 2 MORTGAGE 435 RIVERBANK	435 RIVERBANK	12/29/21	50.00	10381
492-000-650-040	Misc Fees-Sale of Property	MINNESOTA TITLE AGENCY	CLOSING FORMER 3339 15TH	360845	12/29/21	405.00	10381
492-000-650-040	Misc Fees-Sale of Property	MINNESOTA TITLE AGENCY	CLOSING FORMER 1874 MCKINLEY NOW KNOWN AS 1876 MCKINLEY	359962	12/29/21	405.00	10381
			Total For Check 10381			860.00	
Check 10382							
590-200-926-210	Supplies	NORLAB INC	TRACING DYE FOR SEWERS	85443	12/29/21	238.00	10382

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Total For Check 10382						238.00	
Check 10383							
101-448-750-270	Building Maintenance	P & P LANDSCAPING LLC	INSTALL BURLAP AROUND BOXWOODS AT FIRE STA #1 TO PROTECT FROM SALT	9713	12/29/21	363.00	10383
Total For Check 10383						363.00	
Check 10384							
101-750-750-240	SportPort Grant-Community Foundation	P & W GOLF SUPPLY LLC	GOLF CLUBS	INV84486	12/29/21	544.81	10384
Total For Check 10384						544.81	
Check 10385							
101-000-257-071	Reserve-Museum	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	9.77	10385
101-000-257-071	Reserve-Museum	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	9.77	10385
101-136-850-510	Office Equipment	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	132.56	10385
101-136-850-510	Office Equipment	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	132.56	10385
101-200-825-370	Computer Services	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	97.67	10385
101-200-825-370	Computer Services	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	97.67	10385
101-209-750-220	Operating Expenses	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	9.77	10385
101-209-750-220	Operating Expenses	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	9.77	10385
101-215-850-510	Office Equipment	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	37.67	10385
101-215-850-510	Office Equipment	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	37.67	10385
101-301-750-220	Operating Expenses	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	404.64	10385
101-301-750-220	Operating Expenses	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	404.64	10385
101-302-925-790	Miscellaneous	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	160.46	10385
101-302-925-790	Miscellaneous	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	160.46	10385
101-303-825-220	Operating Expenses	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	55.81	10385
101-303-825-220	Operating Expenses	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	55.81	10385
101-336-750-223	Computer Connectivity	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	55.81	10385
101-336-750-223	Computer Connectivity	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	55.81	10385
101-336-825-375	Computer Services-DMS	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	223.25	10385
101-336-825-375	Computer Services-DMS	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	223.25	10385
101-440-750-210	Office Supplies	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	85.12	10385
101-440-750-210	Office Supplies	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	85.12	10385
101-448-750-210	Office Supplies	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	47.44	10385
101-448-750-210	Office Supplies	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	47.44	10385
101-750-825-430	Contractual Services	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	55.81	10385
101-750-825-430	Contractual Services	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	55.81	10385
285-225-925-849	Special Events-Misc	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	9.77	10385
285-225-925-849	Special Events-Misc	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	9.77	10385
499-200-926-114	Operating Expenses	PAX8	11/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	394597--CITY	12/29/21	9.77	10385
499-200-926-114	Operating Expenses	PAX8	12/21 CITY MONTHLY MAINTENANCE - EMAIL/BACKUP/STORAGE/CLOUD SERVICES	417968--CITY	12/29/21	9.77	10385
Total For Check 10385						2,790.64	
Check 10386							
101-253-750-230	Postage	PITNEY BOWES	SUPPLIES FOR POSTAGE MACHINE	1019677839	12/29/21	141.30	10386
Total For Check 10386						141.30	
Check 10387							
101-440-750-210	Office Supplies	PURE DATA SERVICES, LLC	96 GAL BIN ENGINEERING	6513	12/29/21	50.00	10387

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Total For Check 10387						50.00	
Check 10388							
101-448-750-270	Building Maintenance	PUROCLEAN FIRST RESPONDERS	CLEANING OF HOLDING CELL AT POLICE STATION	2230	12/29/21	150.00	10388
101-448-750-270	Building Maintenance	PUROCLEAN FIRST RESPONDERS	CLEAN POLICE CARS, BOOK BENCH AND CELL 10	2235	12/29/21	160.00	10388
101-448-825-430	Garage-Police Vehicle Maintenance	PUROCLEAN FIRST RESPONDERS	CLEAN POLICE CARS, BOOK BENCH AND CELL 10	2235	12/29/21	150.00	10388
Total For Check 10388						460.00	
Check 10389							
101-448-750-270	Building Maintenance	QUALITY FIRST AID & SAFETY INC	SHOP SUPPLIES DPS	KB-008648	12/29/21	88.93	10389
Total For Check 10389						88.93	
Check 10390							
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	AIR LEAK E71	61536	12/29/21	835.32	10390
101-336-825-430	Auto Maintenance	R&R FIRE TRUCK REPAIR, INC	OIL LEAK REPAIRS L72	61684	12/29/21	587.57	10390
Total For Check 10390						1,422.89	
Check 10391							
260-136-825-229	MIDC Attorneys	RICHARD SORANNO	COURT APPOINTED ATTORNEY	12142021	12/29/21	125.00	10391
260-136-825-229	MIDC Attorneys	RICHARD SORANNO	COURT APPOINTED ATTORNEY	12152021	12/29/21	225.00	10391
260-136-825-229	MIDC Attorneys	RICHARD SORANNO	COURT APPOINTED ATTORNEY	12062021	12/29/21	50.00	10391
260-136-825-229	MIDC Attorneys	RICHARD SORANNO	COURT APPOINTED ATTORNEY	12082021	12/29/21	125.00	10391
Total For Check 10391						525.00	
Check 10392							
101-448-750-243	Parks-Flags & Decorations	ROCKET ENTERPRISE INC.	VARIOUS FLAGS FOR STOCK	165427	12/29/21	766.50	10392
Total For Check 10392						766.50	
Check 10393							
101-448-750-260	Garage-Operating Expenses	SHRADER TIRE & OIL	STOCK FILTERS DPS	618154-02	12/29/21	62.93	10393
101-448-750-260	Garage-Operating Expenses	SHRADER TIRE & OIL	STOCK FILTERS AND FLOOR DRY DPS	629302-00	12/29/21	174.17	10393
Total For Check 10393						237.10	
Check 10394							
101-000-257-078	Reserve-Animal Care	THE PAWS CLINIC	STERILIZE - ASHLEY, BURTON, ERNEST, MARY KATE	1959073	12/29/21	270.00	10394
101-000-257-078	Reserve-Animal Care	THE PAWS CLINIC	STERILIZE - IRIS, KOBE, LUCY, NATASHA	1957660	12/29/21	278.00	10394
101-000-257-078	Reserve-Animal Care	THE PAWS CLINIC	STERILIZE - FRANK, RIPLEY	1957661	12/29/21	80.00	10394
Total For Check 10394						628.00	
Check 10395							
101-440-825-490	C of C Inspectors	THOMAS P KERR	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	441.00	10395
101-440-825-491	Electrical Inspectors	THOMAS P KERR	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	210.00	10395
Total For Check 10395						651.00	
Check 10396							
101-440-825-490	C of C Inspectors	TIMOTHY THOMPSON	INSPECTION PERFORMED	12062021-12192021	12/29/21	90.00	10396
101-440-825-492	Plumbing Inspectors	TIMOTHY THOMPSON	INSPECTION PERFORMED	12062021-12192021	12/29/21	390.00	10396
101-440-825-493	Mechanical Inspectors	TIMOTHY THOMPSON	INSPECTION PERFORMED	12062021-12192021	12/29/21	530.00	10396
Total For Check 10396						1,010.00	

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Check 10397							
101-136-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-172-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-215-825-370	Copier Agreement	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-301-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-301-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-302-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-336-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-440-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.41	10397
101-448-825-390	Copier	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
101-750-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	PAPERCUT - COPY MACHINES	459779047	12/29/21	30.38	10397
Total For Check 10397						303.83	
Check 10398							
101-440-825-490	C of C Inspectors	WALTER CZARNIK	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	529.50	10398
101-440-825-491	Electrical Inspectors	WALTER CZARNIK	INSPECTIONS PERFORMED	12062021-12192021	12/29/21	1,110.00	10398
Total For Check 10398						1,639.50	
Check 10399							
101-209-825-345	DCA-Contractual Services	WCA ASSESSING LLC	CONSTRUCTUAL ASSESSING SERVICES	WCA12142021	12/29/21	16,928.91	10399
Total For Check 10399						16,928.91	
Check 10400							
101-136-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-136-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	138.37	10400
101-172-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	8.91	10400
101-172-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	288.80	10400
101-215-825-370	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	104.26	10400
101-215-825-370	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	288.80	10400
101-301-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-301-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-301-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	24.18	10400
101-302-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-336-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-440-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	45.15	10400
101-440-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	144.40	10400
101-448-825-390	Copier	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
101-750-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	67.14	10400
101-750-825-390	Copier Agreement	TOSHIBA FINANCIAL SERVICES	COPY MACHINE CONTRACT - DECEMBER 2021	459950564	12/29/21	180.29	10400
Total For Check 10400						2,372.04	
Check 10401							
101-000-227-000	Due to Public Library	BACON MEMORIAL LIBRARY	TAX DIST LIBRARY SUMMER	SUMMER 2021	12/29/21	1,957.76	10401
Total For Check 10401						1,957.76	
Check 10402							
101-000-223-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	SUMMER 2021	12/29/21	7,255.11	10402
101-000-224-024	Due to RESA - Enhancement Millage	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	SUMMER 2021	12/29/21	2,568.89	10402
101-000-226-000	Due to Special Education	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	SUMMER 2021	12/29/21	4,325.81	10402

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101-000-228-000	Due to State (SET)	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	SUMMER 2021	12/29/21	7,706.88	10402
			Total For Check 10402			21,856.69	
Check 10403							
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	112,380.74	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	106,561.17	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	368,127.54	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	27,918.24	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	23,907.45	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	113,481.74	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	11,324.58	10403
701-000-274-000	Due to County	OFFICE OF THE WAYNE COUNTY	TAX DIST WAYNE COUNTY	WINTER 2021	12/29/21	22,727.81	10403
			Total For Check 10403			786,429.27	
Check 10404							
101-000-225-000	DUE TO WYAN SCHOOL BOARD-OPER	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	SUMMER 2021	12/29/21	4,061.30	10404
101-000-225-025	Due to Wyan School Board-Debt	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	SUMMER 2021	12/29/21	2,568.89	10404
101-000-225-030	Due to Wyan School Board-Sinking Fund	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	SUMMER 2021	12/29/21	1,123.75	10404
			Total For Check 10404			7,753.94	
Check 10405							
701-000-225-000	Due to Wyandotte School Board	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	WINTER 2021	12/29/21	268,152.95	10405
701-000-225-025	Due to Wyan School Board-Debt	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	WINTER 2021	12/29/21	474,817.80	10405
701-000-225-030	Due to Wyan School Board-Sinking Fund	SCHOOL DISTRICT OF THE	TAX DIST SCHOOL DISTRICT	WINTER 2021	12/29/21	207,717.07	10405
			Total For Check 10405			950,687.82	
Check 10406							
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 1/2/22	01/05/22	12,472.00	10406
101-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 1/2/22	01/05/22	21,721.54	10406
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 1/2/22	01/05/22	182.74	10406
499-000-228-010	Due to FICA/Medicare	INTERNAL REVENUE SERVICE	INTERNAL REVENUE SERVICE	P/R ENDING 1/2/22	01/05/22	42.74	10406
			Total For Check 10406			34,419.02	
Check 10407							
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 1/2/22	01/05/22	30,166.50	10407
101-000-231-070	P/R Deductions-Deferred Comp	MASSMUTUAL FINANCIAL GROUP	MASS MUTUAL FINANCIAL GROUP	P/R ENDING 1/2/22	01/05/22	1,045.00	10407
			Total For Check 10407			31,211.50	
Check 10408							
101-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 1/2/22	01/05/22	15,146.56	10408
499-000-228-021	Due to State-W/H Tax (GC)	STATE OF MICHIGAN TREASURY DEPT	STATE OF MICHIGAN TREASURY	P/R ENDING 1/2/22	01/05/22	34.64	10408
			Total For Check 10408			15,181.20	
Check 10409							
101-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 1/2/22	01/05/22	37,575.20	10409
499-000-228-024	Due to Federal-W/H Tax	U.S. TAX ACCOUNT	US TAX ACCOUNT	P/R ENDING 1/2/22	01/05/22	38.42	10409
			Total For Check 10409			37,613.62	

Check 139504

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101-000-231-086	Pension Liability-DB (Employee)	CITY OF WYANDOTTE RETIREMENT	POLICE DEF BENEFIT	P/R ENDING 12/19/21	12/22/21	456.30	139504
			Total For Check 139504			456.30	
Check 139505							
101-000-231-084	Pension Liability-DB II (Employee)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYEE	P/R ENDING 12/19/21	12/22/21	3,316.56	139505
			Total For Check 139505			3,316.56	
Check 139506							
101-000-231-083	Pension Liability-DB II (Employer)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYER	P/R ENDING 12/19/21	12/22/21	6,631.66	139506
			Total For Check 139506			6,631.66	
Check 139507							
101-000-231-030	P/R Deductions-Union Dues	FOP LODGE 111	FOP LODGE 111	P/R ENDING 12/19/21	12/22/21	76.00	139507
			Total For Check 139507			76.00	
Check 139508							
101-000-231-030	P/R Deductions-Union Dues	IAFF LOCAL #356	IAFF LOCAL #356	P/R ENDING 12/19/21	12/22/21	1,183.54	139508
			Total For Check 139508			1,183.54	
Check 139509							
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 12/19/21	12/22/21	9,459.58	139509
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 12/19/21	12/22/21	4,729.77	139509
499-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 12/19/21	12/22/21	186.64	139509
499-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 12/19/21	12/22/21	93.32	139509
			Total For Check 139509			14,469.31	
Check 139510							
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256	P/R ENDING 12/19/21	12/22/21	8,628.01	139510
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256	P/R ENDING 12/19/21	12/22/21	4,313.96	139510
			Total For Check 139510			12,941.97	
Check 139511							
101-000-231-030	P/R Deductions-Union Dues	MICHIGAN AFSCME COUNCIL 25	DPS UNION DUES	P/R ENDING 12/19/21	12/22/21	219.70	139511
			Total For Check 139511			219.70	
Check 139512							
101-000-231-030	P/R Deductions-Union Dues	POLICE OFFICERS ASSOCIATION OF MI	POLICE OFFICERS ASSOCIATION OF MI	P/R ENDING 12/19/21	12/22/21	1,155.67	139512
			Total For Check 139512			1,155.67	
Check 139513							
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177	P/R ENDING 12/19/21	12/22/21	6,675.00	139513
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177	P/R ENDING 12/19/21	12/22/21	65.00	139513
			Total For Check 139513			6,740.00	
Check 139514							
101-000-231-030	P/R Deductions-Union Dues	THIN BLUE LINE OF MICHIGAN	THIN BLUE LINE OF MICHIGAN	P/R ENDING 12/19/21	12/22/21	10.00	139514
			Total For Check 139514			10.00	

Check 139515

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101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 12/19/21	12/22/21	2,100.00	139515
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 12/19/21	12/22/21	2,100.00	139515
499-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 12/19/21	12/22/21	50.00	139515
499-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 12/19/21	12/22/21	50.00	139515
						4,300.00	
Check 139516							
101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119	P/R ENDING 12/19/21	12/22/21	1,806.97	139516
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119	P/R ENDING 12/19/21	12/22/21	1,806.97	139516
						3,613.94	
Check 139517							
101-200-825-330	Legal Fees	WILLIAM R LOOK, PROFESSIONAL CORP	WILLIAM R LOOK	P/R ENDING 12/19/21	12/22/21	3,077.00	139517
						3,077.00	
Check 139518							
101-000-231-080	P/R Deductions-Section 125 Plan	AMERICAN HERITAGE LIFE INSURANCE CO	ALL STATE ACCIDENT PLAN COVERAGE PERIOD: 11/28/21 - 12/25/21	W8433 122021	12/29/21	798.96	139518
						798.96	
Check 139519							
101-756-825-420	Bldg & Equip Maintenance	AMERICAN LOCK & KEY	KEYS	12922	12/29/21	10.00	139519
						10.00	
Check 139520							
101-215-750-220	Operating Expenses	ASSOCIATION OF WAYNE COUNTY CLERKS	STEC & LEKITY 2022	MEMBERSHIPS2022	12/29/21	200.00	139520
						200.00	
Check 139521							
101-448-750-270	Building Maintenance	ATCO INTERNATIONAL	SHOP SUPPLIES DPS	10588598	12/29/21	93.88	139521
						93.88	
Check 139522							
101-448-750-260	Garage-Operating Expenses	AUTO VALUE RIVERVIEW	STOCK LOOM CLIPS DPS	349-264263	12/29/21	12.36	139522
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE RIVERVIEW	REAR BRAKE ROTORS FOR VP 7-8 VIN 1FTEW1P41KKD16534	349-263459	12/29/21	154.58	139522
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE RIVERVIEW	BRAKES FOR VP 7-2 VIN 1GNSKDEC8KR403632	349-263295	12/29/21	591.12	139522
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE RIVERVIEW	CREDIT	346-259210	12/29/21	(354.18)	139522
101-448-825-430	Garage-Police Vehicle Maintenance	AUTO VALUE RIVERVIEW	BLOWER MOTOR FOR VP 7-32 VIN 1GNLC2E04R181820	349-263749	12/29/21	85.29	139522
101-448-825-431	Garage-Other Vehicle Maintenance	AUTO VALUE RIVERVIEW	LIGHTS FOR VPS 170 VIN 2FZHAZAS62AK47800	349-264212	12/29/21	167.95	139522
101-448-825-431	Garage-Other Vehicle Maintenance	AUTO VALUE RIVERVIEW	PARTS FOR VPS 17- VIN 2FZHAZAS62AK47800	349-264595	12/29/21	10.70	139522
101-448-825-431	Garage-Other Vehicle Maintenance	AUTO VALUE RIVERVIEW	BATTERY FOR VPS 170 VIN 2FZHAZAS62AK47800	349-264458	12/29/21	6.57	139522
101-750-825-490	Field Maintenance & Supplies	AUTO VALUE RIVERVIEW	AIR, OIL FILTERS, OIL	349-263007	12/29/21	65.10	139522
						739.49	
Check 139523							
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CARE NETWORK	00129760 0001 JANUARY 2022	213410000486 01/22	12/29/21	11,693.40	139523
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CARE NETWORK	00129760 0001 JANUARY 2022	213410000486 01/22	12/29/21	2,923.35	139523
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CARE NETWORK	00129760 0001 JANUARY 2022	213410000486 01/22	12/29/21	4,092.69	139523
						18,709.44	

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Check 139524							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	67410 603 JANUARY 2022	211207492394 01/22	12/29/21	6,169.12	139524
			Total For Check 139524			6,169.12	
Check 139525							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	67410 600 JANUARY 2022	211207492391 01/22	12/29/21	60,420.64	139525
732-000-393-035	Reserve-Health & Life	BLUE CROSS BLUE SHIELD OF MI	67410 600 JANUARY 2022	211207492391 01/22	12/29/21	1,078.94	139525
			Total For Check 139525			61,499.58	
Check 139526							
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0012 JANUARY 2022	07006086 0012 01/22	12/29/21	60,558.90	139526
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0012 JANUARY 2022	07006086 0012 01/22	12/29/21	15,149.14	139526
			Total For Check 139526			75,708.04	
Check 139527							
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0011 JANUARY 2022	07006086 0011 01/22	12/29/21	25,324.99	139527
101-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0011 JANUARY 2022	07006086 0011 01/22	12/29/21	6,331.25	139527
499-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0011 JANUARY 2022	07006086 0011 01/22	12/29/21	423.53	139527
499-000-231-020	P/R Deductions-Hospital (Employer)	BLUE CROSS BLUE SHIELD OF MI	007006086 0011 JANUARY 2022	07006086 0011 01/22	12/29/21	1,694.12	139527
			Total For Check 139527			33,773.89	
Check 139528							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	007006086 0019 JANUARY 2022	07006086 0019 01/22	12/29/21	15,640.15	139528
732-000-393-035	Reserve-Health & Life	BLUE CROSS BLUE SHIELD OF MI	007006086 0019 JANUARY 2022	07006086 0019 01/22	12/29/21	2,373.95	139528
			Total For Check 139528			18,014.10	
Check 139529							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	007006086 0033 JANUARY 2022	07006086 0033 01/22	12/29/21	13,126.55	139529
			Total For Check 139529			13,126.55	
Check 139530							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	007006086 0034 JANUARY 2022	07006086 0034 01/22	12/29/21	51,947.69	139530
732-000-393-035	Reserve-Health & Life	BLUE CROSS BLUE SHIELD OF MI	007006086 0034 JANUARY 2022	07006086 0034 01/22	12/29/21	698.22	139530
			Total For Check 139530			52,645.91	
Check 139531							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	67410 605 JANUARY 2022	211207492396 01/22	12/29/21	5,828.81	139531
732-000-393-035	Reserve-Health & Life	BLUE CROSS BLUE SHIELD OF MI	67410 605 JANUARY 2022	211207492396 01/22	12/29/21	2,241.85	139531
			Total For Check 139531			8,070.66	
Check 139532							
732-000-231-020	Payroll W/H-Hospital Insurance	BLUE CROSS BLUE SHIELD OF MI	67410 601 JANUARY 2022	211207492392 01/22	12/29/21	21,926.01	139532
732-000-393-035	Reserve-Health & Life	BLUE CROSS BLUE SHIELD OF MI	67410 601 JANUARY 2022	211207492392 01/22	12/29/21	1,533.21	139532
			Total For Check 139532			23,459.22	
Check 139533							
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	SPECIAL WASTE DUMPING SWEEPER WASTE OCT 2021	87687	12/29/21	94.41	139533
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	RUBBISH DUMPING OCT 2021	87688	12/29/21	17,474.74	139533
290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	DEMO DUMPING OCT 2021	87689	12/29/21	1,307.17	139533

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290-448-825-480	Rubbish Dumping Fee	CITY OF RIVERVIEW	BRUSH DUMPING OCT 2021 Total For Check 139533	87691	12/29/21	<u>1,390.82</u> 20,267.14	139533
Check 139534							
290-448-825-491	Compost Tipping Fee	CITY OF TAYLOR	COMPOST DUMPING NOV 2021 LEAF SEASON Total For Check 139534	INV0014912	12/29/21	<u>7,036.27</u> 7,036.27	139534
Check 139535							
101-303-750-261	Gasoline & Oil	CITY OF WYANDOTTE	FUEL - OCTOBER 2021	5478	12/29/21	420.12	139535
101-303-750-261	Gasoline & Oil	CITY OF WYANDOTTE	FUEL - NOVEMBER 2021	5521	12/29/21	287.21	139535
101-336-825-430	Auto Maintenance	CITY OF WYANDOTTE	OIL CHANGE A72	0000005496	12/29/21	148.18	139535
101-336-825-430	Auto Maintenance	CITY OF WYANDOTTE	RADIATOR/CONDESOR BLUE FORD EXPLORER	0000005497	12/29/21	1,026.41	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	WINTER 2021 TAX 302 GODDARD	302 GODDARD	12/29/21	88.30	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	SUMMER TAX 2021 302 GODDARD	302 GODDARD S	12/29/21	260.29	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 4TH VAC	4TH VAC W	12/29/21	15.63	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 SUMMER TAX 4TH VAC	4TH VAC S	12/29/21	117.52	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 1515 SYCAMORE	1515 SYCAMORE W	12/29/21	119.31	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 SUMMER TAX 1515 SYCAMORE	1515 SYCAMORE S	12/29/21	559.62	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 834 SUPERIOR	834 SUPERIOR W	12/29/21	186.67	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 SUMMER TAX 834 SUPERIOR	834 SUPERIOR S	12/29/21	550.17	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 SUMMER TAX 9TH VAC	9TH VAC S	12/29/21	97.10	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 9TH VAC	9TH VAC W	12/29/21	32.90	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 3625 BIDDLE	3625 BIDDLE W	12/29/21	163.42	139535
492-200-925-770	Taxes-Property/MTT Decisions	CITY OF WYANDOTTE	2021 WINTER TAX 1 PINE	1 PINE W	12/29/21	<u>59.11</u>	139535
						4,131.96	
Check 139537							
101-303-825-430	Equipment/Vehicle Maintenance	CITY OF WYANDOTTE	REPAIRS TO DCAC VEHICLE #ACO-1 ON 09/28/21 TO 10/11/21 Total For Check 139537	5494	12/29/21	<u>527.66</u> 527.66	139537
Check 139538							
101-448-825-420	Building Services	CUMMINS BRIDGEWAY LLC	COOLANT LEAK Total For Check 139538	S6-79736	12/29/21	<u>2,317.70</u> 2,317.70	139538
Check 139539							
492-200-850-524	Recreation-City Parks	DAVEY GOLF COURSE MAINTENANCE	COURSE MAINTENANCE Total For Check 139539	916205684	12/29/21	<u>2,000.00</u> 2,000.00	139539
Check 139540							
101-448-750-260	Garage-Operating Expenses	DEALER AUTO PARTS SALES INC	STOCK WIPER BLADES HOSE CLAMPS BATTTERY BRAKE WASH DPS	610635	12/29/21	627.43	139540
101-448-750-260	Garage-Operating Expenses	DEALER AUTO PARTS SALES INC	CREDIT	614039	12/29/21	(118.56)	139540
101-448-750-260	Garage-Operating Expenses	DEALER AUTO PARTS SALES INC	CREDIT	614038	12/29/21	(118.56)	139540
101-448-750-260	Garage-Operating Expenses	DEALER AUTO PARTS SALES INC	STOCK OIL FILTERS DPS	619305	12/29/21	<u>65.96</u>	139540
						456.27	
Check 139541							
101-303-825-910	Electric	DTE ENERGY	GAS - 11/05/21-12/07/21 - 14300 REAUME PARKWAY CIVIC CIR, SOUTHGATE Total For Check 139541	910035252030	12/29/21	<u>315.75</u> 315.75	139541

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101-000-257-087	Reserve-Police Public Relations	FOP LODGE 111	FOP CHILDREN'S CHRISTMAS EVENT	DONATION 2021	12/29/21	500.00	139542
			Total For Check 139542			500.00	
Check 139543							
101-000-231-080	P/R Deductions-Section 125 Plan	GRANGE LIFE INSURANCE COMPANY	LIFE INSURANCE JANUARY 2022	18255510 01/22	12/29/21	823.04	139543
			Total For Check 139543			823.04	
Check 139544							
101-303-825-220	Operating Expenses	HOODS DO IT CENTER	DCAC - 8 PK ALKALINE BATTERIES	69100	12/29/21	6.79	139544
530-444-825-420	Maintenance-Bank Bldg	HOODS DO IT CENTER	FASTNERS FOR METAL SHEETING AT ATM HOLE IN DRIVE THRU AT CITY HALL	69432	12/29/21	8.49	139544
			Total For Check 139544			15.28	
Check 139545							
101-448-750-232	Const-Equipment	LOWE'S COMPANIES INC	CREDIT CARD STATEMENT 11-2021	99002006684	12/29/21	369.04	139545
101-448-750-261	Garage-Gasoline & Oil	LOWE'S COMPANIES INC	CREDIT CARD STATEMENT 11-2021	99002006684	12/29/21	14.23	139545
101-448-750-270	Building Maintenance	LOWE'S COMPANIES INC	CREDIT CARD STATEMENT 11-2021	99002006684	12/29/21	854.43	139545
101-448-825-420	Building Services	LOWE'S COMPANIES INC	CREDIT CARD STATEMENT 11-2021	99002006684	12/29/21	406.44	139545
499-000-257-015	RESERVE-BEAUTIFICATION COMMISSION	LOWE'S COMPANIES INC	ACCT NUMBER 9900 926436 9	112521	12/29/21	108.00	139545
			Total For Check 139545			1,752.14	
Check 139546							
101-336-925-720	Education	MICHIGAN FIRE INSPECTORS SOCIETY	MFIS WINTER EDUCATIONAL SEMINAR DANIEL WRIGHT REGISTRATION FEE	12292021	12/29/21	280.00	139546
			Total For Check 139546			280.00	
Check 139547							
101-336-925-720	Education	MICHIGAN FIRE INSPECTORS SOCIETY	MFIS WINTER EDUCATIONAL SEMINAR THOMAS LYON REGISTRATION FEE	1222021	12/29/21	280.00	139547
			Total For Check 139547			280.00	
Check 139548							
101-448-750-270	Building Maintenance	MICHIGAN POLY SUPPLIES INC	RETURN CREDIT FOR TRASH BAGS	20297	12/29/21	(939.20)	139548
101-448-750-270	Building Maintenance	MICHIGAN POLY SUPPLIES INC	TRASH BAGS	20222	12/29/21	999.90	139548
			Total For Check 139548			60.70	
Check 139549							
101-336-825-490	Bldg & Equip Maintenance	MUNICIPAL EMERGENCY SVCS	CUST C241712 K2 LANYARD STRAP	IN1655687	12/29/21	25.49	139549
			Total For Check 139549			25.49	
Check 139550							
101-000-257-056	WATER - 705 BIDDLE	MUNICIPAL SERVICE	705 BIDDLE DECEMBER 2021	000779-014543 DEC 21	12/29/21	68.12	139550
101-000-257-056	ELECTRIC -705 BIDDLE	MUNICIPAL SERVICE	705 BIDDLE DECEMBER 2021	000779-014543 DEC 21	12/29/21	330.58	139550
101-200-825-910	ELECTRIC 1168 GROVE	MUNICIPAL SERVICE	1168 GROVE - NOVEMBER 2021	001153-018253 NOV21	12/29/21	189.20	139550
101-303-825-910	ELECTRIC 1168 GROVE	MUNICIPAL SERVICE	1168 GROVE - NOVEMBER 2021	001153-018253 NOV21	12/29/21	189.20	139550
101-303-825-920	WATER 1170 GROVE	MUNICIPAL SERVICE	1170 GROVE - NOVEMBER 2021	001153-026385 NOV21	12/29/21	56.58	139550
101-336-825-910	ELECTRIC 1093 FORD	MUNICIPAL SERVICE	1093 FORD NOVEMBER 2021	035027-025993 NOV 21	12/29/21	993.39	139550
101-336-825-920	WATER 1093 FORD	MUNICIPAL SERVICE	1093 FORD NOVEMBER 2021	035027-025993 NOV 21	12/29/21	245.43	139550
101-448-825-910	ELECTRIC - 4201 13TH	MUNICIPAL SERVICE	4201 13TH - NOVEMBER 2021	001153-024523 NOV21	12/29/21	266.50	139550
101-448-825-920	WATER - 4201 13TH	MUNICIPAL SERVICE	4201 13TH - NOVEMBER 2021	001153-024523 NOV21	12/29/21	1,694.29	139550
101-750-825-910	ELECTRIC - 1940 LUDINGTON	MUNICIPAL SERVICE	1940 LUDINGTON NOVEMBER 2021	009775-018729 NOV 21	12/29/21	156.26	139550

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101-750-825-910	ELECTRIC - 2050 LUDINGTON	MUNICIPAL SERVICE	2050 LUDINGTON NOVEMBER 2021	009777-018731 NOV 21	12/29/21	35.31	139550
101-750-825-910	ELECTRIC - 2304 12TH	MUNICIPAL SERVICE	2304 12TH NOVEMBER 2021	019319-017541 NOV 21	12/29/21	16.19	139550
101-750-825-910	ELECTRIC - 2304 12TH 2	MUNICIPAL SERVICE	2304 12TH 2 DECEMBER 2021	019527-017585 DEC 21	12/29/21	19.44	139550
101-750-825-910	ELECTRIC - 2289 15TH	MUNICIPAL SERVICE	2289 15TH NOVEMBER 2021	020613-017757 NOV 21	12/29/21	246.27	139550
101-750-825-910	ELECTRIC - 4119 20TH CONC	MUNICIPAL SERVICE	4119 20TH CONC NOVEMBER 2021	025453-022215 NOV 21	12/29/21	40.99	139550
101-750-825-910	ELECTRIC - 4119 20TH	MUNICIPAL SERVICE	4119 20TH NOVEMBER 2021	025451-021239 NOV 21	12/29/21	32.89	139550
101-750-825-910	ELECTRIC601 8TH	MUNICIPAL SERVICE	601 8TH DECEMBER 2021	030967-021887 DEC 21	12/29/21	32.89	139550
101-750-825-920	WATER - 2304 12TH	MUNICIPAL SERVICE	2304 12TH NOVEMBER 2021	019319-017541 NOV 21	12/29/21	21.94	139550
101-750-825-920	WATER - 4119 20TH	MUNICIPAL SERVICE	4119 20TH NOVEMBER 2021	025451-021239 NOV 21	12/29/21	129.98	139550
101-750-825-920	WATER - 601 8TH	MUNICIPAL SERVICE	601 8TH DECEMBER 2021	030967-021887 DEC 21	12/29/21	63.36	139550
499-200-850-542	2401 EUREKA NOVEMBER 2021	MUNICIPAL SERVICE	2401 EUREKA NOVEMBER 2021	85239-027277 NOV 21	12/29/21	288.89	139550
			Total For Check 139550			5,117.70	
Check 139551							
101-336-825-490	Bldg & Equip Maintenance	NATIONAL DOOR SYSTEMS	INSPECTION OF BOTTOMS ON ALL DOORS @ #1	67460	12/29/21	265.00	139551
			Total For Check 139551			265.00	
Check 139552							
101-336-825-490	Bldg & Equip Maintenance	NATIONAL DOOR SYSTEMS	LUBE, CYCLE & TEST 5 DOORS @ #1	67523	12/29/21	300.00	139552
			Total For Check 139552			300.00	
Check 139553							
101-000-257-064	Reserve-Compliance Escrow	NICHOLAS CARLTON	ESCROW REFUND 379 NORTH DRIVE 11-132	379 NORTH DRIVE	12/29/21	1,500.00	139553
			Total For Check 139553			1,500.00	
Check 139554							
101-215-750-210	Office Supplies	RR DONNELLEY	BIRTH CERT PAPER (2K)	928072029	12/29/21	144.42	139554
			Total For Check 139554			144.42	
Check 139555							
101-301-750-220	Operating Expenses	STAPLES ADVANTAGE	OFFICE CHAIR FOR DET. SABO	3494456298	12/29/21	339.98	139555
			Total For Check 139555			339.98	
Check 139556							
101-200-925-790	Miscellaneous	STATE OF MICHIGAN-TECHNOLOGY,	JANUARY 1, 2022 - DECEMBER 30, 2022	MIDEAL-315	12/29/21	230.00	139556
			Total For Check 139556			230.00	
Check 139557							
101-750-850-560	Memorial Park Improvements	STERLING PAINTING	PAINTED PRESS BOX AT MEMORIAL PARK	1105	12/29/21	4,850.00	139557
			Total For Check 139557			4,850.00	
Check 139558							
101-756-750-225	Concession Supplies	SYSCO FOOD SERVICE	CONCESSION SUPPLIES	458278631	12/29/21	818.63	139558
			Total For Check 139558			818.63	
Check 139559							
101-440-750-221	Cellular Phones & Pagers	VERIZON	ACCT. # 342173610-00001 CELL PHONES NOV 5 THRU DEC 4, 2021	9894304554	12/29/21	69.14	139559
265-301-925-730	Other Expenses - State	VERIZON	ACCT. # 342173610-00001 CELL PHONES NOV 5 THRU DEC 4, 2021	9894304554	12/29/21	461.78	139559
			Total For Check 139559			530.92	

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Check 139560							
101-336-750-221	Cellular Phones & Pagers	VERIZON WIRELESS	INVOICE #9894357571 NOV 5-DEC 4, 2021	942095991-00001	12/29/21	144.23	139560
101-440-750-221	Cellular Phones & Pagers	VERIZON WIRELESS	NOV 5 - DEC 04 2021	9894306442	12/29/21	113.30	139560
101-448-750-222	Cellular Phones & Pagers	VERIZON WIRELESS	ROTHERMAL/MARTIN CELL PHONE 11-2021	9894315579	12/29/21	82.26	139560
101-448-750-222	Cellular Phones & Pagers	VERIZON WIRELESS	NOV 5 - DEC 04 2021	9894306442	12/29/21	73.50	139560
590-200-926-310	Operation,Maintenance & Replacement	VERIZON WIRELESS	NOV 5 - DEC 04 2021	9894306442	12/29/21	123.32	139560
						<u>536.61</u>	
Check 139561							
101-301-925-770	Prisoner Transport/Holding	WAYNE COUNTY ACCOUNTS RECEIVABLE	JAIL BILLING FOR SEPTEMBER 2021	308716	12/29/21	2,975.00	139561
						<u>2,975.00</u>	
Check 139562							
101-301-925-720	Education	WYANDOTTE POLICE DEPT PETTY CASH	QUARTERLY REPLENISHMENT OF PETTY CASH FUND	DEC. 2021	12/29/21	35.64	139562
						<u>35.64</u>	
Check 139563							
101-000-257-064	BCB20-0013 140 BONDIE	A-Z NEXT LEVEL INVESTING LLC	BD Bond Refund	BCB20-0013	12/29/21	1,000.00	139563
						<u>1,000.00</u>	
Check 139564							
101-000-203-030	A/P-Property Tax Overpayments	BENSON, ROBERT/CORALYNN	2021 Sum Tax Refund 57 012 15 0008 000	404 VINEWOOD	12/29/21	222.81	139564
290-000-203-030	A/P-Property Tax Overpayments	BENSON, ROBERT/CORALYNN	2021 Sum Tax Refund 57 012 15 0008 000	404 VINEWOOD	12/29/21	13.99	139564
403-000-203-030	A/P-Property Tax Overpayments	BENSON, ROBERT/CORALYNN	2021 Sum Tax Refund 57 012 15 0008 000	404 VINEWOOD	12/29/21	17.81	139564
						<u>254.61</u>	
Check 139565							
101-000-203-030	A/P-Property Tax Overpayments	BENSON, ROBERT/CORALYNN	2021 Win Tax Refund 57 012 15 0008 000	404 VINEWOOD	12/29/21	0.56	139565
701-000-203-030	A/P-Property Tax Overpayments	BENSON, ROBERT/CORALYNN	2021 Win Tax Refund 57 012 15 0008 000	404 VINEWOOD	12/29/21	55.82	139565
						<u>56.38</u>	
Check 139566							
101-000-257-064	BCB18-0170 1875 18TH	CODY MILLER	BD Bond Refund	BCB18-0170	12/29/21	1,000.00	139566
						<u>1,000.00</u>	
Check 139567							
101-000-257-064	BCB19-0249 2039 3RD	ERIC NADEAU	BD Bond Refund	BCB19-0249	12/29/21	3,000.00	139567
						<u>3,000.00</u>	
Check 139568							
101-000-203-030	A/P-Property Tax Overpayments	GERING, ALICE A	2021 Sum Tax Refund 57 019 15 0031 000	4460 17TH	12/29/21	317.62	139568
						<u>317.62</u>	
Check 139569							
101-000-203-030	A/P-Property Tax Overpayments	HACKER, DENNIS M/CHRISTINE	2021 Sum Tax Refund 57 020 37 0009 000	3301 BIDDLE	12/29/21	4,417.42	139569
290-000-203-030	A/P-Property Tax Overpayments	HACKER, DENNIS M/CHRISTINE	2021 Sum Tax Refund 57 020 37 0009 000	3301 BIDDLE	12/29/21	215.45	139569
403-000-203-030	A/P-Property Tax Overpayments	HACKER, DENNIS M/CHRISTINE	2021 Sum Tax Refund 57 020 37 0009 000	3301 BIDDLE	12/29/21	274.21	139569
						<u>4,907.08</u>	

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
Check 139570							
101-000-257-064	BCB20-0204 3010 21ST	HOOKS, EARL/AMBER	BD Bond Refund	BCB20-0204	12/29/21	2,000.00	139570
			Total For Check 139570			2,000.00	
Check 139571							
101-000-257-064	BCB17-0008 1088 MOLLNO	INVESTMENT PARTNERS OF MICHIGAN LLC	BD Bond Refund	BCB17-0008	12/29/21	2,500.00	139571
			Total For Check 139571			2,500.00	
Check 139572							
101-000-257-064	BCB21-0149 2758 9TH	JESSICA KONIECZNY	BD Bond Refund	BCB21-0149	12/29/21	500.00	139572
			Total For Check 139572			500.00	
Check 139573							
101-000-257-064	BCB19-0247 13.5 WALNUT	JOSEPH S. DALY	BD Bond Refund	BCB19-0247	12/29/21	1,000.00	139573
			Total For Check 139573			1,000.00	
Check 139574							
101-000-283-060	BPB21-0070 - PPLMB21-0190 1770 SUPERIOR	KYLE THOMPSON	BD Bond Refund	BPB21-0070	12/29/21	500.00	139574
			Total For Check 139574			500.00	
Check 139575							
101-000-203-030	A/P-Property Tax Overpayments	LOLLINI, TERRI	2021 Sum Tax Refund 57 017 05 0427 002	2245 OAK	12/29/21	415.44	139575
			Total For Check 139575			415.44	
Check 139576							
101-000-283-060	BPB21-0077 - PPLMB21-0213 2380 19TH	MARCO DEON	BD Bond Refund	BPB21-0077	12/29/21	500.00	139576
			Total For Check 139576			500.00	
Check 139577							
101-000-203-030	A/P-Property Tax Overpayments	MORALES, GABRIEL O/STEPHANIE S	2021 Win Tax Refund 57 004 10 0097 314	954 1ST	12/29/21	3.38	139577
701-000-203-030	A/P-Property Tax Overpayments	MORALES, GABRIEL O/STEPHANIE S	2021 Win Tax Refund 57 004 10 0097 314	954 1ST	12/29/21	338.31	139577
			Total For Check 139577			341.69	
Check 139578							
101-000-203-030	A/P-Property Tax Overpayments	MORALES, GABRIEL O/STEPHANIE S	2021 Sum Tax Refund 57 004 10 0097 314	954 1ST	12/29/21	505.90	139578
290-000-203-030	A/P-Property Tax Overpayments	MORALES, GABRIEL O/STEPHANIE S	2021 Sum Tax Refund 57 004 10 0097 314	954 1ST	12/29/21	27.89	139578
403-000-203-030	A/P-Property Tax Overpayments	MORALES, GABRIEL O/STEPHANIE S	2021 Sum Tax Refund 57 004 10 0097 314	954 1ST	12/29/21	36.81	139578
			Total For Check 139578			570.60	
Check 139579							
101-000-203-030	A/P-Property Tax Overpayments	PACTELES, NICOLE J	2021 Sum Tax Refund 57 017 05 0400 000	2956 22ND	12/29/21	395.93	139579
			Total For Check 139579			395.93	
Check 139580							
101-000-283-060	BPB21-0078 - PPLMB21-0224 1815 CORA	RAY DONALD	BD Bond Refund	BPB21-0078	12/29/21	500.00	139580
			Total For Check 139580			500.00	
Check 139581							

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101-000-203-030	A/P-Property Tax Overpayments	RIVERA, JIMMY/KIMBERLY L	2021 Sum Tax Refund 57 016 03 0059 002	2427 18TH	12/29/21	2,930.18	139581
290-000-203-030	A/P-Property Tax Overpayments	RIVERA, JIMMY/KIMBERLY L	2021 Sum Tax Refund 57 016 03 0059 002	2427 18TH	12/29/21	183.98	139581
403-000-203-030	A/P-Property Tax Overpayments	RIVERA, JIMMY/KIMBERLY L	2021 Sum Tax Refund 57 016 03 0059 002	2427 18TH	12/29/21	234.15	139581
						<u>3,348.31</u>	
Check 139581							
101-000-203-030	A/P-Property Tax Overpayments	SPENCE, CHARLES	2021 Sum Tax Refund 57 021 13 0032 000	1225 LEE	12/29/21	1,545.08	139582
290-000-203-030	A/P-Property Tax Overpayments	SPENCE, CHARLES	2021 Sum Tax Refund 57 021 13 0032 000	1225 LEE	12/29/21	97.01	139582
403-000-203-030	A/P-Property Tax Overpayments	SPENCE, CHARLES	2021 Sum Tax Refund 57 021 13 0032 000	1225 LEE	12/29/21	123.47	139582
						<u>1,765.56</u>	
Check 139582							
101-000-203-030	A/P-Property Tax Overpayments	TIER, CYNTHIA	2021 Sum Tax Refund 57 018 02 0662 000	3908 18TH	12/29/21	84.71	139583
290-000-203-030	A/P-Property Tax Overpayments	TIER, CYNTHIA	2021 Sum Tax Refund 57 018 02 0662 000	3908 18TH	12/29/21	5.32	139583
403-000-203-030	A/P-Property Tax Overpayments	TIER, CYNTHIA	2021 Sum Tax Refund 57 018 02 0662 000	3908 18TH	12/29/21	6.77	139583
						<u>96.80</u>	
Check 139583							
101-000-203-030	A/P-Property Tax Overpayments	TIER, CYNTHIA	2021 Win Tax Refund 57 018 02 0662 000	3908 18TH	12/29/21	0.21	139584
701-000-203-030	A/P-Property Tax Overpayments	TIER, CYNTHIA	2021 Win Tax Refund 57 018 02 0662 000	3908 18TH	12/29/21	21.22	139584
						<u>21.43</u>	
Check 139584							
101-000-203-030	A/P-Property Tax Overpayments	WOLAN, DEAN	2021 Sum Tax Refund 57 007 10 0094 300	1745 5TH	12/29/21	3,717.25	139585
290-000-203-030	A/P-Property Tax Overpayments	WOLAN, DEAN	2021 Sum Tax Refund 57 007 10 0094 300	1745 5TH	12/29/21	233.40	139585
403-000-203-030	A/P-Property Tax Overpayments	WOLAN, DEAN	2021 Sum Tax Refund 57 007 10 0094 300	1745 5TH	12/29/21	297.05	139585
						<u>4,247.70</u>	
Check 139585							
101-000-231-086	Pension Liability-DB (Employee)	CITY OF WYANDOTTE RETIREMENT	POLICE DEF BENEFIT	P/R ENDING 1/2/22	01/05/22	457.47	139586
						<u>457.47</u>	
Check 139586							
101-000-231-084	Pension Liability-DB II (Employee)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYEE	P/R ENDING 1/2/22	01/05/22	3,330.45	139587
						<u>3,330.45</u>	
Check 139587							
101-000-231-083	Pension Liability-DB II (Employer)	CITY OF WYANDOTTE RETIREMENT	CITY OF WYANDOTTE RETIREMENT DB II EMPLOYER	P/R ENDING 1/2/22	01/05/22	6,659.39	139588
						<u>6,659.39</u>	
Check 139588							
101-000-231-030	P/R Deductions-Union Dues	FOP LODGE 111	FOP LODGE 111	P/R ENDING 1/2/22	01/05/22	76.00	139589
						<u>76.00</u>	
Check 139589							
101-000-231-030	P/R Deductions-Union Dues	IAFF LOCAL #356	IAFF LOCAL #356	P/R ENDING 1/2/22	01/05/22	1,183.54	139590
						<u>1,183.54</u>	
Check 139590							
Check 139591							

INVOICE GL DISTRIBUTION REPORT FOR CITY OF WYANDOTTE
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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check #
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 1/2/22	01/05/22	9,692.48	139591
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 1/2/22	01/05/22	4,846.23	139591
499-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 1/2/22	01/05/22	186.64	139591
499-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107305	P/R ENDING 1/2/22	01/05/22	93.32	139591
			Total For Check 139591			14,818.67	
Check 139592							
101-000-231-087	Pension Liability-DC (Employer)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256	P/R ENDING 1/2/22	01/05/22	8,607.19	139592
101-000-231-088	Pension Liability-DC (Employee)	ICMA RETIREMENT CORPORATION	ICMA RETIREMENT CORPORATION # 107256	P/R ENDING 1/2/22	01/05/22	4,303.54	139592
			Total For Check 139592			12,910.73	
Check 139593							
101-000-231-030	P/R Deductions-Union Dues	MICHIGAN AFSCME COUNCIL 25	DPS UNION DUES	P/R ENDING 1/2/22	01/05/22	224.50	139593
			Total For Check 139593			224.50	
Check 139594							
101-000-231-030	P/R Deductions-Union Dues	POLICE OFFICERS ASSOCIATION OF MI	POLICE OFFICERS ASSOCIATION OF MI	P/R ENDING 1/2/22	01/05/22	1,146.18	139594
			Total For Check 139594			1,146.18	
Check 139595							
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177	P/R ENDING 1/2/22	01/05/22	6,675.00	139595
101-000-231-070	P/R Deductions-Deferred Comp	RELIANCE TRUST COMPANY	AXA TRUST ID# 0155496177	P/R ENDING 1/2/22	01/05/22	65.00	139595
			Total For Check 139595			6,740.00	
Check 139596							
101-000-231-030	P/R Deductions-Union Dues	THIN BLUE LINE OF MICHIGAN	THIN BLUE LINE OF MICHIGAN	P/R ENDING 1/2/22	01/05/22	10.00	139596
			Total For Check 139596			10.00	
Check 139597							
101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 1/2/22	01/05/22	2,000.00	139597
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 1/2/22	01/05/22	2,000.00	139597
499-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 1/2/22	01/05/22	50.00	139597
499-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE GC & DPS RHS # 801908	P/R ENDING 1/2/22	01/05/22	50.00	139597
			Total For Check 139597			4,100.00	
Check 139598							
101-000-231-087	Pension Liability-DC (Employer)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119	P/R ENDING 1/2/22	01/05/22	1,810.79	139598
101-000-231-088	Pension Liability-DC (Employee)	VANTAGE POINT TRANSFER AGENTS	VANTAGE POLICE AND FIRE RHS # 803119	P/R ENDING 1/2/22	01/05/22	1,810.79	139598
			Total For Check 139598			3,621.58	
Check 139599							
101-200-825-330	Legal Fees	WILLIAM R LOOK, PROFESSIONAL CORP	WILLIAM R LOOK	P/R ENDING 1/2/22	01/05/22	3,077.00	139599
			Total For Check 139599			3,077.00	
Fund Totals:			Fund 101 General Fund			588,194.02	
			Fund 202 Major Street Fund			67,019.77	
			Fund 203 Local Street Fund			72,126.08	

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			Fund 260 Michigan Indigent Defense			8,250.00	
			Fund 265 Drug Forfeiture Fund			593.75	
			Fund 281 Housing Rehabilitation Fund			50.00	
			Fund 285 Special Events Fund			19.54	
			Fund 290 Solid Waste Disposal Fund			28,080.45	
			Fund 403 Drain Number Five Fund			990.27	
			Fund 492 TIFA Consolidated Fund			95,698.13	
			Fund 499 DDA tax increment Finance Fund			4,411.18	
			Fund 525 Municipal Golf Course Fund			657.40	
			Fund 530 Building Rental Fund			1,227.07	
			Fund 590 Sewage Fund			2,278.80	
			Fund 701 Trust Fund			1,737,532.44	
			Fund 732 Retiree Health Care Fund			187,077.83	
			Total For All Funds:			2,794,206.73	

RESOLUTION

Item Number: #
Date: January 10, 2022

RESOLUTION by Councilperson _____

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.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
Crayne
Hanna
Shuryan
Stec

02:53 PM

2021 Dec. BOR Change Summary

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DB: Wyandotte - 2022

REPORTS & MINUTES

Year	Parcel Number		Petition		Assessed	Taxable			Corrected	Corrected		
Comments		/Docket	Class	School	Value	Value	PRE/MBT	Transfer	Assessed	Taxable	Corrected	Corrected
Owner/Prop.	Addr./Mail Addr.								Value	Value	PRE/MBT EX	Transfer
2021 57 003 05 0027 000	DB21-027	401	82170	58,300	40,171	100.000	0.000	20,085	20,085	100.000	0.000	
GRANT POVERTY EXEMPTION FOR ONE (1) YEAR. SUDAK, KATHLEEN 1433 22ND WYANDOTTE, MI 48192 1433 22ND WYANDOTTE, MI 48192												
2021 57 004 10 0097 314	DB21-005	401	82170	63,500	34,529	100.000	0.000	0	0	100.000	0.000	
DISABLED VETERAN EXEMPTION PA 161 OF 2013 MORALES, GABRIEL O/STEPHANIE S 954 1ST WYANDOTTE, MI 48192 954 1ST WYANDOTTE, MI 48192												
2021 57 006 08 0027 002	DB21-013	401	82170	44,200	24,266	0.000	0.000	44,200	24,266	100.000	0.000	
GRANT PRINCIPAL RESIDENCE EXEMPTION OWNER OCCUPIED 12/13/2018												
2020 57 006 08 0027 002	DB21-012	401	82170	39,800	23,931	0.000	0.000	39,800	23,931	100.000	0.000	
GRANT PRINCIPAL RESIDENCE EXEMPTION OWNER OCCUPIED 12/13/2018												
2019 57 006 08 0027 002	DB21-011	401	82170	37,700	23,485	0.000	0.000	37,700	23,485	100.000	0.000	
GRANT PRINCIPAL RESIDENCE EXEMPTION OWNER OCCUPIED 12/13/2018 SALINAS, BARBARA R 742 FORD WYANDOTTE, MI 48192 742 FORD WYANDOTTE, MI 48192												
2021 57 007 10 0094 300	DB21-006	401	82170	167,100	95,019	100.000	0.000	0	0	100.000	0.000	
DISABLED VETERAN EXEMPTION PA 161 OF 2013 WOLAN, DEAN 1745 5TH WYANDOTTE, MI 48192 1745 5TH WYANDOTTE, MI 48192												
2021 57 010 06 0001 004	DB21-028	401	82170	44,100	44,100	100.000	100.000	0	0	100.000	100.000	
DISABLED VETERAN EXEMPTION PA 161 OF 2013 BERMUDEZ, CARL E 2323 3RD WYANDOTTE, MI 48192 2323 3RD WYANDOTTE, MI 48192												
2021 57 012 10 0069 000	DB21-007	401	82170	73,100	53,580	100.000	0.000	0	0	100.000	0.000	
DISABLED VETERAN EXEMPTION PA 161 OF 2013 KORDER, JOSHUA/CASSIE 2124 5TH WYANDOTTE, MI 48192 2124 5TH WYANDOTTE, MI 48192												

Year Parcel Number

Comments

Owner/Prop. Addr./Mail Addr.

Petition

/Docket

Class

School

Assessed

Value

Taxable

Value

PRE/MBT

Transfer

Corrected

Assessed

Value

Corrected

Taxable

Value

Corrected

PRE/MBT EX

Corrected

Transfer

2021 57 012 15 0008 000 DB21-002 401 82170 80,000 45,703 100.000 0.000 70,000 40,008 100.000 0.000

ERROR IN CALCULATION OF STORY HEIGHT. CALCULATING AT 1 1/2 STORY; SHOULD BE 1 STORY

2020 57 012 15 0008 000 DB21-001 401 82170 69,900 45,072 100.000 0.000 61,400 39,456 100.000 0.000

ERROR IN CALCULATION OF STORY HEIGHT. CALCULATING AT 1 1/2 STORY; SHOULD BE 1 STORY

BENSON, ROBERT/CORALYNN

404 VINEWOOD WYANDOTTE, MI 48192

3099 BIDDLE APT 309 WYANDOTTE, MI 48192

2021 57 014 02 0030 002 DB21-015 401 82170 45,500 31,741 0.000 0.000 45,500 31,741 100.000 0.000

GRANT PRINCIPAL RESIDENCE EXEMPTION OWNER OCCUPIED 12/17/2015

2020 57 014 02 0030 002 DB21-014 401 82170 40,100 31,303 0.000 0.000 40,100 31,303 100.000 0.000

GRANT PRINCIPAL RESIDENCE EXEMPTION OWNER OCCUPIED 12/17/2015

CHOJNOWSKI, MICHAEL B

2724 10TH WYANDOTTE, MI 48192

2724 10TH WYANDOTTE, MI 48192

2021 57 016 03 0059 002 DB21-008 401 82170 74,900 74,900 100.000 100.000 0 0 100.000 100.000

DISABLED VETERAN EXEMPTION PA 161 OF 2013

RIVERA, JIMMY/KIMBERLY L

2427 18TH WYANDOTTE, MI 48192

2427 18TH WYANDOTTE, MI 48192

2021 57 017 05 0400 000 DB21-021 401 82170 58,100 43,557 0.000 0.000 58,100 43,557 100.000 0.000

GRANT PRE OWNER OCCUPIED 03/22/2013

2020 57 017 05 0400 000 DB21-020 401 82170 51,700 42,956 0.000 0.000 51,700 42,956 100.000 0.000

GRANT PRE OWNER OCCUPIED 03/22/2013

2019 57 017 05 0400 000 DB21-019 401 82170 48,400 42,156 0.000 0.000 48,400 42,156 100.000 0.000

GRANT PRE OWNER OCCUPIED 03/22/2013

2018 57 017 05 0400 000 DB21-018 401 82170 43,400 41,168 0.000 0.000 43,400 41,168 100.000 0.000

GRANT PRE OWNER OCCUPIED 03/22/2013

PACTELES, NICOLE J

2956 22ND WYANDOTTE, MI 48192

2956 22ND WYANDOTTE, MI 48192

2021 57 017 05 0427 002 DB21-017 401 82170 95,400 45,703 0.000 0.000 95,400 45,703 100.000 0.000

MULTIPLE FAMILY PROPERTY IS JOINTLY OWNED AND EACH IS OCCUPIED BY AN INDIVIDUAL OWNER 05/1/2020 EACH OWNER/OCCUPANT SUBMITTED SEPARATE PRE FORMS

2020 57 017 05 0427 002 DB21-016 401 82170 85,700 45,072 0.000 0.000 85,700 45,072 100.000 0.000

MULTIPLE FAMILY PROPERTY IS JOINTLY OWNED AND EACH IS OCCUPIED BY AN INDIVIDUAL OWNER 05/1/2020 EACH OWNER/OCCUPANT SUBMITTED SEPARATE PRE FORMS

LOLLINI, TERRI

2245 OAK WYANDOTTE, MI 48192

2245 OAK WYANDOTTE, MI 48192

Year	Parcel Number	Comments	Petition	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
Owner/Prop.	Addr./Mail Addr.	/Docket											
2021 57 018 02 0662 000		DB21-004	401	82170	46,800	27,533	100.000	0.000		43,600	25,368	100.000	0.000
ERROR IN FOUNDATION. CALCULATING AT BASEMENT; SHOULD BE CRAWL													
2020 57 018 02 0662 000		DB21-003	401	82170	41,300	27,153	100.000	0.000		38,100	25,018	100.000	0.000
ERROR IN FOUNDATION. CALCULATING AT BASEMENT; SHOULD BE CRAWL													
TIER, CYNTHIA													
3908 18TH WYANDOTTE, MI	48192												
3908 18TH WYANDOTTE, MI	48192												
2021 57 019 15 0031 000		DB21-023	401	82170	58,200	34,942	0.000	0.000		58,200	34,942	100.000	0.000
GRANT PRE OWNER OCCUPIED 11/22/2015. PRE REMOVED IN ERROR.													
2020 57 019 15 0031 000		DB21-022	401	82170	51,600	34,460	0.000	0.000		51,600	34,460	100.000	0.000
GRANT PRE OWNER OCCUPIED 11/22/2015. PRE REMOVED IN ERROR.													
GERING, ALICE A													
4460 17TH WYANDOTTE, MI	48192												
4460 17TH WYANDOTTE, MI	48192												
2021 57 020 28 0021 000		DB21-026	401	82170	71,200	60,840	0.000	0.000		71,200	60,840	100.000	0.000
GRANT PRE OWNER OCCUPIED 07/04/2019													
2020 57 020 28 0021 000		DB21-025	401	82170	60,000	60,000	0.000	100.000		60,000	60,000	100.000	100.000
GRANT PRE OWNER OCCUPIED 07/04/2019													
2019 57 020 28 0021 000		DB21-024	401	82170	58,200	55,091	0.000	0.000		58,200	55,091	100.000*	0.000
GRANT PRE OWNER OCCUPIED 07/04/2019													
MUNOZ, JOSE-JESUS B													
633 ORCHARD WYANDOTTE, MI	48192												
633 ORCHARD WYANDOTTE, MI	48192												
2021 57 020 37 0009 000		DB21-009	407	82170	90,400	87,712	100.000	0.000		0	0	100.000*	0.000
DISABLED VETERAN EXEMPTION PA 161 OF 2013													
HACKER, DENNIS M/CHRISTINE													
3301 BIDDLE 3A WYANDOTTE, MI	48192												
3301 BIDDLE 3A WYANDOTTE, MI	48192												
2021 57 021 13 0032 000		DB21-010	401	82170	68,700	39,495	100.000	0.000		0	0	100.000	0.000
DISABLED VETERAN EXEMPTION PA 161 OF 2013													
SPENCE, CHARLES													
1225 LEE WYANDOTTE, MI	48192												
1225 LEE WYANDOTTE, MI	48192												

1,122,385 790,606

*Winter PRE Change

THE BOARD OF REVIEW OF CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Year Parcel Number

Comments	Petition	Assessed	Taxable	Corrected	Corrected	Assessed	Taxable	Corrected	Corrected	
Owner/Prop. Addr./Mail Addr.	/Docket	Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer

Signatures of Board of Review Members

Member Wen R. Goh Member [Signature] Member [Signature] Member [Signature] Member _____

Dated 12/14/2021

Subscribed and sworn before me, this 14
day of December, 2021, a Notary Public
in and for Wayne County,
Michigan.

[Signature]
(Signature)
NOTARY PUBLIC

My Commission expires 02-05, 2028
Acting in the County of Wayne

CITY OF WYANDOTTE

MINUTES OF THE BROWNFIELD REDEVELOPMENT AUTHORITY (BRDA)

City Council Chambers and VIRTUAL ZOOM AUDIO MEETING

The meeting of the Board of Directors of the BRDA was called to order by Chairman Charles Mix on Tuesday, December 21, 2021 at 8:47 AM and was held in City Council Chambers and via Virtual Telecommunication methods due to COVID-19 in accordance with current MDHHS Public Health Orders SB 11246, & PA228 of 2020 using the Zoom audio platform.

Roll call produced the following:

BOARD MEMBERS PRESENT: Melissa Armatis, Stephanie Badalamenti, Todd Drysdale, Joe Maher, Charles Mix, Paul LaManes and Al Sliwinski

BOARD MEMBERS ABSENT: Larry Garmo (Excused)

Minutes of Previous Meeting (August 17th, 2021)

The minutes of the regular meeting of August 17, 2021, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Armatis. The motion passed unanimously with no objections.

Presentations/Persons in Attendance - None

Communications/Resolutions –

- (1)** Communication from Paul L. LaManes - BRDA Secretary relative to the 2022 BRDA Meeting Schedule. Discussion ensued regarding the requirements of the Open Meetings Act, (Act 267 of 1976) and the approval of the meeting schedule. Motion by Member Armatis, supported by Member Badalamenti to approve the BRDA meeting schedule for calendar 2022 as presented with the meetings to take place at 8:30 AM on the third Tuesday of each month. The motion passed with no objections.
- (2)** Communication from Todd Drysdale, City Administrator regarding the proposed FY2022 BRDA Budget. The BRDA Board made a detailed review of the FY2022 Budget, Chairman Mix noted the procedural nature of the BRDA budget with revenues and expenditures limited to captured taxes.

Resolution by the Wyandotte Brownfield Redevelopment Authority (BRDA) recommending approval by the Wyandotte City Council of the FY2022 BRDA budget.

Dated: December 21, 2021

WHEREAS, the City of Wyandotte Brownfield Redevelopment Authority (BRDA) has received a recommendation for funding from the BRDA Consolidated Budget for FY2022, and

WHEREAS, discussion ensued by the BRDA Board regarding the recommended budget for FY2022; now

THEREFORE, BE IT RESOLVED by the City of Wyandotte Brownfield Redevelopment Authority recommending approval by the Wyandotte City Council of the fiscal 2022 BRDA Consolidated Budget.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER: Armatis

SUPPORTED BY MEMBER: Badalamenti

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u> X </u>	Armatis	<u> </u>
<u> X </u>	Badalamenti	<u> </u>
<u> X </u>	Drysdale	<u> </u>
<u> </u>	Garmo	<u> </u>
<u> X </u>	LaManes	<u> </u>
<u> X </u>	Maher	<u> </u>
<u> X </u>	Mix	<u> </u>
<u> X </u>	Sliwinski	<u> </u>

ABSTAIN: None

ABSENT: Garmo (Excused)

 7 Yeas; 0 Nays; 0 Abstention(s)

Motion X passes; fails

(3) Motion by Armatis , Supported by Maher approving the contract for consulting services and assistance with the Jameson Development Company (JDC) for developing the City's Brownfield Plan for the public right-of-way adjacent to and contiguous with the redevelopment of the former City Hall building located at 3131 – 3149 Biddle Avenue and request that City Council concur and authorize the Mayor and City Clerk sign the contract for an amount not to exceed \$ 12,420.00 to be paid from the 231 (Brownfield Redevelopment Authority) Fund.

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u> X </u>	Armatis	<u> </u>
<u> X </u>	Badalamenti	<u> </u>
<u> X </u>	Drysdale	<u> </u>
<u> </u>	Garmo	<u> </u>
<u> X </u>	LaManes	<u> </u>
<u> X </u>	Maher	<u> </u>
<u> X </u>	Mix	<u> </u>
<u> X </u>	Sliwinski	<u> </u>

ABSTAIN: None

ABSENT: Garmo (Excused)

 7 Yeas; Nays; Abstention(s).

Motion X passes; fails

Other/Old Business - None

Late Items - Chairman Mix wished all Wyandotte citizens, City employees and all others a Merry Christmas and Happy New Year.

Next Meeting

The next meeting of the BRDA Board will be held Tuesday, January 18th, 2022 at 8:30 AM.

Adjournment

Motion by Member Badalamenti and Supported by Member Armatis for the BRDA meeting to be adjourned at 9:01 AM. The motion passed unanimously with no objections.

Paul L. LaManes, Secretary

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, November 18, 2021, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Kelly, Kowalewski, Lupo, Parker, Pasko, Rutkowski, Sarnacki, Schultz

COMMISSIONERS EXCUSED: Duran

ALSO PRESENT: Gregory J. Mayhew, City Engineer
Michelle Bennett, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

No communications received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker, to approve the minutes of the regular Meeting of August 19, 2021. MOTION PASSED.

OLD BUSINESS:

1. Review of the landscaping for the proposed development at 4500 Biddle Avenue and 4560 Biddle Avenue, Wyandotte as submitted by Ron Thomas, Developer.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Parker, that the site plan for the proposed development at 4500 Biddle Avenue and 4560 Biddle Avenue, Wyandotte, as submitted by Ron Thomas, Developer, Sheets S-1 and S-2 dated April 5, 2021, are hereby APPROVED with the following conditions/remarks:

- PVC sewer pipe required under building.
- Plant a total of 6 trees on Biddle and 1 tree on Negaunee (3 trees to be Bradford Pear Type and the other 4 tree types to be determined by DPS Supervisor).

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ

NAYS: NONE ABSENT: DURAN

MOTION PASSED

NEW BUSINESS:

2. Review of the landscaping parking lot layout at 334-353 Elm Street, Wyandotte as submitted by St. Vincent Pallotti Parish.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Rutkowski, that the site plan for the property at 334-353 Elm Street, Wyandotte, as submitted by St. Vincent Pallotti Parish, Owners, Sheets A-1 and A-2 dated October 5, 2021, are hereby APPROVED with the following conditions/remarks:

- Fence along the Maple Street Park shall be of a black chain link material to match the other fencing around City Parks.

NOTE: Obscuring wall adjacent to residential properties to be appealed to the Zoning Board of Appeals.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SCHULTZ

NAYS: NONE

ABSTAINED: SARNACKI

ABSENT: DURAN

MOTION PASSED

3. Review of the landscaping/parking lot layout behind 1475 Eureka, (Former 3339 15th Street), Wyandotte as submitted by Josh Sterling, Epic Property Management.

MOTION BY COMMISSIONER PARKER, supported by Commissioner Kowalewski, that the site plan for the proposed parking lot behind 1475 Eureka (former 3339 15th Street), Wyandotte, as submitted by Epic Property Management, LLC, Cover Sheet: Sheets S-1, S-2, S-3 dated October 12, 2021, is hereby APPROVED with the following conditions/remarks:

- All plan review comments from the City Engineer's letter dated October 21, 2021, to be complied with.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ

NAYS: NONE ABSENT: DURAN

MOTION PASSED

4. **PUBLIC HEARING #09282021** – Joseph McKay, Owner and Appellant has applied for a Certificate of Occupancy for a home occupation for a boat upholstery shop at 1867 18th Street, Wyandotte, (LOT 417 SCHORR GROVE SUB) Wyandotte, Michigan. The property is zoned RA (Single Family District) and accordance to the City's Zoning Ordinance, §190.035 (Section 400.4) which states:

§190.035 (Section 400.4): Any proposed home occupation that is neither specifically permitted by Subsection (I.2) of this Section nor specifically prohibited by Subsection (I.3) of this Section shall be considered a special use and be granted or denied upon consideration of those standards contained in §190.306 (Section 2201) and §190.307 (Subsection 2202.A) of this Ordinance.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker, that the request of Joseph McKay, Owner and Appellant, for a Certificate of Occupancy for a home occupation for upholstery shop at 1867 18th Street, Wyandotte, is hereby APPROVED with the following conditions:

- Six (6) foot fence required to enclose yard.
- All upholstery work to be done inside the garage.
- No employees.
- No boats/vehicles that are being repaired are allowed to be stored longer than seven (7) days on property.
- Hours of operation to be from 10 am to 6 pm Monday thru Saturday, no work on Sunday.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ

NAYS: NONE ABSENT: DURAN

MOTION PASSED

- 5. PUBLIC HEARING #10182021** – MJC Templin LLC and the City of Wyandotte, Owners have applied to the Planning Commission of the City of Wyandotte for a change to the approved Site Plan review for the property on the southeast corner of Ford Avenue (former 163 Ford) and the northeast corner of Spruce (Former 150 Spruce) and the Former 130 Spruce, Wyandotte, Michigan. The Owners are proposing a Medical/Office Building. The property is zoned PD (Planned Development District) and requires a public hearing before the Planning Commission in compliance with §190.279 (Section 2004.D) of the City of Wyandotte's Zoning Ordinance which governs the procedure for areas zoned as PD (Planned Development District).

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Parker; WHEREAS, the Planning Commission of the City of Wyandotte, held a Public Hearing on November 18, 2021, with proper notice; and

WHEREAS, the Final Site Plan consists of following plans; Site Plan, Landscape Plan, Proposed Site Plan B dated October 14, 2021; and

WHEREAS, the Planning Commission hereby determines that except as noted below, the Revised Final Site Plan generally complies with the resolution adopted by the Commission on November 16, 2017, and the requirements set forth in the Zoning Ordinance, §190.275, and that said Plan is subject to the applicable terms and conditions set forth therein;

WHEREAS, the Planning Commission has received a communication from the City Engineer recommending revisions, requirements and the provision of additional details on the final plan; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that the Revised Site Plan for the project at the Southeast Corner of 2nd Street and Ford Avenue, now known as 2020 Biddle Avenue, Wyandotte, be accepted and approved subject to the revisions, requirements and the provision of additional information recommended by the City Engineer in his communication dated November 1, 2021, which is attached, the findings of the public hearing on November 18, 2021 as described in the minutes of the meeting and the following additional conditions also be included:

- Tree types to be changed from Bradford Pear to Cleveland Pear Type.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ

NAYS: NONE ABSENT: DURAN

MOTION PASSED

- 6. PUBLIC HEARING #10202021** -River Rat Rage, LLC, Appellant and Sandbox Property Management, Owner, have applied to the Planning Commission of the City of Wyandotte for a Certificate of Occupancy for Recreational Therapy at 1479 Fort Street, (E 84 FT OF LOTS 118 and 119 BELMONT SUB.) Michigan in a O-S (Office Service District) where the proposed conflicts with §190.104 (Section 1100) of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski, that the request of River Rat Rage, LLC, Appellant, and Sandbox Property Management, Owner, for a Certificate of Occupancy for a Recreational Therapy at 1479 Fort Street, Wyandotte, is hereby APPROVED with the following conditions:

- Four (4) rooms allowed with two (2) people per room.

- Hours of operation to be Sunday thru Thursday 8 am to 9 p.m. and Friday and Saturday 8 am to 12 midnight.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ
NAYS: NONE ABSENT: DURAN
MOTION PASSED

OTHER BUSINESS:

- Capital Improvement Plan was removed from the agenda.
- Monthly Report from Michelle Bennett, Beckett & Raeder.
- MOTION BY COMMISSIONER PARKER, supported by Commissioner Kowalewski to approve the 2022 Schedule of Meeting and Filing dates for the Planning Commission.
- MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Rutkowski that the Planning Commission opposes SB 446 and House Bill 4722 identical bills which would pre-empt local zoning control where short term rentals of residential properties are concerned and said Resolution shall be forwarded to Wyandotte City Council; State Representative; State Senator; and Governor's Office.

YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ
NAYS: NONE ABSENT: DURAN
MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for September 2021 in the amount of \$135.00
YEAS: LUPO, KOWALEWSKI, KELLY, PARKER, PASKO, RUTKOWSKI, SARNACKI, SCHULTZ
NAYS: NONE ABSENT: DURAN
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Kowalewski to adjourn the meeting at 9:15 p.m.

Kelly Rahul

PUBLIC HEARING #09282021 – Joseph McKay, Owner and Appellant has applied for a Certificate of Occupancy for a home occupation for a boat upholstery shop at 1867 18th Street, Wyandotte, (LOT 417 SCHORR GROVE SUB) Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Joseph McKay, 1867 18th Street, Wyandotte, Owner and Appellant, present.

Mr. McKay indicated that he has lived in his home for 21 years and would like to continue to use his garage for a sewing shop. Mr. McKay indicated that he was told to put boat upholstery on the application, but he really does sewing of all kinds. Mr. McKay indicated that he keeps the noise down and only uses tools that anyone else in the neighborhood would use.

Mr. McKay indicated that he got his LLC about 4 years ago and has not had any issues with the neighbors until recently. Mr. McKay indicated that he did not know he was in violation of the Ordinance or he would have taken care of this sooner.

Mr. McKay stated that he does not store boats on the property he does one (1) job at a time and he is just trying to support his family and work out of the garage.

Chairperson Pasko asked Mr. McKay if people bring the boat seats to him.

Mr. McKay stated that sometimes they do but the boats do not stay longer than 10 days. Mr. McKay stated further that boats are not stored in his yard.

Commissioner Lupo asked what the hours of operation are for the business.

Mr. McKay stated maybe 10 to 6, there is no work done on Sundays.

Commissioner Kelly asked Mr. McKay if he uses any cleaning materials or does any treatment of the materials.

Mr. McKay stated he just uses a lard oil on the material, he has no storage of hazardous materials.

Mr. McKay continued that he has no flammables, he does have a smoke alarm system and smoke detector in the garage. Mr. McKay stated that he does use an air compressor but no spray booth.

Commissioner Kowalewski asked if all the equipment that Mr McKay uses is in the garage.

Mr. McKay stated yes.

Commissioner Lupo asked Mr. McKay if customers come to his home or does he pick up the items. Commissioner Lupo stated that there is a lot of congestion on the block.

Mr. McKay stated both. Mr. McKay added that the congestion is from the businesses on Ford Avenue.

Commissioner Kelly asked Mr. McKay if he had any employees.

Mr. McKay stated he has no employees.

Commissioner Kowalewski asked about the noise.

Mr. McKay stated that he only uses a circular saw and an air compressor.

Mr. Cody Miller, 1875 18th Street, Wyandotte. Mr. Miller indicated that he lives next door to Mr. McKay for three (3) years and supports Mr. McKay. Mr. Miller indicated that he has no issues with his use and there are no noise issues, and it is not a problem.

Mrs. Sheldrake, 1864 18th Street, Wyandotte. Mrs. Sheldrake indicated that she has lived across the street from Mr. McKay for 12 years and also indicated that Mr. McKay has done work for her and she supports this use. Mrs. Sheldrake indicated that there is no more noise than what you hear from Ford Avenue businesses. Mrs. Sheldrake continued that Mr. McKay keeps his property

nice and clean. Mrs. Sheldrake stated that she would hate to see Mr. McKay leave this neighborhood.

Member Kowalewski asked if there are any issues with people backing in and out of her driveway.

Mrs. Sheldrake stated no, but there is also a lot of traffic on the block from the clinic on Ford Avenue.

Mrs. Solak, 1883 18th Street, Wyandotte. Mrs. Solak indicated that she lives two (2) doors down from Mr. McKay for 21 years and the traffic and noise is from the businesses on Ford Avenue and not Mr. McKay.

Mrs. Solak indicated further that Mr. McKay keeps up the alley and he makes Wyandotte a better place to live. Mrs. Solak stated that she supports Mr. McKay.

Commissioner Sarnacki indicated that he has a business that is on Ford Avenue by Mr. McKay and he never knew there was a business being run from the garage at this location.

Katherina Pearson, 1857 18th Street, Wyandotte. Mrs. Pearson indicated the she lives next door to Mr. McKay and that his sewing machine is located in the garage but his other equipment is located outside of the garage Mrs. Pearson stated that boats and motorcycles started showing up and the noise is just so bad she cannot take it Mrs. Pearson indicated that the property is zoned residential and should be used as residential.

Mrs. Pearson indicated that Mr. McKay constructed a shed with no permit to store his equipment. Mrs. Pearson stated that Mr. McKay has a staple gun, saw, air compressor and it is very loud and she cannot enjoy her back yard.

Mrs. Pearson stated further that Mr. McKay has a spray gun that sprays glue that could be toxic she is not sure but the fumes are very bad. Mrs. Pearson stated further that the spray did get on her windows.

Mrs. Pearson stated further that Mr. McKay stores the boats longer then a couple of days.

Mrs. Pearson submitted pictures of Mr. McKay's business being operated to the Commission.

Mrs. Pearson stated that Mr. McKay has received tickets to stop and he is still using the property for an upholstery business. Mrs. Pearson stated that this is causing her to have health issues. Mrs. Pearson stated that this is not sewing shop, but a repair shop.

Mrs. Pearson stated that she is unable to enjoy her property with this use next door. Mrs. Pearson passed her phone around with a video of Mr. McKay's business being operated.

Commissioner Lupo asked if the business has increased.

Mrs. Pearson stated that it has. Mrs. Pearson stated that she is home all day long and most of the neighbors work so they don't hear the noise.

Mrs. Pearson showed the Commissioners pictures of the glue on her windows.

Commissioner Kowalewski asked if there was a fence around Mr. McKay's yard.

Mrs. Pearson stated yes, it is a 6 foot wooden fence, but the spray came over the fence.

Mrs. Pearson stated that she wants to see this use stopped and allow her to enjoy her property.

Mrs. McKay 1867 18th Street, Wyandotte. Mrs. McKay indicated that her husband is not running equipment all the time and that her neighbor is making a lot of assumptions. Mrs. McKay stated her husband is a one man shop and most of the work is done in the garage. Mrs. McKay stated that the shed was put up for extra storage of bikes and stuff.

Mrs. McKay stated that she wants to move forward and Mrs. McKay further indicated that the City sent no notices to them before this all started.

Commissioner Kelly asked Mrs. McKay about the spray gun.

Mrs. McKay stated that she did not know anything about the spraying issue with the neighbor until this meeting and she did not see it going over the 6 foot fence.

Mrs. Cady, 1856 18th Street, Wyandotte Mrs. Cady stated that she has lived in her home for 35 years and she is opposed to the home occupation if the property is zoned residential, it should stay that way. Mrs. Cady stated that she has to keep her windows shut because of the noise. Mrs. Cady continued that she is concerned that her property values will go down if this is approved.

Commissioner Kowalewski asked Mrs. Cady if she could hear the noise from Mrs. McKay's business.

Mrs. Cady stated yes, she could hear the staple gun and the air compressor and that she is concerned with the spray coming across the street.

Mrs. Sheldrake, 1864 18th Street, indicated that she never hears noise and she uses the same tools that Mr. McKay uses and there no complaints about that. Mrs. Sheldrake stated further that she does not notice any smells.

Mrs. Cady stated that the reason the other neighbors don't hear the noises or smells is because they are not home all day.

Mrs. Solak, 1883 18th Street, indicated that she has been home since 2019 due to her loosing her job and there is more noise from Ford Avenue and the smells from the gas station on Ford Avenue then Mr. McKay. Mrs. Solak indicated that Mr. McKay's request should be granted.

Commissioner Lupo asked Mr. McKay if he has a separate phone for his business. Mr. McKay indicated that he uses his cell phone only.

Mr. Miller , 1875 18th Street, Mr. Miller indicated that he has been working from home since 2020 and he has no noise issues or parking issues with Mr. McKay's home business.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

Three (3) communications were received (two (2) in favor and one (1) opposition).

PUBLIC HEARING #10182021 – MJC Templin LLC and the City of Wyandotte, Owners have applied to the Planning Commission of the City of Wyandotte for a change to the approved Site Plan review for the property on the southeast corner of Ford Avenue (former 163 Ford) and the northeast corner of Spruce (Former 150 Spruce) and the Former 130 Spruce, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Mr. LoDuca indicated that the site plan was approved for this phase but they did not started the second phase, so the plan lapsed.

Mr. LoDuca indicated that the footprint of the building is larger now than what was previously approved. Mr. LoDuca indicated that the first floor will be approximately 11,600 square feet.

Commissioner Kowalewski asked if the use was going to be medical/office.

Mr. LoDuca indicated that the first floor is being constructed as medical/office, but they don't have a lease for the second floor.

Commissioner Kowalewski asked Mr. LoDuca if he reviewed the City Engineer's letter.

Mr. LoDuca indicated that he did and they have no issues with the requirements.

Commissioner Kowalewski asked about the dumpster location.

Mr. LoDuca indicated that there would be no new dumpster location, they will use the dumpster for the Phase 1 development at 2070 Biddle Avenue.

Mr. Mayhew indicated that he has no issue with the dumpster.

Mr. Kearney, 146 Spruce, Wyandotte Mr. Kearney indicated that he does not understand why they keep getting extensions, this project should have been completed and now they are increasing the development, and asked where the parking is going to be.

Commissioner Kowalewski indicted they have 170 parking spaces and are required to have 160.

Mr. Kearney stated that have enough parking for the 1st floor but what happens when the 2nd floor is leased, where are they going to find parking.

Mr. Wilson, 2066 2nd Street . Mr. Wilson indicted that there was suppose to be a berm along Spruce and now that is gone. Mr. Wilson stated further that if they don't have enough parking it will be on the streets. Mr. Wilson said no one is listening to the citizens, they want houses there.

Mr. LoDuca indicated that they closed on phase 1 six (6) years ago and the plans for phase 2 were approved and there was never a berm planned for that area.

Mr. LoDuca stated that the landscaping on Spruce will be 20 feet from the property line and this has not changed.

Commissioner Kowalewski asked if they are just leasing the first floor at this time.

Mr. LoDuca indicated that was correct. Mr. LoDuca stated further that they will not be using the street for parking and they are not requesting any variances.

There was a discussion about the 2nd floor use and Mr. LoDuca indicated that this time the space is just being built and they have no use for the space, it could be just storage for the 1st floor tenant.

Mr. Kearney indicated that once it is built, the space will be used it won't stay vacant or be storage.

Mrs. Phillips, 2048 2nd Street, Wyandotte. Mrs. Phillips indicated that she had to call the City because the grass was high and not being maintained and she is concerned with the up keep of the landscaping at the new building.

Mr. LoDuca indicated that the property was not theirs, it was owned by the City.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING #10202021 -River Rat Rage, LLC, Appellant and Sandbox Property Management, Owner, have applied to the Planning Commission of the City of Wyandotte for a Certificate of Occupancy for Recreational Therapy at 1479 Fort Street, Wyandotte.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Kaylyn Crayne, 763 Cherry and Rosa Chavez 1139 6th Street, both present.

Commissioner Lupo asked what the square footage of the building is.

Ms. Crayne indicated it is about 1,200 square feet.

Commissioner Lupo asked how many rooms would they have.

Ms. Crayne indicated 3 different rooms with a maximum of 2 people in each room for ½ hour sessions. Ms. Crayne continued that anyone interested in a room would need to make a reservation so there would not be a lot of people hanging around.

Commissioner Pasko asked if there are other recreational therapy places like this in the area.

Ms. Crayne indicated that there is not, there is maybe a total of five (5) in the entire state.

Commissioner Lupo asked if there are any regulations.

Ms. Crayne indicated no, there are no licenses required. Ms. Crayne continued that they are working with the Schools and the Guidance Center to help kids workout their aggressions, thinking outside of the box.

Commissioner Kelly asked about the materials used.

Ms. Crayne indicated that they would recycle any glass and dispose of the other items properly. Ms. Crayne indicated further that they would be using items that are environmentally safe.

Member Kowalewski asked what the hours would be.

Ms. Crayne indicted Monday thru Thursday, 8 am to 9 p.m, Saturdays and Sundays from 10 am to midnight.

Chairperson Pasko asked if they were remodeling the building.

Ms. Crayne indicated that they will be painting the exterior but that is about all. Ms. Crayne indicated that there is 600 square feet of office space and 900 square feet of garage area where they will be doing the therapy.

Commissioner Lupo asked when they are planning on opening.

Ms. Crayne indicated the first of the year.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

No communications were received regarding this hearing.

Kelly Roberts

PH #9282021

To: John Parsons
Subject: RE: Notice of Public Hearing #09282021 City of Wyandotte Planning Commission
re: establishment of a Boat Upholstery Business by one Mr. Joseph McKay in a
zoned residential area, at his home at 1867 18th Street, Wyandotte, Michigan
48192

Dear Wyandotte Planning Commission and Mr. Joseph McKay:

ITEM #4

We John E. and Marsha L. Parsons of 1867 19th Street Wyandotte, Michigan 48192-3511 do vehemently object and reject the proposal of one, Mr. Joseph McKay to establish a boat upholstery business in the middle of the block in a zoned residential area at 1867 18th Street. The streets of 18th and 19th between Northline and Davis Streets are crowded as it is. Residents of this area have at least 2 to 3 cars. The streets are busy. We have cars racing down the street. With all of this extra traffic, in already crowded streets would be dangerous and preposterous I Remember that 18th Street is also used by the following when their parking lots are full: Wyandotte Urgent Care, an income tax service, Sarnacki and Sarnacki Architects because they have no parking, there is Brown's Cleaners as well as Hoods Hardware that uses the streets especially when they have a scheduled event. Cars streaming down these streets have to be aware that there are small children on both 18th and 19th Street. A speeding car can at any time hit and injure a child or God forbid kill a child. If Mr. Joseph McKay should be allowed to open a boat upholstery business, then we should be able to open a fruit and vegetable stand or market in front of our houses. We should also be able to open a poultry and egg business in front of our house. There are many craft making women on these two streets that should be able to open a business on their premises. If this approval is passed by the planning commission, then shame on the City of Wyandotte! This idea should definitely be rejected. We, the Parsons Family vote no!

Respectfully yours,
John E. and Marsha L. Parsons
1867-19th Street
Wyandotte, Michigan
48192-3511

Sent from [Mail](#) for Windows

Kelly Roberts

PHA 0928 2021

Subject:

FW: Joe and Michelle McKay 1867 18th

(On Friday, November 5, 2021, 9:21 AM, Sheldrake, Andrea <ASheldr1@hfhs.org> wrote:

To whom it may concern,

ITEM #4

This letter is regarding Joe and Mitchell McKay- 1867 18th Wyandotte Mi.

My husband Albert Sheldrake and I have had the pleasure of being the McKay's neighbors for 11 years. They are loved and appreciated in our neighborhood. Michelle organizes our wonderful block parties and Joe is always helping our elderly neighbors. They have 2 amazing children that we have grown attached to.

We are so proud of Joe for pursuing his passion and not letting COVID interfere with his livelihood. He is so talented at sewing, much like some of our elderly ladies that make Christmas stockings and aprons for us. My mother brought him a few chairs to reupholster for her and he did a beautiful job. You would never know that he sews in his garage. I am pretty sure our remodel project on our home or my kid's violin and drums are nosier than his sewing machine.

Many of our friends are using their talents such as making signs in their garage or tee shirts in their basements for Esty stores. Small business such as Joe and Michelle's are the backbone of this national. My husband and I proudly support them and their dream. I encourage anyone to drive past and listen, you will not hear him working. We live off a large road with commercial business sharing the same alley. In fact, Hood's hardware store off-loading trucks and the gas station air compressor is much louder.

I am not sure how someone could complain about him and not Hungry Howie's, Hood's or Sunoco. When you buy a house on 18th and Davis you are fully aware of the proximity to loud traffic and businesses.

Please feel free to reach out to us!

Thanks,

Andrea Sheldrake BSN RN CMSRN CWCN
Wound Care and Nurse Educator
Henry Ford Wyandotte Hospital
Wound care office 734-324-3496
asheldr1@hfhs.org

Kelly Roberts

PH 09282021

To: spearson@wyan.org
Subject: RE: public hearing #09282021

Hello Kathy,

ITEM #4

I have attached some of the videos from my phone that I showed you last week concerning the Public Hearing # 09282021 concerning the application for a special approval on 1867 18th Street.

I oppose having this special approval being granted and these videos provide evidence that shows there are violations of the code sub section 190.307 item A -8 --No use shall create noise, dust, etc. that is greater or more frequent extent than that usually experienced in an average residential district, etc.

thanks,

Cathy Pearson

1857 18th Street

Wyandotte, MI

734-558-5885

PH#10202021

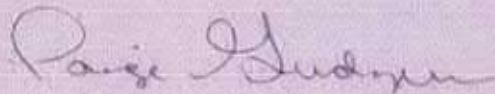
Dear Wyandotte City Council Members,

My name is Paige Grudzien. I am a Social Worker who has been working in Wayne County for about 5 years, and with the youth here downriver for the past 2 years. I am writing in support of the opening of River Rat Rage Rooms.

While I would never support the use of a rage room as a therapeutic tool on its own, I truly believe that a fun way for people to blow off some steam could be beneficial to the community. As a tool to blow off some steam in a controlled and safe environment, using a rage room can be cathartic and provide someone with short term relief.

I have spoken to the owners about incorporating mental health services into their location, to which they had been extremely open and supportive of doing. They are open to providing resources to direct community members to local mental health services, as well as bringing in an organization to provide services in house if that were possible to do. By doing this, they could reach community members, who are deterred by a clinical setting to get help. They have also offered to provide customers with a pre and post-test so that we can gather data around use and effectiveness for residents here in Wyandotte.

Thank you for your time,



Paige Grudzien, LLMSW

PH# 10202021

November 18th, 2021

To Whom It May Concern:

My name is Anthony Harrison and I am a proud resident of Wyandotte, Past President and member of the Wyandotte Rotary, and a Master's level licensed social worker in the State of Michigan. I have worked with at-risk youth for the past nine years. During this time, I have seen the detrimental impact that stress can have on an individual's physical and mental well-being. It truly is the catalyst for further mental health struggles. Many people naturally cope by internalizing their emotions. Unfortunately, this process only leads to a buildup of emotional anguish that needs to be released. I often equate internalizing emotions to boiling a pot of water with the lid on. Obviously, all is well for a short while. However, when the pressure builds to a certain point, the water boils over the sides. Students, especially adolescents, need an outlet to release their frustrations. In my many years of working with students, there have been a large majority of adolescents throughout the years who have reported that breaking things is a cathartic form of release for them, and that it is the only thing that helps make them feel better. Rage rooms have grown in popularity of the years. There often is pushback from people claiming that these facilities will somehow teach people to be more violent. However, I feel that this is the furthest thing from the truth. Rage rooms exist as a recreational activity in which individuals can release the stress and frustrations they have let build up. It is a structured and safe form of relief by which people from all backgrounds can benefit. MMA (Mixed Martial Arts) and boxing gyms exist. People can join these establishments in order to learn striking, fighting moves, as well as hit/kick heavy bags. Do people enrolled in these programs become more violent as a result of participating in these activities? For the most part, no. It exists solely as a structured recreational activity for participants. They become aware that there is a time and place for these activities. The same can be said for rage rooms. Participants learn that there is a time and place for them to be able to get their aggression out. Individuals who regularly internalize their emotions need as many outlets as possible for them to cope and process these oftentimes complex feelings.

It is with the utmost confidence that I express my support for River Rat Rage. The owners also know the importance of partnering with mental health professionals in order to provide participants with healthy coping strategies and calming techniques for them to utilize outside of the rage room. I am very excited about having a rage room in the city of Wyandotte, as I know it will be a huge benefit to the community.

Sincerely,

Anthony J. Harrison, LLMSW, CPC-R

PH #10202021

11/18/21

To Whom it May Concern,

This letter is written in support of the Rage room being proposed within the city of Wyandotte. I am a Social Worker and have the opportunity to work with school aged children. I know that "rage rooms" are becoming quite popular in our country. Effective anger management programs include creating outlets to release forms of anger. Rage rooms can provide an effective outlet for students and adults to release their anger and leave it at the rage room. I am hopeful that we can take small groups of older students who have experienced trauma and have a lot of built-up anger to the rage rooms.

Sincerely,

Maria Sutka, LMSW



PH # 10202021

Rage Room Question

3 messages

Kaylyn Lee <kaylyn48192@yahoo.com>
To: coreyhaines@madison-heights.org
Cc: rchavez14@gmail.com <rchavez14@gmail.com>

Thu, Nov 4, 2021 at 6:46 PM

Hello Chief Haines,

My name is Kaylyn Crayne. My business partner, Rosa Chavez, and I are in the process of opening a recreational therapy facility (rage room) in Wyandotte. Since this is a very new business concept we wanted to assure the city of Wyandotte has as much information on the type of business we are working to open up as we could provide. There are only a couple of these facilities in Michigan, one being in Madison Heights. I wanted to reach out to you to get your opinion on having a business such as this in your city. I will be sharing this information with our city planning commission as well as our chief of police. Do you feel having this facility in your city limits causes any issues such as violence, noise complaints or dispatched calls to the location stemming from the business? We appreciate you taking the time to give us your thoughts.

Thank you,
Kaylyn Crayne & Rosa Chavez
River Rat Rage, LLC
(734) 752-9958

Corey Haines <CoreyHaines@madison-heights.org>
To: Kaylyn Lee <kaylyn48192@yahoo.com>
Cc: rchavez14@gmail.com <rchavez14@gmail.com>

Sun, Nov 7, 2021 at 10:26 AM

This is the location inside the escape room correct?

Corey K. Haines, Esq.
Chief of Police/Deputy City Manager
City of Madison Heights
P: 248-837-2729 F: 248-585-8090

CONFIDENTIALITY NOTICE

This email message and any accompanying data or files is confidential and may contain privileged information intended only for the named recipient(s). If you are not the dissemination, distribution, and or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form immediately. Thank you.

> On Nov 4, 2021, at 6:46 PM, Kaylyn Lee <kaylyn48192@yahoo.com> wrote:

>

> Hello Chief Haines,
(Quoted text hidden)

Kaylyn Lee <kaylyn48192@yahoo.com>
To: Corey Haines <CoreyHaines@madison-heights.org>
Cc: rchavez14@gmail.com <rchavez14@gmail.com>

Mon, Nov 8, 2021 at 6:05 AM

Hello, yes it is.
(Quoted text hidden)

Corey Haines <CoreyHaines@madison-heights.org>
To: Kaylyn Lee <kaylyn48192@yahoo.com>
Cc: rchavez14@gmail.com <rchavez14@gmail.com>

Mon, Nov 8, 2021 at 6:28 AM

We have had no incidents requiring police intervention. There have been no issues or noise violation or violations of any kind since the opening of the rage room. It is a very cool concept that allows patrons to blow off steam in a safe environment.

Corey K. Haines, Esq.
Chief of Police/Deputy City Manager
City of Madison Heights
P: 248-837-2729 F: 248-585-8090

CONFIDENTIALITY NOTICE

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, December 16, 2021, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Duran, Kelly, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Kowalewski, Lupo, Parker, Schultz

ALSO PRESENT: Gregory J. Mayhew, City Engineer
Michelle Bennett, Planning Consultant – Via Zoom
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

All communications were received and placed on file.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Sarnacki, to approve the minutes of the regular Meeting of November 18, 2021, with the following correction:

Public Hearing #09282021 (1867 18th Street) – No boats/vehicles that are being repaired are allowed to be stored on property no longer than seven (7) days per month.

MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING #11182021 – Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar, Appellants, have applied for a change to the outdoor cafes by adding a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan. The property is zoned CBD (Central Business District) and accordance to the City's Zoning Ordinance, §190.307.S.11 which requires approval by the Planning Commission when there is a change to the approved outdoor café layout or a written compliant.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Sarnacki, that the request of Affinity 3 Investments, LLC, Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar for a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan is hereby APPROVED; and

BE IT RESOLVED that the outdoor cafés are subject to all conditions applicable to an outdoor café §190.307.S.11 of the City of Wyandotte's Zoning Ordinance and approval by City Council; AND

BE IT FURTHER RESOLVED that Grand Dad's Bar tent is allowed to stay until the permanent awning is installed.

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI , LUPO, PARKER, SCHULTZ
MOTION PASSED

2. Public Hearing #11192021 – Rick DeSana, Owner and Appellant, has applied for a change to the rear outdoor café at 126 Oak, Wyandotte, Michigan. The property is zoned CBD (Central Business District) and accordance to the City's Zoning Ordinance, §190.307.S.11 which requires approval by the Planning Commission when there is a change to the café layout or a written complaint.

MOTION BY COMMISSIONER DURAN, supported by Commissioner Sarnacki, that the request of Rick DeSana regarding the changes to the rear outdoor café at 126 Oak Street, Wyandotte, Michigan is hereby APPROVED provided the following requirements are met within 60 days:

- Section 190.307.S.11 of the Zoning Ordinance requires a public hearing whenever there are changes to the outdoor café layout, a written complaint is received, or violations are received by any City department. Note there is a requested change in layout and violations have been cited for this establishment.
- The occupancy limit for the inside seating will remain unchanged at 81 occupants.
- The occupancy limit for the existing front outdoor café will remain unchanged at 16 occupants.
- The previously approved rear café occupancy limit is 75 occupants. This limit was capped at 75 due to a lack of plumbing fixtures. Since there is no proposed change to the plumbing fixtures, the rear café occupancy limit will remain 75.
- The solid waste dumpster, grease dumpster, and shed for recyclables are depicted on private lots owned by others (address #2824 1st Street). No easement or lease agreements are on file or presented for these encroachments. Without these agreements the dumpsters/shed shall be relocated to the private property for 126 Oak as previously approved.
- All permits required by Building and engineering Department shall be secured and inspected for the shipping container being used as an outdoor bar.
- The tent and porta-potty shall be removed from the rear café. The café layout shall maintain a 44-inch wide aisle for egress from the building.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.
- If an agreement is made with property owners of 2824 1st Street, for the waste dumpster, grease dumpster a dumpster enclosure will be required.

BE IT FURTHER RESOLVED that the City Engineer is to report back to the Commission in 60 days with a report on if the requirements have been met.

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Sarnacki to approve the 2022-2027 Capital Improvement Plan as presented to the Commission on December 16, 2021.

YEAS: DURAN, KELLY, PASKO, RUTKOWSKI, SARNACKI,
NAYS: NONE ABSENT: KOWALEWSKI, LUPO, PARKER, SCHULTZ
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Duran to adjourn the meeting at 7:55 p.m.

PUBLIC HEARING #11182021 – Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dad's Bar, Appellants, have applied for a change to the outdoor cafes by adding a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Mr. Mayhew, City Engineer, indicated that the tent that is currently up is allowed by Special Condition and will need to be removed by December 31, 2021. Mr. Mayhew continued to indicate that he has no objection to the awning as it is designed. Mr. Mayhew further indicated that the Design Review Committee has approved the design.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte. Mr. Yinger asked about the hours of operation for the outdoor café area and indicated that it is used past hours allotted.

Chairperson Pasko indicated that that the hours are 7 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7 a.m. to 2:00 a.m. on Friday and Saturday. In addition each day of the Wyandotte Street Art Fair, March 17 (St. Patrick's Day), New Year's Eve, Wednesday immediately before Thanksgiving Day and Thursday immediately before Traditional Easter Sunday the hours are from 7:00 a.m. to 2:00 a.m.; and events approved by Resolution.

Mr. Yinger asked if the hours would apply to the area that has the awning.

Chairperson Pasko indicated yes.

Hisam Elawad, 132 Sycamore, Wyandotte. Mr. Elawad indicated that he is representing the group applying for the awning. Mr. Elawad indicated that this has taken a year to get to this point and he stated that his customers would like to sit outside. Mr. Elawad further indicated that when it rains the customer will be covered and not need to move inside. Mr. Elawad further indicated that outdoor dining is much needed in today's market.

Mr. Elawad further indicated that he would like to keep the current tent up until the awnings are installed.

Chairperson Pasko indicated that the drawing for the new awning looks nice and Mr. Elawad has other options then a tent, he could use umbrellas.

Mr. Elawad indicate that the tent was very expensive and if things were different he probably would not even need it. Mr. Elawad indicated that the tent has been maintained and has worked well.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

Four (4) communications were received in favor of this request.

Public Hearing #11192021 – Rick DeSana, Owner and Appellant, has applied for a change to the rear outdoor café at 126 Oak, Wyandotte, Michigan.

Chairperson Pasko opened the public hearing and asked if there was anyone who wished to speak at this hearing.

Chairperson Pasko read all the communications received.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte. Mr. Yinger indicated that the awning in the back is used until 2 a.m. and there is no enforcement the owners have previously indicated that the awning area is part of the inside of the bar and the outdoor café hours do not apply to this area. Mr. Yinger asked if this is correct.

Chaiperson Pasko indicated that it is part of the outdoor café area and would have to meet the hour requirements of the Ordinance.

Mr. Yinger indicated that the noise levels are very loud and they have been using this area past the allotted time frame. Mr Yinger further indicated that the occupancy limits are not adhered to either. Mr. Yinger indicated that maybe a letter should be sent indicating all the requirements that they must meet.

Mr. Joseph Hirsch, 144 Chestnut, Wyandotte, present. Mr. Hirsch indicated that he concurs with Mr. Yinger's comments. Mr. Hirsch further indicated that he has called the police for loud music. Mr. Hirsch further stated that this bar is not good for the residents and the Commission needs to consider the residents when approving these types of uses.

Rick DeSana and Les Sallotti, 126 Oak, Wyandotte, present. Mr. DeSana went over the City Engineers communication dated November 18, 2021. Mr. DeSana indicated that the dumpster cannot be located in the location indicated on the drawing per the Trash Hauler. Mr. DeSana indicated that he contacted the City to utilize the City's dumpster area across Oak Street in Parking Lot No. 1.

Commissioner Sarnacki questioned that they will be walking the trash across Oak Street to dump it every night?

Mr. DeSana indicated that is an option there are multiple businesses that use that dumpster enclosure. Mr. DeSana indicated that it will be inconvenient but may be their only option.

Commissioner Duran indicated that maybe they could use a smaller dumpster and keep it on their property.

Mr. DeSana indicated that they could check into that.

Mr. DeSana indicated that they did install the wall at 10 feet in height instead of 6 feet, at an extra cost of \$37,000.

Mr. DeSana indicated that they add the bar and did not know they need approval from the City since it was on private property. Mr. DeSana indicated that they did get approval from the LCC and the Wayne County Health Department. Mr. DeSana passed out pictures of the bar. Mr. DeSana indicated this bar is only opened on Friday and Saturday.

Commissioner Duran asked if the bar could be moved so it would not be so loud for the neighbors?

Mr. DeSana indicated no there is another bar under the awning area.

Commissioner Sarnacki indicated that you can't use a shipping container as a bar?

Mr. DeSana indicated that it is a bar not a shipping container.

Commissioner Sarnacki asked if there are any utilities to the bar?

Mr. Salliotte indicated that there is only electric and no permits were secured.

Commissioner Sarnacki asked if they have been using the bar?

Mr. Salliotte indicated yes about 4 or 5 weeks.

Mr. Salliotte indicated that they have not gone over the noise levels allowed and no tickets have been issued.

Mr. Salliotte indicated that the waste and grease dumpsters have been on the Eye Clinic's property for a while and they will talk to them about entering into a lease. Mr. Salliotte stated that the Edinger's Apartments next door's dumpster is in the alley.

Chairperson Pasko indicated that they need a letter from the Eye Doctor's with approval to use their property.

Mr. Yinger indicated that he would like Mr. DeSana to acknowledge that the hours for the awning area and rear outdoor café will need to follow the Ordinance.

Mr. DeSana stated that they are following the Ordinance and they understand the awning area has to comply with the Outdoor Café Ordinance.

Commissioner Sarnacki indicated that anything outside would be considered the outdoor café.

Mr. DeSana indicated that is correct.

Mr. DeSana indicated that the tent was removed. Mr. DeSana indicated further that the tent was only used for special events along with the porta-potty.

Mr. DeSana indicated that the bar has no plumbing they would need electric permits only.

Commissioner Sarnacki asked how long would Mr. DeSana need to complete the items on Mr. Mayhew's letter.

Mr. DeSana indicated maybe 60 days.

Commissioner Duran asked what else has changed from the approved plan.

Mr. DeSana indicated that they added a 2nd fire pit; add an additional bar and they will look into the dumpster issues.

Commissioner Sarnacki indicated that if they enter into an agreement with the Eye Clinic for the dumpster a dumpster enclosure will be required.

Mr. Mayhew agreed that a dumpster enclosure would be required and a permit would be required.

Mr. Salliotte indicated that they will check with the City on the use of their dumpster in the Oak Street Parking Lot.

Mr. Hirsch indicated that he would like to know the hours that are allowed for them to operate.

Chairperson Pasko indicated that the hours are 7 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7 a.m. to 2:00 a.m. on Friday and Saturday. In addition each day of the Wyandotte Street Art Fair, March 17 (St. Patrick's Day), New Year's Eve, Wednesday immediately before Thanksgiving Day and Thursday immediately before Traditional Easter Sunday the hours are from 7:00 a.m. to 2:00 a.m.; and events approved by Resolution.

Chairperson Pasko asked if there are any other comments, there being none the hearing was closed.

Three (3) communications were received regarding this request.

PH# 11182021

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

DOWNTOWN DEVELOPMENT AUTHORITY

October 13, 2021

Tom Hannawa
Affinity 3 Investments, LLC.
1721 Maplelane Avenue
Hazel Park, Michigan

Matt Buskard, Owner
Bobcat Bonnie's
118 Sycamore Street

Rod Lopez, Owner
Taco Bros
128 Sycamore Street

Hisam Elawad, Owner
Grand Dad's Bar
132 Sycamore Street

Dear Sycamore Plaza Businesses,

Congratulations! This letter is to inform you that during a regular meeting of the Board of Directors of The Wyandotte Downtown Development Authority on Tuesday October 12th, 2021, the DDA Board approved your application for funding through the DDA's Joseph R. Peterson Downtown Grant Program.

The Sycamore Plaza businesses have been awarded a grant in the amount of \$15,156.00. Your grant funding reimbursement is approved contingent upon the following:

1. Your establishments are open for regular business.
2. We receive copies of receipts totaling or exceeding the amount of the awarded grants.
3. We receive before & after photographs detailing construction progress and improvements.
4. All work performed is in accordance with all City of Wyandotte requirements set forth by Wyandotte's Building and Engineering Department and the guidelines outlined in the DDA Grant Application.
5. The applicants are in good standing with all taxes, payments and fees owed to the City of Wyandotte.
6. All supplementary reimbursement forms and personal guarantees are signed and submitted to our office.

Please complete the attached forms and submit them with your photographs and receipts for reimbursement once the work is complete and you are opened for regular business. If you should have questions regarding this award, please contact me.

Joe Gruber, MCD
DDA Director

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4500 • Fax 734-324-4540 • www.wyandotte.net

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



PH#11182021

MAYOR PRO TEMPORE
Robert A. DeSana

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

GREGORY J. MAYHEW, P.E.
CITY ENGINEER

November 18, 2021

Stan Pasko, Chairperson
Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

RE: Outdoor Cafés at Sycamore Plaza
118 Sycamore Bobcat Bonnies
128 Sycamore Taco Bros
132 Sycamore Grand Dad's Bar

Dear Mr. Pasko:

The undersigned has reviewed the application for the requested changes to the referenced outdoor cafes at Sycamore Plaza. Note the cafes are on public property located in the Central Business District. These locations have provided a combined application in attempt to maintain a uniform appearance of the plaza. The provided renderings were originally drafted for Grand Dad's Bar. However, the structural footprint will be increased to accommodate all three businesses if approved. The presented color scheme will be identical throughout.

The following items are presented for your review and recommendation:

- Section 190.307.S.11 of the Zoning Ordinance requires a public hearing whenever there are changes to the outdoor café layout, a written complaint is received, or violations are received by any City department. Note there is a requested change in layout for these establishments.
- The occupancy limit for each of the proposed cafes will not change as the footprint for each café remains unchanged. Bobcat Bonnies Café will be limited to 50 occupants, Taco Bros will be limited to 23 occupants, and Grand Dad's will be limited to 29 occupants.
- The cafés layout shall maintain a 44-inch wide aisle for egress from the building.
- Approval of the proposed awning is subject to review by the Engineering and Building Department. Detailed drawings will be supplied if the conceptual approval is granted.
- A fire extinguisher will be required in each outdoor café, located at the direction of the Wyandotte Fire Chief.

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-556-3179 • www.wyandotte.net

The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The enclosed outdoor café plans are provided for your review and recommendation to City Council.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory J. Mayhew", written over the printed name.

Gregory J. Mayhew

City Engineer

Enclosures: Proposed Site Layout and Renderings.

OFFICIALS

CITY CLERK
Lawrence S. Stec

TREASURER
Todd M. Browning

CITY ASSESSOR
Theodore H. Galeski



BRIAN ZALEWSKI
CHIEF OF POLICE

PH# 11182021
MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

November 24, 2021

TO: Kelly Roberts, Neighborhood Services and Development Coordinator

FROM: Brian Zalewski, Chief of Police

SUBJECT: OUTDOOR CAFÉ CHANGE REQUEST – SYCAMORE PLAZA

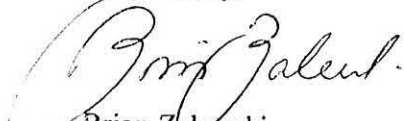
- 118 Sycamore- Bobcat Bonnies
- 128 Sycamore- Taco Bros
- 132 Sycamore- Grand Dad's Bar

I have no objections to the changes requested and submitted by the applicant, with the following conditions:

- The applicant meets all laws and ordinances as required by the Fire and Engineering Departments.
- The plans meet all the requirements set forth in the City of Wyandotte Zoning Ordinance



If you need any further assistance, please do not hesitate to contact me.

Respectfully,


Brian Zalewski
Chief of Police

WYANDOTTE POLICE DEPARTMENT • 2015 BIDDLE AVENUE • WYANDOTTE, MI 48192

Telephone Number (734) 324-4405 • Fax Telephone Number (734) 324-4442 • www.wyandotte.net

 Equal Housing Opportunity/Equal Opportunity Employer 

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



Thomas Lyon
Assistant Fire Chief

PH# 11182021

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

November 23, 2021

Engineering Department
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

CAFÉ PLAN REVIEW

Address: 118, 128, and 132 Sycamore

The undersigned has reviewed the plans submitted for the outdoor cafes at the above stated addresses. I concur with Mr. Mayhew's review and recommendations regarding occupant load, means of egress, and fire extinguisher placement. I have no objections to the plans as presented.



Please feel free to contact the undersigned if you require anything further with regards to this matter.

Sincerely,

Tom Lyon
Assistant Fire Chief

266 Maple Wyandotte, Michigan 48192 734-324-7254

tlyon@wyandottemi.gov

 Equal Housing Opportunity/Equal Opportunity Employer 

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

PLANNING COMMISSION

December 1, 2021

TO NEIGHBORHOOD OWNER
OR PARTY-IN-INTEREST

NOTICE OF PUBLIC HEARING #11182021
CITY OF WYANDOTTE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Affinity 3 Investments, LLC, Owner and Bobcat Bonnie's, Taco Bros, and Grand Dads Bar, Appellants, have applied to the Planning Commission of the City of Wyandotte for a special approval for a change to their outdoor cafés by adding a permanent awning covering the entire outdoor café areas at 118 Sycamore, 128 Sycamore and 132 Sycamore, Michigan in a CBD Zoning District where the proposed conflicts with §190.307.S.11 of the City of Wyandotte Zoning Ordinance which states:

§190.307.S.11: A site drawing showing the detailed plan of the outdoor café must be submitted to and approved by the Planning Commission.

On **Thursday, December 16, 2021, at 6:30 p.m.**, a public hearing will be held on this request in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan. In the event this meeting is canceled, the hearings will be held at the next scheduled meeting without and further notice.

This notice is for the purpose of giving any interested party the opportunity to have their opinion expressed at this hearing in support of or in opposition to this request. If you are submitting a written communication, the letter must be received by the Commission prior to the date of the public hearing. In the event this meeting is canceled, the hearing will be held at the next scheduled meeting without any further notice.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the Engineering and Building Department at 3200 Biddle Avenue, Suite 200, Wyandotte Michigan 48192 Phone (734) 324-4555.

Very truly yours,

WYANDOTTE PLANNING COMMISSION

Kelly Roberts

BY: Kelly Roberts, Secretary

Great idea! Please approve! Thank you.

Inna Bernal

165 Maple

Wyandotte, MI

Rummet Properties

*2030 S Shasta Loop
Eugene, OR 97405*

PH 11192021

MAYOR PRO TEMPORE
Robert A. DeSana

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



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

GREGORY J. MAYHEW, P.E.
CITY ENGINEER

November 18, 2021

Stan Pasko, Chairperson
Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

RE: Outdoor Café at 126 Oak Street
Captain's

Dear Mr. Pasko:

The undersigned has reviewed the application for the requested changes to the rear outdoor café at 126 Oak. Note the proposed café is on private property located in the Central Business District. Also, this location has an approved café in the front of the establishment along Oak Street. The applicant is proposing changes to the previously approved plan for the rear café.

The following items are presented for your review and recommendation:

- Section 190.307.S.11 of the Zoning Ordinance requires a public hearing whenever there are changes to the outdoor café layout, a written complaint is received, or violations are received by any City department. Note there is a requested change in layout and violations have been cited for this establishment.
- The occupancy limit for the inside seating will remain unchanged at 81 occupants.
- The occupancy limit for the existing front outdoor café will remain unchanged at 16 occupants.
- The previously approved rear café occupancy limit is 75 occupants. This limit was capped at 75 due to a lack of plumbing fixtures. Since there is no proposed change to the plumbing fixtures, the rear café occupancy limit will remain 75.
- The solid waste dumpster, grease dumpster, and shed for recyclables are depicted on private lots owned by others (address #2824 1st Street). No easement or lease agreements are on file or presented for these encroachments. Without these agreements the dumpsters/shed shall be relocated to the private property for 126 Oak as previously approved.
- The outdoor bar depicted at the north end of the rear café is a shipping container that has been modified for use as a service bar. No permit applications for the accessory structure or corresponding utilities have been applied for or secured. Citations have been issued for the illegal structure. Any approval of the site layout shall not relieve the applicant from securing all proper permits. Shipping containers are not approved for use in the Central Business District.

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-556-3179 • www.wyandotte.net

- The provided plan does not depict the 30 feet by 40 feet tent that has been existing on site. There is no permit on file for the tent. It should be noted that the Fire Department was dispatched to the site when the tent blew onto the overhead power lines during a windy evening.
- The café layout shall maintain a 44-inch wide aisle for egress from the building.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.

The plans meet the requirements of the City of Wyandotte Zoning Ordinance. However, the violations occurring during this past season warrant review. The enclosed outdoor café plans are provided for your review and recommendation. They do not meet the requirements of the Michigan Building Code.

The undersigned recommends that the approval of this outdoor café be denied, or conditional on the applicant obtaining and securing approval on all building, electrical, plumbing, and mechanical permits required, and, further, that no occupancy of the rear outdoor café be allowed until these conditions are met.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

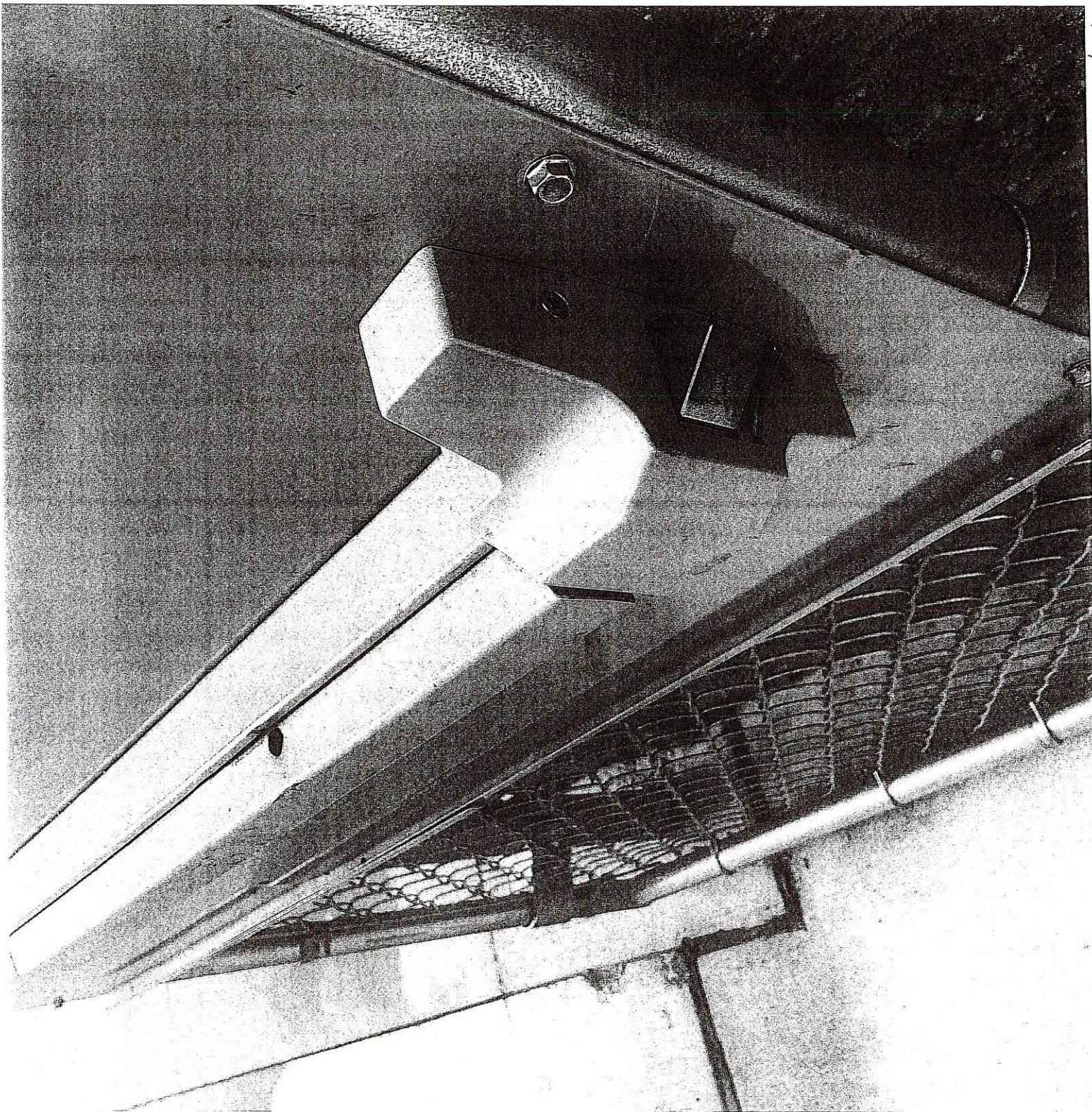
Sincerely,

A handwritten signature in blue ink, reading "Gregory J. Mayhew". The signature is fluid and cursive, with the first name "Gregory" and last name "Mayhew" clearly legible.

Gregory J. Mayhew
City Engineer

Enclosures: Proposed Site Layout, Fire Department Incident Report, Previous Planning Commission Approved Site Plan





OFFICIALS

CITY CLERK
Lawrence S. Stec

TREASURER
Todd M. Browning

CITY ASSESSOR
Theodore H. Galeski



BRIAN ZALEWSKI
CHIEF OF POLICE

PH 11192021
MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

November 24, 2021

TO: Kelly Roberts, Neighborhood Services and Development Coordinator

FROM: Brian Zalewski, Chief of Police

SUBJECT: OUTDOOR CAFE CHANGE REQUEST – Captain's Bar, 126 Oak

I concur in the recommendation of the City Engineer that the change in the outdoor café submitted by the applicant be denied until the following conditions are met:

- The applicant meets all laws, ordinances and conditions as required by the Fire and Engineering Departments
- The plans meet all the requirements set forth in the City of Wyandotte Zoning Ordinance and Michigan Building Code

If you need any further assistance, please do not hesitate to contact me.

Respectfully,

Brian Zalewski
Chief of Police

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



PH 1119 2021

MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

Thomas Lyon
Assistant Fire Chief

November 23, 2021

Engineering Department
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

OUTDOOR REAR CAFÉ PLAN REVIEW

Address: 126 Oak St.

The undersigned has reviewed the rear outdoor café plans submitted for 126 Oak. The undersigned concurs with the city engineer's review and recommendations in his letter dated November 18, 2021.

Please feel free to contact the undersigned if you require anything further with regards to this matter.

Sincerely,

Tom Lyon
Assistant Fire Chief

266 Maple Wyandotte, Michigan 48192 734-324-7254

tlyon@wyandottemi.gov

A photograph of a wooden deck with a railing, showing a view of a residential street with houses and trees in the background. The deck is made of light-colored wood and has a simple railing. The background shows a street with several houses, some with red roofs, and bare trees, suggesting a winter or late autumn setting. The sky is overcast.

12/16/24

AT

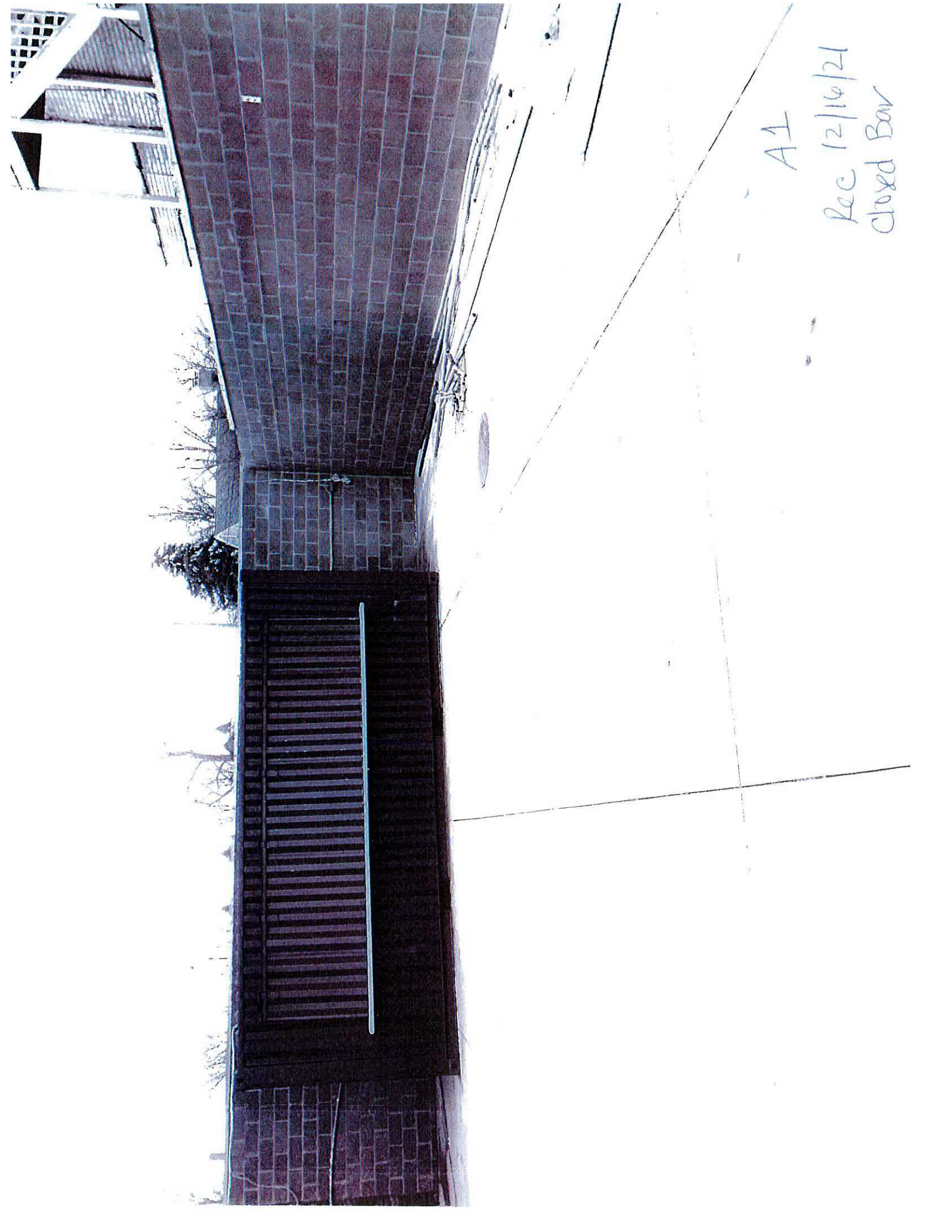
OPEN



11 (10) 1171 208

FIVE YEARS INTEREST-FREE
NO DOWN PAYMENT WITH 0% APR

[illegible]



A1

Rec 12/16/21
closed Bar

Rec 12/16/2



17500 Dix Rd. Melvindale MI 48122
313-551-8910 office 313-999-6690 emergency
info@signatureoutdoorservice.com | info@signaturedumpsterrentals.com



December 16, 2021

To whom it may concern:

I have come out the property and view the area where you requested to put your dumpster. Unfortunately, our truck would not be able to place in it in the area requested without blocking some of the easement area for the fire escape.

Regards,

Michael L. VanMarter Jr. / Owner
Signature Services & Dumpster Rentals

RETIREMENT COMMISSION MEETING MINUTES
Friday – November 19, 2021
Location: Council Chambers, City Hall, 3200 Biddle Hall

Meeting called to order at 9:06 a.m. by Chairman LaManes

ROLL CALL:

PRESENT: Commissioners: Brohl, Browning, LaManes, Roberts, Szczechowski

ALSO PRESENT: Frank Deeter—Oppenheimer & Company
Tanner Robinson—Oppenheimer & Company
William Look—City Attorney
Larry Stec – City Clerk/Secretary
Jim Anderson – GRS – Via telephone
Mark Kosciuk – GRS – Via telephone

ABSENT: Commissioners: Harkleroad and Lyon

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Roberts

RESOLVED that the minutes held under the date of October 19, 2021 be approved as recorded without objection.

MOTION UNANIMOUSLY CARRIED

PRESENTATIONS:

Tanner Robinson made the presentation and spoke of the following highlights:

- 66th time this year market hit an all-time high
- 80% of reporting companies exceeded expectations
- Last September saw a sell-off
- Probably won't see lockdowns again due to pandemic
- Some "Fed" issues: Inflation and Employment
- Inflation transitory, but for how long, who knows
- Worker shortage continues
- New/Used cars in short supply
- 30-year Treasury Bond lower than 20-year Bond, usually reversed
- YTD both funds up about 12%
- Recommend to raise \$1.3 million for 3–4-month distribution from International and U.S. Equity Funds

MOTION by Commissioner Roberts, SUPPORTED by Commissioner Szczechowski

RESOLVED by the Wyandotte Employees Retirement Commission that the monthly report from

Mr. Tanner Robinson of Oppenheimer & Company, Inc. regarding the October 2021 market segment fluctuations for the City of Wyandotte Employees (DB-1) be received and placed on file.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Roberts, SUPPORTED by Commissioner Szczechowski

RESOLVED by the Wyandotte Retirement Commission that the monthly report from

Mr. Tanner Robinson of Oppenheimer & Company, Inc. regarding the October 2021 market segment fluctuations for the City of Wyandotte Employees (DB-2) be received and placed on file.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Roberts, SUPPORTED by Commissioner Szczechowski

RESOLVED by the Wyandotte Employees Retirement Commission that the 3rd Quarter Analysis of 2021 from Tanner Robinson of Oppenheimer & Company, Inc. be received and placed on file.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Browning, SUPPORTED by Commissioner Brohl

RESOLVED by the Wyandotte Employees Retirement Commission, based on the recommendation of Oppenheimer & Company, with agreement to raise \$1.3 million to meet monthly pension payment obligations for the next 3-4 months, with funds to be raised from International and U.S. Equity Funds.

MOTION UNANIMOUSLY CARRIED

COMMUNICATIONS:

MOTION by Commissioner Brohl, SUPPORTED by Commissioner LaManes

RESOLVED by the Wyandotte Employees Retirement Commission that the Fireman Member, Tom Lyon's term on the Retirement Commission expires January 31, 2022, and a Call for Candidates Notice will go to all Department Heads on November 24, 2021, informing them via e-mail to post in designated employee information areas, and

BE IT FURTHER RESOLVED the term will be for four years and expire on January 31, 2026, and therefore, let the following letter be received and placed on file.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Szczechowski

RESOLVED by the Wyandotte Employees Retirement Commission that the 2022 MAPERS membership which expires December 31, 2021 be renewed at the cost of \$200 with the funds to come from account #731-200-925-790.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Szczechowski

WHEREAS, the Board of Commissioners is in receipt of a true copy of a domestic relations order entered by the Wayne County Circuit Court on October 26, 2021 in Trusewicz v. Trusewicz, Case No. 19-110482-DO; and

WHEREAS, pursuant to established procedures, said domestic relations order has been reviewed by the Board's legal counsel and actuary for compliance with all applicable requirements; and

WHEREAS, the Board's actuary has certified that said domestic relations order does not require the Retirement System to provide an increased benefit determined on the basis of actuarial value and the Board's legal counsel has recommended that same be determined to be an Eligible Domestic Relations Order under 1991 PA 46;

BE IT RESOLVED that the Board of Commissioners hereby determines that the domestic relations order entered by the Wayne County Circuit Court on October 26, 2021 in Trusewicz v. Trusewicz, Case No. 19-110482-DO, affecting the Retirement System benefits of the participant, Mark Trusewicz, and the alternate payee, Wendy Ann Trusewicz, is an Eligible Domestic Relations Order under 1991 PA 46; and

BE IT RESOLVED that a copy of this resolution and said Eligible Domestic Relations Order be included in the pension file of the participant for administration of all Retirement System benefits considered therewith; and

BE IT FURTHER RESOLVED that the appropriate EDRO Ruling be forwarded to the participant and alternate payee.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Roberts

WHEREAS, the Board of Commissioners is in receipt of a true copy of a domestic relations order entered by the Wayne County Circuit Court on September 17, 2021 in Keehn v. Keehn, Case No. 21-103925-DO; and

WHEREAS, pursuant to established procedures, said domestic relations order has been reviewed by the Board's legal counsel and actuary; and

BE IT RESOLVED that the Board of Commissioners hereby determines that the domestic relations order entered by the Wayne County Circuit Court on September 17, 2021 in Keehn v. Keehn, Case No. 21-103925-DO, affecting the Retirement System benefits of the participant, Colleen Keehn, and the alternate payee, Ronald Keehn, is hereby received and that a copy of this resolution and said Domestic Relations Order be included in the pension file of the participant for administration of all Retirement System benefits considered therewith; and

BE IT FURTHER RESOLVED that this resolution be forwarded to the participant and alternate payee.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Roberts

WHEREAS, the Board of Commissioners is in receipt of a true copy of a domestic relations order entered by the Wayne County Circuit Court on September 17, 2021 in Keehn v. Keehn, Case No. 21-103925-DO; and

WHEREAS, pursuant to established procedures, said domestic relations order has been reviewed by the Board's legal counsel and actuary; and

BE IT RESOLVED that the Board of Commissioners hereby determines that the domestic relations order entered by the Wayne County Circuit Court on September 17, 2021 in Keehn v. Keehn, Case No. 21-103925-DO, affecting the Retirement System benefits of the participant, Ronald Keehn, and the alternate payee, Colleen Keehn, is hereby received and that a copy of this resolution and said Domestic Relations Order be included in the pension file of the participant for administration of all Retirement System benefits considered therewith; and

BE IT FURTHER RESOLVED that this resolution be forwarded to the participant and alternate payee.

MOTION UNANIMOUSLY CARRIED

DISCUSSION: NONE

ADJOURNMENT:

MOTION by Commissioner Browning, SUPPORTED by Commissioner Brohl

RESOLVED, that the meeting be adjourned at 9:42 a.m.

MOTION UNANIMOUSLY CARRIED

A handwritten signature in black ink, reading "Lawrence S. Stec". The signature is fluid and cursive, with the first name "Lawrence" and last name "Stec" clearly legible.

Lawrence S. Stec, Secretary
Wyandotte Employee Retirement Commission
11/19/2021

Unapproved as of 12/21/2021

CITY OF WYANDOTTE

MINUTES OF THE TAX INCREMENT FINANCE AUTHORITY (TIFA)

City Council Chambers and VIRTUAL ZOOM AUDIO MEETING

The meeting of the Board of Directors of the TIFA was called to order by Chairman Charles Mix on **Tuesday, December 21, 2021 at 8:30 AM** and was held in City Council Chambers and via Virtual Telecommunication methods due to COVID-19 in accordance with current MDHHS Public Health Orders SB 11246, & PA228 of 2020 using the Zoom audio platform.

Roll call produced the following:

BOARD MEMBERS PRESENT: Melissa Armatis, Todd Drysdale, Joe Maher, Charles Mix, Paul LaManes, Stephanie Badalamenti and Al Sliwinski

BOARD MEMBERS ABSENT: Larry Garmo (Excused)

Minutes of Previous Meeting (August 17th, 2021)

The minutes of the regular meeting of August 17, 2021, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Armatis. The motion passed unanimously with no objections.

Presentations/Persons in Attendance - None

Communications/Resolutions

- (1)** Communication from Joe Gruber, DDA Director regarding the 2022 Tax Increment Finance Authority (TIFA) plan amendments.

**RESOLUTION APPROVING AMENDMENT TO THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Tax Increment Finance Authority of the City of Wyandotte

County of Wayne, Michigan

Minutes of a regular meeting of the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan, held on the 21st day of December, 2021, at 8:30 a.m., prevailing Eastern Time.

PRESENT: Members: Armatis, Maher, Badalamenti, Sliwinski, Mix, LaManes, Drysdale

ABSENT: Members: Garmo

The following preamble and resolution were offered by Member Badalamenti and supported by Member Armatis:

WHEREAS, the City of Wyandotte, County of Wayne, State of Michigan (the “City”), has previously established the Tax Increment Finance Authority of the City of Wyandotte (the “Authority”) pursuant to the provisions of the Tax Increment Finance Authority Act, Act 450, Public Acts of Michigan, 1980, as amended (“Act 450”); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the “District”); and

WHEREAS, in 1991 the Authority approved a Development Plan and Tax Increment Financing Plan (the “Plan”) for the Consolidated Development Area described in the Plan and the City Council approved the Plan by resolution; and

WHEREAS, in 1993 and 2003 the Authority approved amendments to the Plan, which were subsequently approved by resolutions of the City Council (the Plan, as amended, the “Existing Plan”); and

WHEREAS, it is necessary to amend the Existing Plan at this time to update the list of public improvements and capital infrastructure improvements and extend the duration of the Plan; and

WHEREAS, the Authority has prepared the 2022 Plan Amendments attached hereto as Exhibit A (the “2022 Plan Amendments”); and

WHEREAS, the Authority has met and consulted with the Consolidated Development Area Citizens Advisory Council regarding the 2022 Plan Amendments; and

WHEREAS, the Authority desires to forward the 2022 Plan Amendments to the City Council for further proceedings in accordance with the requirements of the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (“Act 57”).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. It is hereby determined that it is in the best interest of the public to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and promote economic growth, all as authorized by Act 57, and to this end the Authority hereby determines that it is in the best interest of the public to approve the 2022 Plan Amendments to enable the Authority to carry out its purposes more effectively.
2. The Secretary of the Authority is hereby authorized and directed to transmit a copy of the 2022 Plan Amendment together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan Amendment.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES: Armatis, Maher, Badalamenti, Sliwinski, Mix, LaManes, Drysdale

NAYS: None

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of the Tax Increment Finance Authority of the City of Wyandotte, County of Wayne, State of Michigan, at a regular meeting held on the 21st day of December, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Secretary

- (2) Communication from Joe Gruber, DDA Director regarding legal assistance from Miller, Canfield relative to the TIFA Plan amendment and requesting a FY2022 appropriation from TIFA fund balance of \$5,000 for the legal services of Miller, Canfield PLC.

Dated: December 21, 2021

WHEREAS, the City of Wyandotte Tax Increment Finance Authority (TIFA) has received a recommendation for legal services relative to the TIFA plan amendment, and

WHEREAS, a recommendation was also made to appropriate \$5,000 from the TIFA fund balance to pay for these services; now

THEREFORE, BE IT RESOLVED by the City of Wyandotte Tax Increment Finance Authority recommending approval for signing the Engagement letter from Miller, Canfield PLC for legal support for the TIFA plan amendment and appropriation from the TIFA fund balance of \$5,000 for the cost of these services.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER: Armatís

SUPPORTED BY MEMBER: Badalamenti

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u> X </u>	Armatís	<u> </u>
<u> X </u>	Badalamenti	<u> </u>
<u> X </u>	Drysdale	<u> </u>
<u> </u>	Garmo	<u> </u>
<u> X </u>	LaManes	<u> </u>
<u> X </u>	Maher	<u> </u>
<u> X </u>	Mix	<u> </u>
<u> X </u>	Sliwinski	<u> </u>

ABSTAIN: None

ABSENT: Garmo (Excused)

 7 Yeas; 0 Nays; 0 Abstention(s).

Motion X passes; fails

- (3) Communication from Paul L. LaManes-TIFA Secretary relative to the 2022 TIFA Meeting Schedule. Discussion ensued regarding the requirements of the Open Meetings Act, (Act 267 of 1976) and the approval of the meeting schedule. Motion by Member Armatís, supported by Member Badalamenti to approve the TIFA meeting schedule for calendar 2022 as presented with the meetings to take place at 8:30 AM on the third Tuesday of each month. The motion passed with no objections.

Other/Old Business

None

Late Items

Chairman Mix wished all Wyandotte citizens, City employees and all others a Merry Christmas and Happy New Year.

Next Meeting

The next meeting of the TIFA Board will be held Tuesday, January 18, 2022 at 8:30 AM.

Adjournment

Motion by Member Badalamenti and Supported by Member Armatís for the TIFA meeting to be adjourned at 8:46 AM, no objections.

Paul L. LaManes, Secretary

December 15, 2021

Wyandotte Municipal Services Commission
Regular Meeting Minutes

A regular session of the Municipal Services Commission of the City of Wyandotte, Michigan was held at the office of Commission and via Virtual Telecommunication methods due to COVID-19 in accordance with current MDHHS Public Health Orders SB 11246, & PA228 of 2020 using the Zoom audio platform on Wednesday, December 15, 2021 at 5:00 PM.

Roll Call: Present: Commissioners Carolyn Harris
Leslie Lupo
Robert J. Thiede
Paul Gouth
Bryan Hughes

General Manager & Secretary Paul LaManes

Also, Present- Amy Cannatella-CATV
Joel Adkins-CATV
Amber Haggerty
Justin Ptak
Ryan Smith
Rob Haggerty
Heather Zagor
Steve Timcoe
Dave Fuller
Steven Schwartz

Approval of Minutes:

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth to approve the December 1, 2021 regular meeting minutes of the Municipal Services Commission.

Commissioner Harris asked that the roll be attached, no objections were made.
Minutes approved

Hearing of Public Concerns:

None

Resolution #12-2021-3

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth to authorize the General Manager to execute the Renewal Agreement via NCTC with NBCUniversal Content Distribution, a division of NBCUniversal Media LLC., as recommended by WMS Management.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Resolution #12-2021-4

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth approving the General Manager to award and execute a contract agreement with Walker and Associates, Inc. the lowest qualified bidder, for "*Competitive Bid #4818-Wyandotte Cable Headend Inside Plant Material for FTTH Project*" in the amount of \$314,365.04, as recommended by WMS Management.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Resolution #12-2021-5

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth approving that the General Manager request that the HR Specialist extend an offer of employment to Justin Jeffery for the Position of Journeyman Lineman and hire Justin Jeffery contingent upon the successful completion of a pre-employment physical, background check and drug screening, as recommended by WMS Management.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Resolution #12-2021-6

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth approving the General Manager to sign the Drinking Water Asset Management Grant Agreement in the amount of \$98,000, as recommended by WMS Management.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Resolution #12-2021-7

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth approving the General Manager to sign the Consolidation and Contamination Risk Reduction Grant Agreement in the amount of \$676,490, as recommended by WMS Management.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Reports and Communications

- Monthly Cable Subscriber Report- November 2021
- Letter from Heritage Harbor Condominium Association

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth to receive and place on file the Monthly Cable Subscriber Reports and Letter from Heritage Harbor Condominium Association.

Commissioner Harris asked that the roll be attached, no objections were made.

Approval of Vouchers

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth that the vouchers be paid as submitted.

11.30.21 #5442 \$1,203,169.36

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Other/Late Items

General Manager Paul LaManes would like to wish everyone a Merry Christmas and Happy New Year.

Closed Session

Commissioner Harris requested a Closed Session for strategy connected with the negotiation of a collective bargaining agreement. This is in accordance with Section 15.268c of PA 267 of 1976.

THEREFORE, BE IT RESOLVED that this body will meet in closed session for the above stated reason only, and reconvene when finished.

MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth to dismiss into Closed Session at 5:11pm.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Commissioner Harris requested to reconvene from the closed session at 5:34pm.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

December 15, 2021

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Resolution #12-2021-8

Resolution to accept the WMS Management recommendation for the approval of the tentative agreement with the International Brotherhood of Electrical Workers (IBEW) Local 17 relative to the collective bargaining agreement for the period of January 1, 2022 through December 31, 2024.

Commissioner Harris asked that the roll be called.

YEAS: Commissioner Harris, Lupo, Thiede, Gouth and Hughes

NAYS: None

Motion Passes

Motion by Commissioner Hughes and SECONDED by Commissioner Gouth to now adjourn at 5:36PM. Roll attached. Meeting adjourned.

Next Meeting – Wednesday, January 12, 2022 at 5 PM

X 

Paul LaManes

General Manager/Secretary