

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers and via Virtual Telecommunication methods, due to COVID-19 in accordance with Wayne County Local Public Health Department “Guidance for Meetings of Governmental Bodies” and PA228 of 2020, using the Zoom Audio platform, on Monday, November 20, 2023, and was called to order at 7:00pm with Honorable Mayor Robert A. DeSana presiding.

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

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

ABSENT: Todd Browning, City Treasurer

Also Present: Theodore Galeski, City Assessor; William R. Look, City Attorney; Jesus Plasencia, City Engineer; and Lawrence Stec, City Clerk

PRESENTATIONS

- Downriver Quilters Guild – Quilt of Valor to Ann Rudisill
- 2023 President’s Award from Keep Michigan Beautiful

PRESENTATION OF PETITIONS

PUBLIC HEARING

- Show Cause Hearing – 3612 19th Street

UNFINISHED BUSINESS

2023-341 TRANSFORMER INQUIRY AT WASHINGTON ELEMENTARY

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that Council receives the communication from the City Engineer regarding the transformer inquiry at Washington Elementary School at 1440 Superior Boulevard, and

BE IT FURTHER RESOLVED that a copy of said response is placed on file in the Building & Engineering Department.

Motion unanimously carried.

CALL TO THE PUBLIC

CONSENT AGENDA

2023-342 MINUTES

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the minutes of the meeting held under the date of November 6, 2023, be approved as recorded without objection.

Motion unanimously carried.

2023-343 TLC THANKSGIVING PARADE – ROAD CLOSURE REQUEST

By Councilperson Hanna, supported by Councilperson Stec

WHEREAS, The Lincoln Center has requested to close Electric and Cora Streets at Goddard Rd, and Baumeys between Electric and Cora from 9AM to 11AM for a Thanksgiving Parade from 9:30 - 10:30AM on Tuesday, November 21, 2022.

WHEREAS, the Program Administrator of The Lincoln Center has agreed to notify residents in the area of the road closure prior to the day of the event and the request has been reviewed and approved by DPS, WFD, and WPD.

BE IT RESOLVED that Council approves said closure of streets for the requested times, and requests that WFD and WPD provide any possible support for the event, and the Department of Public Services will provide the necessary barricades for the event prior to 9AM on November 21, 2022.

BE IT FURTHER RESOLVED that the school, or its administration, shall sign a hold harmless agreement as provided by the Department of Legal Affairs.
Motion unanimously carried.

2023-344 VARIOUS SERVICES PERFORMED BY THE CITY OF WYANDOTTE

By Councilperson Hanna, supported by Councilperson Stec
RESOLVED by City Council that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND
BE IT FURTHER RESOLVED that Council directs the City Treasurer to spread said charges on the 2023 Winter Tax Roll.
Motion unanimously carried.

2023-345 SPECIAL EVENTS APPLICATION: SALVATION ARMY BELL RINGING

By Councilperson Hanna, supported by Councilperson Stec
BE IT RESOLVED that Council concurs with the recommendation of the Special Events Coordinator to approve the use of city sidewalks and streets at the Clock Tower area on Biddle Ave for the Salvation Army Bell Ringing event on November 25th 2023 from 10 am to 8pm.
BE IT FURTHER RESOLVED that the Salvation Army will comply with the following:

- If there are any overtime costs for any city staff for said event, the organization will be responsible for those fees no later than 14 days after said event date
- Any tents must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse.
- Clean up before/during and after the event must be done by the Salvation Army, including any signs or decorations.
- All materials shall be cleaned up and removed after the event.
- Any requests made after this event is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for consideration of approval.

BE IT FURTHER RESOLVED that the organization must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement to be prepared by the Department of Legal Affairs.
Motion unanimously carried.

NEW BUSINESS

2023-346 DOWNRIVER COUNCIL FOR THE ARTS ENCHANCE PARTNERSHIP

By Councilperson Hanna, supported by Councilperson Stec
BE IT RESOLVED, that the City Council concurs with the recommendation of the Mayor and hereby authorizes the Finance Department to create a new Expense Account for the DCA Partnership Funding Requests; to allocate \$21,000 from the Wyandotte Community Alliance contribution; \$10,000 from the Wyandotte Street Art Fair; and \$10,833.29 from the DCA Rental Revenue Account into the new DCA Partnership Account; and
BE IT FURTHER RESOLVED, that City of Wyandotte Department Heads are authorized to begin processing DCA Funding Requests in accordance with the Enhanced Partnership.
Motion unanimously carried.

2023-347 PURCHASE OF FIRE DEPARTMENT AMBULANCE

By Councilperson Hanna, supported by Councilperson Stec
BE IT RESOLVED that the Council approves the purchase of a 2024 Metro Express 153 Ambulance on a 2023 Ford F-450 chassis for the Fire Department from Medix Ambulance in Elkhart, IN for a purchase price of \$232,632 and graphics and paint not to exceed \$7,000 for a total of \$239,632.
Motion unanimously carried.

2023-348 PROTABLE RADIO PURCHASE FOR DOWNRIVER ANIMAL CONTROL

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the Council concurs with the Chief of Police to purchase (6) Kenwood portable radios from Digicom Global for the amount of \$17, 302.64 using funds for this expenditure made available in account 101-303-825-220

of the DCAC 23-24 FY budget.

Motion unanimously carried.

2023-349 PURCHASE OF A 2023 FORD F-150 TRUCK: WATER DEPARTMENT

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that Council concurs with the Municipal Services Commission to purchase of a 2023 Ford F-150 Truck from Gorno Ford of Woodhaven by the Water Department for an amount not to exceed \$49,200.00 as secured through the State of Michigan MI-Deal vehicle bid contract #071B7700181, as recommended by WMS management

YEAS: Councilpersons Calvin, Crayne, Hanna, Shuryan, Stec

ABSTAIN: Councilperson Alderman

2023-350 MEDC RAP GRANT AGREEMENT: DOWNTOWN EAST ALLEYWAYS

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby approves the MEDC RAP Grant for \$1,000,000 for eligible activities of the Downtown East Alleyway Project and hereby authorizes the DDA Director, Mayor and City Clerk to execute the grant agreement.

Motion unanimously carried.

2023-351 TAX INCREMENT REVENUES FOR DOWNTOWN CAPITAL BONDS

By Councilperson Hanna, supported by Councilperson Stec

WHEREAS, the Board of the Downtown Development Authority of the City of Wyandotte (the "DDA") has adopted a resolution requesting the City of Wyandotte, County of Wayne, State of Michigan (the "City") to issue its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), in an aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000) (the "Bonds"), in one or more series, for the purpose of paying all or part of the cost to acquire, construct, furnish and equip the following improvements in the downtown district: a) reconstruction of downtown alleyways; b) resurfacing of parking lots; c) relocation and burial of overhead utilities; d) stormwater management systems; e) streetlighting, landscaping, hardscaping and public art improvements; and f) streetscape and sidewalk improvements, including all necessary site improvements, appurtenances and attachments (the "Projects"); and

WHEREAS, the DDA has pledged its available tax increment revenues to the City to pay debt service on the Bonds; and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Projects prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the News Herald, a newspaper of general circulation in the City.
2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.
3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is the method best calculated to give notice to the City's electors and taxpayers residing in the boundaries of the City of the City's intent to issue the Bonds, the maximum amount of the Bonds, the purpose of the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended
- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from available funds of the City or the DDA subsequent to sixty (60) days prior to today.
 - (b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is \$10,000,000.
 - (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.
Motion unanimously carried.

2023-352 PUBLIC HEARING REQUEST: MCKINLEY DEVELOPMENT PROJECT

By Councilperson Hanna, supported by Councilperson Stec

Pursuant to and in accordance with the provisions of Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended ("Act 381"):

WHEREAS, the City of Wyandotte ("The City") has entered into a Purchase and Redevelopment Agreement for the former Wyandotte McKinley School property and adjacent properties commonly referred to as 640 Plum Street ("the site") with McKinley Development, LLC (a.k.a. Rise Above Ventures, LLC. a.k.a. 640 Plum, LLC.) ("the Developer"); and

WHEREAS, The City of Wyandotte has established the Wyandotte Brownfield Redevelopment Authority ("WBRA") in accordance with Act 381, which was enacted to provide means for local units of government to facilitate the revitalization of environmentally contaminated (a "facility"), blighted, historic resources, functionally obsolete, or housing properties; and

WHEREAS, the City and the Developer have identified a list of eligible activities and costs respective to the eligible property that are considered eligible for reimbursement under Act 381; and

WHEREAS, the Developer has prepared the Brownfield Redevelopment and Tax Increment Financing Plan (Brownfield Plan Number 24: "The Plan") for the aforementioned redevelopment project at the site; and

WHEREAS, on Tuesday, November 21st, 2023, the WBRA will consider adopting the Plan consisting of the site, further subject to passage of a resolution by the Wyandotte City Council. A complete legal description and map of the site is included with the Plan; and

WHEREAS, the City Council must afford the developer, Michigan Strategic Fund (MSF), Michigan State Housing Development Authority (MSHDA), Michigan Department of Environment, Great Lakes and Energy (EGLE), the City Assessor, a representative of the affected taxing jurisdictions, and the general public the opportunity to come speak and comment on the Plan prior to passing a resolution approving the Plan;

NOW, THEREFORE BE IT RESOLVED:

1. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on Monday, December 18th, 2023, 7:00 p.m., Local Time, or as soon thereafter as may be heard, and shall provide and shall provide the developer, MSF, MSHDA, EGLE, the City Assessor, a representative of the affected taxing jurisdictions, the general public, and any other taxpayer or resident of the City of Wyandotte an opportunity to be heard on the question of said Plan.
2. That the City Clerk, in accordance with Act 381, inform by regular mail, the developer, MSF, MSHDA, EGLE, the City Assessor, and the legislative body of each taxing unit which levies ad valorem taxes in the City of Wyandotte as follows:

A. That the City of Wyandotte has received and will consider a Brownfield Redevelopment and Tax Increment Financing Plan for the former McKinley School property and adjacent properties commonly referred to as 640 Plum Street (Brownfield Plan Number 24: "The Plan").

B. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on Monday, December 18th, 2023, 7:00 p.m., Local Time, or as soon thereafter as may be heard, and shall provide the developer, MSF, MSHDA, EGLE, the City Assessor, a representative of each of the taxing units, and any other taxpayer or resident of the City of Wyandotte an opportunity to be heard on the question of said Plan;

C. Send notice via regular mail not less than 10 days before the hearing on the Plan;

D. That the City Clerk is hereby directed to publish a notice one time in substantially the following form in the News Herald, Wyandotte Edition, not less than 10 days before the hearing on the Plan;

CITY OF WYANDOTTE

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

On Monday, December 18th, 2023, 7:00 PM, the Wyandotte City Council shall conduct a Public Hearing at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the adoption of a Brownfield Plan for the City of Wyandotte, within which the Wyandotte Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Said Plan has been transmitted by the City of Wyandotte Brownfield Redevelopment Authority for City Council review and approval.

A description of the property to which the Plan applies is as follows:

Eligible Property*		
Address (if known)	Tax ID	Legal Description
No Address (Lot 8, Block 178)	57 020 15 0008 000	LOT 8 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
No Address (Lot 9, Block 178)	57 020 15 0009 000	LOT 9 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
No Address (Lot 10, Block 178)	57 020 15 0010 000	LOT 10 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
No Address (Lot 11, Block 178)	57 020 15 0011 000	LOT 11 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
646 Cherry Street (Lot 12, Block 178)	57 020 15 0012 000	01872 LOT 12 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
656 Cherry Street (Lot 13, Block 178)	57 020 15 0013 000	01873 LOT 13 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
3541 7th Street (Lot 14, Block 178)	57 020 15 0014 000	01874 LOT 14 PLAT OF PART OF WYANDOTTE, BLOCK 178 T3S R11E, L1 P142 WCR
640 Plum Street (Lots 1-14, Block 179) (Existing School Building)	57 020 18 0001 000	01875 THRU 1882 LOTS 1 TO 14 INCL PLAT OF PART OF THE CITY OF WYANDOTTE, BLOCK 179 T3S R11E L1P295 WCR

* All Tax ID parcels include portions of the vacated Cherry Street.

A full copy of the proposed Plan, including maps and associated material, is also available for public inspection at the City Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan. Further information may be obtained by contacting Joe Gruber, Community and Economic Development Director, at 734-324-7298.

All aspects of the proposed Plan are open for discussion at the public hearing. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192.

Lawrence S. Stec

City Clerk

Motion unanimously carried.

2023-353 BID AWARD #4859: MEMORIAL PARK BASEBALL SCOREBOARD

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that Council concurs with the recommendation of the Superintendent of Recreation and hereby approves the awarding of File #4859-Memorial Park Baseball Scoreboard Replacement to Architectural Systems Group in the amount of \$15,700.

Motion unanimously carried.

2023-354 UNSAFE STRUCTURE: 3612 19TH STREET

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that Council hold the decision to demolish the unsafe structure at 3612 19th Street until March 4, 2023 Council meeting.

Motion unanimously carried.

2023-355 BILLS & ACCOUNTS

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the total bills and accounts of \$2,393,397.33 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Civil Service Commission 11/08/2023

Fire Commission 10/10/2023

WMS Commission 11/01/2023

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS


ADJOURNMENT

2023-356 ADJOURNMENT

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:11pm.

Motion unanimously carried.



Lawrence S. Stec, City Clerk