



AGENDA

REGULAR SESSION

MONDAY, FEBRUARY 26, 2018 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE MEGAN MAIANI

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Peterson, Alderman, Calvin, DeSana, Maiani, Sabuda, Schultz

PRESENTATIONS

PRESENTATION OF PETITIONS

APPROVAL OF AGENDA

PUBLIC HEARINGS

1. Brownfield Plan Site No. 19 – Amendment No. 1
2. Brownfield Plan Site No. 21
 - a. Brownfield Plan Site No. 21 Development and Reimbursement Agreement

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

3. Approval of Council Meeting Minutes – February 12, 2018
4. Knights of Columbus 1802 “Tootsie Roll Drive”
5. 2018 Wyandotte Shred Day
6. 2018 Wyandotte Jaycees Easter Egg Hunt
7. 2018-2022 Whiskeys on the Water Taco Hop
8. 2018 Wyandotte Boat Club Regattas

NEW BUSINESS

9. Citizen Property Use Request – T. Caperton
10. City Council Meeting Cancellation – March 12, 2018
11. Hiring of Full-Time Yack Arena Foreman – M. Dillon
12. Bishop Park 2018 Concession Stand Lease Extension
13. Maple Leaf Amusements Special Event Application
14. Rat Control Contract Renewal (Bid #4653)
15. PD Planned Development Application Referral – 785 Forest
16. Demolition Bids for Various Structures

BILLS & ACCOUNTS

REPORTS & MINUTES

Beautification Commission

Daily Cash Receipts

January 10, 2018 & February 14, 2018

February 14 & 22, 2018

Fire Commission	January 23, 2018
Planning Commission	January 18, 2018
Police Commission	January 23 & February 13, 2018
Retirement Commission	January 18, 2018
Zoning Board of Appeals & Adjustment	February 7, 2018

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

ADJOURNMENT

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # 1

<p><u>ITEM:</u> Brownfield Plan Site No. 19 – Amendment No. 1: Amend the Existing Brownfield Plan for MJC Templin - Phase I, 2070 Biddle Avenue</p>
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PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer; Anthony LoDuca, MJC Templin LLC

BACKGROUND:

Regarding the request from Advanced Redevelopment Solutions (ARS), submitted on behalf of MJC Templin/MJC Companies ("MJC"), and dated December 21, 2017 (see Attachment), to amend the Brownfield Plan for Site No. 19, attached is a proposed resolution to amend the Brownfield Plan as requested. Also attached is a copy of the proposed amendment, Brownfield Plan Site No. 19 – Amendment No. 1 (which includes a copy of the original Brownfield Plan). The Wyandotte Brownfield Redevelopment Authority (WBRDA) adopted a resolution approving Amendment No. 1 on January 16, 2018 (see Attachment).

To summarize, the Amendment removes a small portion of property from the Brownfield Plan for Site No. 19 - for MJC Templin - Phase I, 2070 Biddle Avenue, and will allow the portion removed to be incorporated into the Brownfield Plan for Site No. 21 for MJC Templin - Phase II. Incorporating said area into the new Brownfield Plan is necessary so that the new Phase II development will be located on property entirely within the Plan for Site No. 21.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015, noting that the City is committed to a three-pronged economic development strategy: 1. Commercial expansion in the Downtown and Fort Street; 2. By being a "Good Neighbor" to BASF and other current and prospective industries; and 3. Expansion and "Good Neighbor" to the city's growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital.

ACTION REQUESTED: Approve the attached resolution approving Amendment No. 1 to Brownfield Plan Site No. 19.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur 

LEGAL COUNSEL'S RECOMMENDATION: [Reviewed Plan W. Look](#)

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Brownfield Plan Site No. 19 – Amendment No. 1
3. Resolution adopted by the Wyandotte Brownfield Redevelopment Authority (WBRDA)
4. Excerpt of Request Letter from Advanced Redevelopment Solutions

MODEL RESOLUTION:

RESOLUTION APPROVING BROWNFIELD PLAN SITE NO. 19 – AMENDMENT NO. 1, MJC TEMPLIN – PHASE I, 2070 BIDDLE AVENUE, WYANDOTTE

Wyandotte, Michigan

Dated: February 26, 2018

RESOLUTION BY COUNCILPERSON _____

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the “Act”), to create a brownfield redevelopment authority; and

WHEREAS, on August 25, 1997, the City Council adopted a resolution to create such an authority; and

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the “Authority”), pursuant to and in accordance with the Act, adopted a resolution approving Brownfield Redevelopment Plan for Site No. 19 on October 18, 2011, and the Wyandotte City Council adopted a resolution approving the Plan for Site No. 19 on November 14, 2011 (also known as MJC Templin - Phase I, 2070 Biddle Avenue, Brownfield Plan Site No. 19); and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 and Section 14 of the Act, has completed a review of Brownfield Plan Site No. 19 – Amendment No. 1 (the “Plan Amendment”) for the site commonly known as “MJC Templin Phase I,” including eligible property with the following address and Parcel Identification Number: 2070 Biddle – 82-57-010-01-0001-001, to be carried out within property located in the City of Wyandotte; and

WHEREAS, on January 16, 2018, in accordance with the requirements of the Act, the Authority adopted a resolution approving the Plan Amendment, subject to passage of an approval resolution by the Wyandotte City Council; and

WHEREAS, the Authority has now submitted the Plan Amendment for review and approval by the Wyandotte City Council; and

WHEREAS, the Plan Amendment requests to remove a small portion of property (the East 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001) and include that portion of property in a new Brownfield Plan Site No. 21 for “MJC Templin - Phase II” Project; and

WHEREAS, this Plan Amendment is necessary to allow for the new Brownfield Plan Site No. 21

for "MJC Templin - Phase II" Project to be considered for adoption by the Authority and the Wyandotte City Council; and

WHEREAS, this Plan Amendment will not negatively impact or change the validity of the Brownfield Redevelopment Plan for Site No. 19 in any way as adopted by the Wyandotte City Council on November 14, 2011; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan Amendment was considered for approval, provided notice of the public hearing to the taxing jurisdictions that levy taxes subject to capture under the Act, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan Amendment was considered for approval, provided notice of the public hearing to the Michigan Department of Environmental Quality (MDEQ) and the Michigan Strategic Fund (MSF), or its designee (the Michigan Economic Development Corporation [MEDC]), because the Plan Amendment involves the use of taxes levied for school operating purposes to pay for eligible activities, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, at the time set for the hearing on the Plan Amendment, the Wyandotte City Council provided an opportunity for any interested persons or an official from a taxing jurisdiction with a millage that would be subject to capture under the Act, to be heard and for written communications referencing the Plan Amendment to be received and considered, pursuant to and in accordance with Sections 14(3) and 14(4) of the Act; and

WHEREAS, the Wyandotte City Council hereby makes the following determinations and findings:

- A. The Plan Amendment No. 1 for Site No. 19 constitutes a public purpose of the Act;
- B. The Plan Amendment meets all of the requirements for a Brownfield Plan amendment set forth in Section 13 and Section 14 of the Act;
- C. The proposed method of financing the costs of the eligible activities as described in the originally adopted Plan were recognized as feasible and have not changed at the time of this Plan Amendment;
- D. The costs of the eligible activities proposed by the Plan Amendment have not changed and are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated by the original Plan for Site No. 19 have not changed from the Plan Amendment and are reasonable.

WHEREAS, as a result of its review of the Plan Amendment and upon consideration of the views and recommendations of the Brownfield Redevelopment Authority of the City of Wyandotte and the taxing jurisdictions, the City Council desires to proceed with approval of the Plan Amendment for implementation by the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Amendment Approved. Pursuant to the authority vested in the Wyandotte City Council by the Act, and pursuant to and in accordance with the provisions of Section 13 and 14 of the Act, Brownfield Plan Site No. 19 - Amendment No. 1 is hereby approved.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

I move the adoption of the foregoing preamble and resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman

Calvin

DeSana

Maiani

Sabuda

Schultz

NAYS

ABSENT _____

MJC TEMPLIN – PHASE I: 2070 BIDDLE AVENUE & ADJOINING PROPERTIES

Brownfield Plan Site No. 19 – Amendment No. 1

Revised January 2, 2018

Prepared with assistance from:

SMOOTH Development, LLC

3166 Van Alstyne Street

Wyandotte, Michigan 48192

Contact: Joseph M. Voszatka

Phone: 734-301-1282

and

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204

Eagle, Michigan 48822

Contact: Eric P. Helzer, EDFP

Phone: (517) 648-2434



Wyandotte Brownfield Redevelopment Authority

City Hall, 3200 Biddle Ave, Suite 300

Wyandotte, Michigan 48192

Contact: Paul L. LaManes

Phone: (734) 324-7194

Approved by the Wyandotte Brownfield Redevelopment Authority – 1/16/2018

Approved by the Wyandotte City Council – XX/XX/2018

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INTRODUCTION

This Amendment No. 1 to the City of Wyandotte (the "City") and Wyandotte Brownfield Redevelopment Authority (the "Authority") Brownfield Redevelopment Plan Site No. 19 (the "Plan") for property at 2070 Biddle Avenue and adjoining property, originally adopted on November 14, 2011 by the City of Wyandotte City Council (the "City Council") after adoption by the Authority on October 18, 2011, has been adopted to promote the redevelopment of and investment in certain "Brownfield" properties within the City identified in the Plan. Inclusion of Property within this Plan facilitated financing of eligible activities at eligible properties, and also provided tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan promoted economic growth for the benefit of the City and all taxing units located within and benefited by the Authority.

1. BACKGROUND AND OVERVIEW

The City Council adopted the original Plan for Site No. 19 (also known as MJC Templin - Phase I, 2070 Biddle Avenue, Brownfield Plan Site No. 19) on November 14, 2011 (Exhibit A). Since adoption of the original Plan, MJC Templin, LLC (the "Developer") has invested over \$5.5 million at the Eligible Property in the Plan which has led to hundreds of construction jobs and the creation of approximately 60 full- and part-time permanent employees.

The Developer proposes to invest over \$7.8 million on an adjacent Brownfield property from 2018 to 2019 to further mitigate Blighted property conditions in portions of the block where the new investment will be made. Developer will construct an approximate 22,000 square feet 2-story medical/professional office building. Over 300 construction jobs and approximately 44 full- and part-time permanent employees are anticipated to be employed at this new project, "MJC Templin - Phase II" Project.

This Plan Amendment No. 1 is necessary to allow for the new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project to be considered for adoption by the Authority and the City Council. Additionally, this Plan Amendment No. 1 will not negatively impact or change the validity of Brownfield Redevelopment Plan for Site No. 19 in any way as adopted by the City Council on November 14, 2011.

In furtherance of these purposes, the original Plan is hereby amended as set forth herein. All references in the original Plan are to remain unchanged, unless specified otherwise in this Amendment No. 1.

2. AMENDMENT OF ORIGINAL PLAN

- A. Section 6.7 is amended to delete the 1st and 2nd subsections titled "Legal Description" and "Map" and insert the following in their place:

"Legal Description"

See Appendix 1 for a legal description of the eligible property. Appendix 1 remains unchanged except for the small portion of property being removed as described in the attached Appendix 1b (Legal Description and Map of Property Removed from Eligible

Property by Plan Amendment No. 1). Plan Amendment No. 1 only removes a small portion of property (the East 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001) in order to allow that portion of property in a new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project."

"Map

See Appendix 1 for a map of the eligible property. Appendix 1b (Legal Description and Map of Property Removed from Eligible Property by Plan Amendment No. 1) includes a map identifying the small portion of property (the East 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001) that is removed from the eligible property. Right-of-way adjacent and contiguous to the property described above, including the alley, is also eligible property."

- B. Section 7.0 is amended to add Appendix 1b under the subsection titled "APPENDIX - ELIGIBLE PROPERTY INFORMATION" as follows:

"1b. Legal Description and Map of Property Removed from Eligible Property by Plan Amendment No. 1"

- C. The Appendices are amended to add Appendix 1b. as follows:

"Appendix 1b. Legal Description and Map of Property Removed from Eligible Property by Plan Amendment No. 1"

ATTACHMENTS

Exhibit A. Original Plan

Appendix 1b. Legal Description and Map of Property Removed from Eligible Property by Plan Amendment No. 1

ATTACHMENTS

Exhibit A.
Original Plan

CITY OF WYANDOTTE
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD REDEVELOPMENT PLAN
SITE NO. 19
2070 BIDDLE AVENUE & ADJOINING PROPERTIES, WYANDOTTE, MI



Plan Prepared for:

MJC Templin, LLC
46600 Romeo Plank Road, Suite 5
Macomb, MI 48044
Contact Person: Anthony LoDuca
Phone: (313) 909-6691

Last Revision Date: October 25, 2011

Approved by the Wyandotte Brownfield Redevelopment Authority on October 18, 2011,
and the Wyandotte City Council on November 14, 2011.

Prepared by:
SMOOTH Development, LLC
3166 Van Alstyne Street
Wyandotte, MI 48192
www.smoothdevelopment.com
Contact Person: Joseph M. Voszatka
734-301-1282

WYANDOTTE BROWNFIELD REDEVELOPMENT AUTHORITY PROJECT SUMMARY OF BROWNFIELD REDEVELOPMENT PLAN #19

Project Name:	MJC Templin, LLC Professional Office Development
Project Location:	2070 Biddle Avenue and Adjoining Properties
Property Eligibility:	The existing structure at 135 Ford Ave. is "blighted," and the property at 2070 Biddle Ave. and adjoining properties are also "blighted" due to the presence of subsurface demolition debris and fill material.
Eligible Activities:	Environmental Activities, Building & Site Demolition, Asbestos & Lead Survey & Abatement, Public Infrastructure, Site Preparation, Interest, and Brownfield Plan and Work Plan Preparation (see Section 6.1 & Table 1).
Reimbursable Costs:	Approximately \$598,993 to the Developer, and \$22,831 to the Wyandotte Brownfield Redevelopment Authority for Administrative Expenses (see Section 6.1 and Table 1).
Reimbursement Period:	After tax capture starts, approximately a 14-year reimbursement period from school millages, and approximately 20-years from available local millages (see Table 2).
Millages Captured:	School millages (LSO - Local School Operating and SET - State Education Tax), Wayne County Regional Education Service Agency (RESA) Special Education Operating, and Wayne County RESA Voted Special Education. For additional details of the millages captured and the time periods involved, see Section 6.13 and Table 2 in the Appendix.
Personal Property Capture:	No
Local Site Remediation Revolving Fund Capture:	No

Project Overview:

This Plan has been prepared to facilitate the redevelopment of the various properties where a variety of commercial, multi-family, and single-family structures previously existed. The building at 135 Ford Ave. will be demolished and removed, and at 2070 Biddle and adjoining properties, the subsurface demolition debris, fill material, and poor soils will be excavated as necessary in the area of the new development, and replaced with the appropriate material to prepare the site for development. The proposed redevelopment of the property will consist of a new 2-story professional office building of approximately 22,000 square feet. Total development costs are estimated at \$4.0 million.

The project is eligible for brownfield incentives because the existing building at 135 Ford Ave. qualifies as "blighted." Additionally, the property at 2070 Biddle Ave. and adjoining properties also qualify as "blighted" due to the presence of subsurface demolition debris and fill material. The Plan provides tax increment financing for reimbursement of eligible costs. Further, the Plan provides for the capture of taxes levied for school operating purposes and therefore a Non-Environmental Work Plan must be approved by the Michigan Economic Growth Authority (MEGA) in accordance with the Brownfield Redevelopment Financing Act (Act 381).



City of Wyandotte, Michigan

Honorable Joseph R. Peterson, Mayor

City Council

Todd Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

Wyandotte Brownfield Redevelopment Authority (WBRA)

Charles Mix, Chair
Greg Mayhew, Secretary
Stephanie Badalamente
Todd Drysdale
Larry Garmo
Joe Maher
Melanie McCoy
Michael Sadowski
Alfred Sliwinski

City Administration

William R. Griggs, City Clerk
Colleen A. Keehn, City Assessor
Todd A. Drysdale, City Administrator
Mark Kowalewski, City Engineer

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CITY OF WYANDOTTE

BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

The City of Wyandotte established the Wyandotte Brownfield Redevelopment Authority (the "Authority" and/or "BRA") by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381) on August 25, 1997. The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on August 29, 1997. The primary purpose of Act 381 is to encourage the redevelopment of blighted, contaminated and functionally obsolete property by providing economic incentives through Tax Increment Financing to pay for certain approved eligible activities. The Authority is authorized by Act 381 to undertake all activities allowed by the statute.

2.0 GENERAL DEFINITIONS AS USED IN THIS PLAN

All terms used in this Brownfield Plan are defined as provided in the following statutes, as appropriate:

The Brownfield Redevelopment Financing Act, 1996 Mich. Pub. Acts. 381, M.C.L. § 125.2651 et seq., as amended (Act 381).

The Natural Resources and Environmental Protection Act, 1994 Mich. Pub. Acts 451, M.C.L. § 324.20101 et seq., as amended.

3.0 STATUTORY ELEMENTS OF THE BROWNFIELD PLAN

Brownfield plans developed by the Authority are submitted to the City Council for approval. A brownfield plan may apply to one or more parcels of eligible property. The capture of tax increment revenues under a brownfield plan shall be determined individually for each parcel of eligible property. Section 13 of Act 381 requires that the plan contain the following information about the eligible property to the extent applicable.

- (a) A description of costs intended to be paid for with tax increment revenues.
- (b) A brief summary of the eligible activities that are proposed for each eligible property.
- (c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from the eligible property.
- (d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the governing body.
- (e) The maximum amount of note or bonded indebtedness to be incurred, if any.

- (f) The duration of the plan, which shall not exceed the lesser of the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or 30 years from the beginning date of the capture of tax increment revenues. The beginning date of capture of tax increment revenues may be a date not later than five (5) years after the date of the resolution adopting the plan.
- (g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located.
- (h) A legal description of the eligible property to which the plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as part of the eligible property.
- (i) An estimate of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced, if any.
- (j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan, if applicable.
- (k) Provisions for the costs of relocating persons displaced by implementation of the plan, and financial assistance and other reimbursement of expenses, if any.
- (l) A strategy for compliance with the Michigan Relocation Assistance Act, if applicable.
- (m) A description of proposed use of the local site remediation revolving fund.
- (n) Other material that the authority or governing body considers pertinent.

4.0 STATE APPROVAL FOR CAPTURE OF SCHOOL TAX LEVIES

If the brownfield plan provides for the capture of taxes levied for school operating purposes from eligible property in order to fund eligible activities, a Work Plan must be approved by the Michigan Economic Growth Authority (MEGA) or the Michigan Department of Environmental Quality (MDEQ) in accordance with Act 381.

5.0 GOVERNING BODY APPROVAL OF THE BROWNFIELD PLAN

5.1 Notice Requirements

Before approving a brownfield plan for an eligible property, the governing body shall hold a public hearing on the brownfield plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the governing body, not less than 10 or more than 40 days before the date set for the hearing.

Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act, including the Michigan Economic Growth Authority (MEGA) (or its designee), or the Michigan Department of Environmental Quality (MDEQ), if the

brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require the approval of a work plan by either department under Act 381. The Authority shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed brownfield plan. At that hearing, an official from a taxing jurisdiction with millage that would be subject to capture under this Act has the right to be heard in regard to the adoption of the brownfield plan.

5.2 Considerations for Approval

The governing body may approve or reject the plan, or approve it with modification based upon the following considerations:

1. Whether the plan contains the necessary information and meets the requirements of Act 381.
2. Whether the proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.
3. Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.
4. Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

6.0 PROJECT DESCRIPTION & BROWNFIELD REDEVELOPMENT PLAN

- 6.1 Description of the project and costs intended to be paid for with tax increment revenues, including a brief summary of the eligible activities that are proposed for each eligible property.**

Project Description

This Plan has been prepared to facilitate the redevelopment of the various properties where a variety of commercial, multi-family, and single-family structures previously existed. The building at 135 Ford Ave. will be demolished and removed, and at 2070 Biddle and adjoining properties, the subsurface demolition debris, fill material, and poor soils will be excavated as necessary in the area of the new development, and replaced with the appropriate material to prepare the site for development. The proposed redevelopment of the property will consist of a new 2-story professional office building of approximately 22,000 square feet. Total development costs are estimated at \$4.0 million.

The project is eligible for brownfield incentives because the existing building at 135 Ford Ave. qualifies as "blighted." Additionally, the property at 2070 Biddle Ave. and adjoining properties also qualify as "blighted" due to the presence of subsurface demolition debris and fill material. The Plan provides tax increment financing for reimbursement of eligible costs. Further, the Plan provides for the capture of taxes levied for school operating purposes and therefore a Non-Environmental Work Plan must be approved by the Michigan Economic Growth Authority (MEGA) in accordance with the Brownfield Redevelopment Financing Act (Act 381).

Summary of Eligible Activities & Description of Estimated Costs

A summary of eligible activities and estimated costs to be reimbursed under this Plan are provided in Table 1. Not all proposed activities eligible for reimbursement may actually be required to redevelop the property. A brief summary of the eligible activities includes the following activities, as permitted and further described in the "Eligible Michigan Economic Growth Authority (MEGA) Non-Environmental Activities Guidance," issued August 2011, and available online at: <http://www.michiganadvantage.org/cm/Files/Brownfields/11-Eligible-MEGA-Non-Enviornmental-Activities-Guidance.pdf>.

Environmental Activities: Various reports and plans have been completed prior to approval of the Brownfield Plan, and additional reports and plans may need to be prepared, revised, or updated, including Environmental Site Assessments, Baseline Environmental Assessment (BEA), and a Due Care Plan.

Lead and Asbestos Inspection & Survey, and Lead & Asbestos Abatement: A limited lead inspection and asbestos survey, and removing and/or abating hazardous materials in the building may be required, including lead and asbestos, monitoring and reporting said activities, and engineering and inspections.

Demolition Activities: To facilitate redevelopment, various demolition and related activities must occur, including: removing and/or abating hazardous materials in the buildings to be demolished; demolishing two (2) existing structures (the vacant and blighted residential structure at 135 Ford Ave. and the detached garage); dispose of materials and/or recycle materials; site demolition, including removal of abandoned utilities, parking lots, right-of-way improvements, sidewalks, and other obsolete site improvements; fill, compaction, and rough grading to balance the area of the former buildings and site improvements; engineering, design and inspection; security fencing for demolition; and additional and related activities necessary to demolish existing improvements and prepare said areas for redevelopment.

Infrastructure Improvements: Various public infrastructure improvements that directly benefit the eligible property will be required, including: removal of trees and sidewalks; road and right-of-way construction, improvements, repairs, removal, restoration, and related improvements; public utility construction, improvements, repairs, removal, restoration, and related improvements; and engineering, design and inspection.

Site Preparation Activities: Various site preparation activities may be required, including: geotechnical engineering; clearing and grubbing; temporary facility/construction office/trailer; temporary traffic control; temporary erosion control; temporary site control; excavation for subsurface demolition debris, fill material, and other unstable and unsuitable material; waste characterization; foundation work to address special soil concerns discovered during demolition and/or construction; fill; land balancing; grading; compaction and sub-base preparation; site demolition; soft costs directly associated with site preparation activities including engineering, design, legal and professional fees and costs; and activities that demonstrate a specific and unique need due to site-specific Brownfield conditions necessary for the successful redevelopment of the property, as determined by MEGA.

Brownfield Plan, Development Agreement, and Work Plans: The costs associated with preparing and submitting the Brownfield Plan, Development Agreement, and Work Plan,

as well as the review costs required by the Michigan Economic Growth Authority (MEGA)/Michigan Economic Development Corporation (MEDC).

Interest Payments: The Eligible Activity Costs, subject to approval by the City and the MEDC/MEGA, may also include simple interest accrued on the balance of a portion of the Eligible Activity Costs which have not been paid to the Developer at a rate not to exceed 3.25% per annum.

6.2 An estimate of the captured taxable value and tax increment revenues for each year of the plan from the eligible property.

Estimates of the captured taxable value and tax increment revenues for the Plan are provided in Table 2. See Table 3 for data used to estimate the Initial Taxable Value and future Taxable Value of the Eligible Property.

All estimates of revenues and the allocations of those revenues are subject to amendments and adjustments based upon the actual amounts of the investment, the actual Initial Taxable Value of the property and any existing buildings, the future Taxable Value of the new construction, millages, expenses, and other related economic variables.

The Initial Taxable Value (ITV) of the eligible property shall be the taxable value of the eligible property as shown in the most recent assessment roll for which equalization has been completed at the date the resolution approving the Brownfield Plan is adopted. In this instance, the date of the most recent completed assessment roll is 12-31-2010. Because all eligible property was owned by the City on said date, the eligible property is exempt from taxation and has an ITV of \$0.

6.3 The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the governing body.

The Developer will finance the cost of the eligible activities identified in the Plan. The Brownfield Redevelopment Authority shall reimburse the Developer from the tax increment revenues captured from the project. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose under Act 381. A Development and Reimbursement Agreement between the Developer, BRA and the City will specify the terms and conditions of reimbursement.

6.4 The maximum amount of note or bonded indebtedness to be incurred, if any.

Not applicable because no note or bonded indebtedness will be incurred by the governing body or the Brownfield Redevelopment Authority.

6.5 The duration of the plan, which shall not exceed the lesser of the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the Local Site Remediation Revolving Fund or 30 years from the beginning date of the capture of tax increment revenues. The beginning date of capture of tax increment revenues may be

a date not later than five (5) years after the date of the resolution adopting the plan.

The duration of the Plan shall not exceed 35 years following the date of the governing body's resolution approving the Plan including any subsequent amendments. The duration of tax capture will commence upon January 1, 2013, and continue for thirty-(30) years, or until all eligible activities have been paid for, whichever period is less. The duration of this Plan is estimated to be approximately 20-years from when tax capture commences in 2013, and approximately 22-years from the date of the Council resolution adopting the Plan.

The date for the beginning of capture of tax increment revenues may be amended by the Authority but not to a date later than 5 years after the date of the resolution adopting the original Plan.

6.6 An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located.

Please see Table 2 for an estimate of tax increment financing impact on those taxing jurisdictions whose millages are subject to capture from this Plan.

6.7 A legal description of the eligible property to which the plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as part of the eligible property.

Legal Description

See Appendix 1 for a legal description of the eligible property.

Map

See Appendix 1 for a map of the eligible property. Right-of-way adjacent and contiguous to the property described above, including the alley, is also eligible property.

Zoning

The property is zoned "PD Plan Development District."

Statement of the characteristics that qualify the property as eligible property

Act 381 defines "Eligible Property" as:

"Property for which eligible activities are defined under a brownfield plan that was used or is currently used for commercial, industrial, public, or residential purposes that is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property. Eligible property includes, to the extent included in the brownfield plan, personal property located on the property."

The property described in this Plan is an eligible property because it is a property for which:

- Eligible activities are identified under a Brownfield Plan,
- The properties were used or are currently used for commercial, industrial, public, or residential purposes,
- The properties are located in a qualified local unit of government,
- The existing residential structure at 135 Ford Ave. is "blighted," as that term is defined in Section 2 (e) of Act 381. Evidence that the property is "blighted" is provided in Appendix 2.
- The property is "blighted," as that term is defined in Section 2 (e)(vii) of Act 381, due to the presence of subsurface demolition debris and fill material. Evidence that the property is "blighted" is provided in Appendix 3.
- The development of parcels and right-of-way that is adjacent or contiguous to the blighted properties is estimated to increase the overall captured taxable value of the property/Project.

Statement regarding Personal Property

Personal property shall not be subject to capture under this Plan.

- 6.8 An estimate of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced, if any.**

Not applicable because at the time of implementation of this Plan, no person shall reside on the eligible property.

- 6.9 A plan for establishing priority for the relocation of persons displaced by implementation of the plan, if applicable.**

Not applicable.

- 6.10 Provision for the costs of relocating persons displaced by implementation of the plan, and financial assistance and other reimbursement of expenses, if any.**

Not applicable.

- 6.11 A strategy for compliance with the Michigan Relocation Assistance Act, if applicable.**

Not applicable.

- 6.12 A description of proposed use of the Local Site Remediation Revolving Fund (LSRRF).**

No tax increment funds captured under this Plan will be used to contribute to the LSRRF.

In addition to this fund consisting of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, it may also include funds appropriated or otherwise made available from public or private sources. The LSRRF may be used to reimburse the governing body, the Authority, or private parties for eligible costs at eligible properties as identified in this Plan or in later revisions to this Plan. It may also be used for eligible activities on eligible properties for which there are no other means to capture tax increment revenues. The LSRRF provides additional flexibility to the governing body and its' Authority in facilitating redevelopment of Brownfield properties by providing another source of financing for eligible activities. All proceeds deposited in the LSRRF as part of a brownfield plan will be used in accordance with the Act.

6.13 Other material that the authority or governing body considers pertinent.

Explanation of Millages Captured

Because all eligible property in this Plan is within the City's Development and Tax Increment Financing Plan for the Consolidated Development Area (commonly referred to as "TIFA"), this Plan may only capture tax increment revenues not already captured by TIFA for the duration of the TIFA Plan, unless the TIFA agrees to "pass through" to the Brownfield Redevelopment Authority the tax increment revenue it would otherwise capture.

Because the City and its TIFA have expended more than \$1.6 million to assemble the eligible property over the last several years, including costs for acquisition, remediation, and demolition, the TIFA tax capture from the future redevelopment of the property will be retained to reimburse the TIFA for said expenses, and will not be "passed through" to the Brownfield Redevelopment Authority. It's estimated that it will require the City and its TIFA approximately 20 years to be reimbursed for its net site assembly costs, which are approximately \$1 million after deducting the \$595,000 sales price of the land to the developer. Please see Appendix 4 for additional information.

Excluded from capture by this Plan are ad valorem property taxes specifically levied for the payment of principal and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the City, and specific taxes attributable to those ad valorem property taxes.

It should be noted that capture of the Local School Operating (LSO) millage and the State Education Tax (SET) millage are subject to approval of a non-environmental work plan by the Michigan Economic Growth Authority (MEGA) and/or an environmental work plan by the Michigan Department of Environmental Quality (MDEQ). It is anticipated that a non-environmental work plan will be submitted to MEGA identifying eligible costs to be reimbursed with tax increment available for capture. It is not anticipated that an environmental work plan will be submitted to the MDEQ identifying eligible costs to be reimbursed with said tax increment.

Photographs of Eligible Property

Photographs of the property are provided in Appendix 5.

7.0 LIST OF TABLES & APPENDICIES

TABLES

- TABLE 1: Description of Eligible Activity Costs
- TABLE 2: Estimated Tax Increment Capture, Revenues, Reimbursement Schedule & Estimated Annual Tax Increment Revenue Related to Each Taxing Jurisdiction
- TABLE 3: Data Used to Determine the Estimated Initial Taxable Value and Future Taxable Value of the Eligible Property

APPENDIX – ELIGIBLE PROPERTY INFORMATION

1. Legal Description and Map of Eligible Property
2. Documentation of Blighted Status – Structure at 135 Ford Ave.
3. Documentation of Blighted Status – Subsurface Demolition Debris & Fill Material at 2070 Biddle Ave. and Adjoining Properties
4. City of Wyandotte's/TIFA's Site Assembly Cost Information
5. Photographs of Eligible Property
6. City Council Public Hearing Notice and/or Affidavit of Publication
7. City Council Resolution Approving Brownfield Plan

TABLE 1

MJC TEMPLIN PROFESSIONAL OFFICE DEVELOPMENT PROJECT - 2070 BIDDLE AVE., WYANDOTTE, MI

TABLE OF ELIGIBLE ACTIVITIES

ELIGIBLE ACTIVITY	ESTIMATE OF ELIGIBLE BROWNFIELD COST	APPROXIMATE COST SHARE	
		Brownfield Tax Increment Financing from Local Millages (non-school)	Brownfield Tax Increment Financing from School Millages (SET & LSO)
<i>Assumes Environmental Activities are Reimbursed at the Percentage (%) Specified for Local & School Millages</i>	-	100%	0%
I. Environmental Activities			
A. Baseline Environmental Assessment (BEA) Activities			
1. Phase I Environmental Site Assessment (ESA)	\$2,250	\$2,250	\$0
2. Phase II Environmental Site Assessment (ESA)	\$5,795	\$5,795	\$0
3. BEA Report	\$2,889	\$2,889	\$0
B. Environmental Due Care			
1. Due Care Plan	\$4,575	\$4,575	\$0
Subtotal Environmental Activities	\$15,509	\$15,509	\$0
Contingency (0%)	\$0	\$0	\$0
Total Environmental Activities	\$15,509	\$15,509	\$0
<i>Assumes All Activities Below are Reimbursed at the Percentage (%) Specified for Local & School Millages</i>	-	13%	87%
II. Non-Environmental Activities			
A. Demolition Activities			
1. Building Demolition			
a. House, Garage, foundation and basement removal	\$12,500	\$1,581.39	\$10,918.61
2. Site Demolition			
a. Removal of abandoned utilities, parking lots, right-of-way improvements, foundations, basements, and sidewalks; fill, compaction; and rough grading to balance the area of the former buildings	\$10,000	\$1,265.11	\$8,734.89
B. Hazardous Material Abatement			
1. Asbestos Survey and Limited-Lead Inspection	\$2,000	\$253	\$1,747
2. Asbestos and Lead Abatement	\$5,000	\$633	\$4,367
C. Infrastructure Improvements			
1. Public Infrastructure			
a. Public Water Main, Sanitary Sewer, Storm Sewer & Fire Hydrant	\$28,750	\$3,637	\$25,113
b. Public Utilities: gas, electric, phone, cable	\$0	\$0	\$0
c. Sidewalks: remove and/or install	\$5,000	\$633	\$4,367
2. Road and Right-of-Way Construction, Improvements, Repairs, Removal & Restoration	\$20,000	\$2,530	\$17,470
D. Site Preparation Activities			
1. Fill/Demolition Debris Excavation, Hauling & Disposal	\$213,085	\$28,958	\$186,127
2. Soil Import, Proofroll, Compaction & Testing	\$78,527	\$9,935	\$68,593
3. Temporary Office & Electrical Service	\$7,000	\$886	\$6,114
4. Other Activities: Geotechnical Engineering; Clearing & Grubbing; Temporary Activities - Traffic Control, Erosion Control, & Site Control; Land Balancing; Grading; Site Demolition; Waste Characterization; Soft Costs; Foundation Work to Address Special Soil Concerns (if necessary); and MEGA Approved Specific & Unique Activities due to specific Brownfield Conditions.	\$25,000	\$3,183	\$21,837
Subtotal Non-Environmental Activities	\$406,862	\$51,473	\$355,390
Contingency (15%)	\$61,029	\$7,721	\$53,308
Total Non-Environmental Activities	\$467,892	\$59,194	\$408,698
III. Interest			
A. Interest at a maximum rate of 3.25% on Non-Environmental Activities	\$96,092	\$12,167	\$83,935
Subtotal of Non-Environmental & Interest	\$563,984	\$71,350	\$492,633
Subtotal of Environmental, Non-Environmental & Interest	\$579,493	\$86,859	\$492,633
IV. Develop/Prepare Brownfield Plan and Work Plan Activities			
A. Brownfield Plan & Development Agreements	\$10,000	\$1,265.11	\$8,734.89
B. Work Plan			
1. Non-Environmental Act 381 Work Plan	\$8,500	\$1,075.35	\$7,424.65
2. Michigan Economic Growth Authority (MEGA) Review Fee	\$1,000	\$126.51	\$873.49
Subtotal Administrative Activities	\$19,500	\$2,467	\$17,033
Project Total: Environmental, Non-Environmental & Brownfield Plan Activities (w/out Interest)	\$502,991	\$77,170	\$425,731
Project Total: Environmental, Non-Environmental, Interest & Brownfield Plan Activities	\$598,993	\$89,326	\$509,666

Notes:

- Not all activities may be necessary to redevelop the property, or approved for funding (full or partial) by the City, Brownfield Redevelopment Authority, or MEDC/MEGA.
- Line item costs of Eligible Activities may be adjusted after the date the Plan is approved by City Council so long as the costs do not exceed the project's total cost, to the extent that the adjustments do not violate the terms of any approved MEGA Work Plan.

Last revised: 10/17/2011

MJC Templin, LLC
City of Wyandotte
Unsuitable Soil Reimbursable Expense Calculations

	Area(sq. ft.)	Depth (ft)	In-place volume (ft3)	In-place Volume (yd3)	Expanded Volume *1.5	Unit Rate	Estimated Cost
Soil Excavate, Haul, Dispose							
Fill soil and unsuitable below slab							
Building Pad	9,332.45	3.00	27,997.35	1,036.94	1,555.41		
Fill soil and unsuitable below footings							
Building Footings	2,271.70	12.00	27,260.40	1,009.64	1,514.47		
Elevator	136.40	5.00	682.00	25.26	37.89		
Fill soil and unsuitable below future pavements							
Parking Lot	38,579.93	3.00	115,739.79	4,286.66	6,429.99		
Fill soil and unsuitable within future utility corridors							
	Width(ft)	Length (ft)	Depth (ft)	In-place volume (ft3)	In-place Volume (yd3)	Expanded Volume *1.5	
Utilities	4	1,256.05	4.00	20,096.80	744.33	1,116.49	
					10,654.24 cu. yds	\$20	\$213,085

Proofroll, Soil Import, Compaction, Testing

	Area(sq. ft.)	Depth (ft)	In-place volume (ft3)	In-place Volume (yd3)	Expanded Volume *1.5	Unit Rate	Estimated Cost
Fill soil and unsuitable below slab							
Building Pad	9,332.45	3.00	27,997.35	1,036.94	1,348.02		
Fill soil and unsuitable below footings							
Building Footings	2,271.70	12.00	27,260.40	1,009.64	1,312.54		
Elevator	136.40	5.00	682.00	25.26	32.84		
Fill soil and unsuitable below future pavements							
Parking Lot	38,579.93	3.00	115,739.79	4,286.66	5,572.66		
					8,266.05 cu. yds	\$9.5	\$78,527
						Total:	\$291,612

TABLE 2

MJC TEMPLIN PROFESSIONAL OFFICE DEVELOPMENT PROJECT - 2070 BIDDLE AVE., WYANDOTTE, MI

TAX INCREMENT REVENUE & CAPTURE TABLE

Brownsfield Plan Year		Brownsfield Plan Year Number																			
Brownsfield Plan Year Number		Brownsfield Plan Year Number																			
Brownsfield Plan Year Number		Brownsfield Plan Year Number																			
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	2	3	4																		

IMPACT ON TAXING JURISDICTIONS

[illegible]

LOCAL & STATE SCHOOL TAX INCREMENT DISBURSEMENT

[illegible]

140

⁽¹⁾ Amount is portion of mileage that is not sold or has not already captured by another entity, such as a Downtown Development Authority (DDA) or Tax Increment Finance Authority (TIFA), and not available for reuse.

(2) The Local School Operating (LSO) millage fee is the same as the School Operating millage fee. It is considered a state tax collected by the local unit of government.

(b) The total system operating capacity (MW) is the sum of the capacity of all generating units in the system. The capacity of a unit is the maximum power output of the unit. The capacity of a unit is determined by the unit's design and the unit's operating conditions. The capacity of a unit is determined by the unit's design and the unit's operating conditions.

Abstract: *See page 100*

TABLE 3

ESTIMATE OF FUTURE TAXABLE VALUE OF MJC TEMPLIN OFFICE PROJECT AT 2070 BIDDLE AVENUE								
Address & Project Name	Building & Parking Lot Improvement Data				Land Data			Totals
<u>Existing & Comparable Projects</u>	True Cash Value of Building	Taxable Value of Building & Parking Lot Improvements	Area of Building (square feet)	Taxable Value Per Square Foot	Taxable Value of Land	Area of Land (square feet)	Taxable Value Per Square Foot	Total Taxable Value
<u>1700 Biddle - Wyandotte Internal Medicine</u> Two-story medical office building consisting of a total of 14,057 s.f. High-quality construction of both interior and exterior. No basement.	-	\$772,300	14,057	\$54.94	\$96,500	59,677	\$1.62	\$868,800
<u>1848 Biddle - Wyandotte Neurology</u> Two-story medical office building consisting of a total of 10,904 s.f. High-quality construction of exterior. Only 1st floor is finished, with 2nd floor "roughed-in." No basement.	-	\$618,600	10,904	\$56.73	\$47,800	17,424	\$2.74	\$666,400
Average	-	-	-	\$55.84	-	-	\$2.18	-
<u>Proposed Project</u>		Estimated Taxable Value of Building & Parking Lot Improvements	Estimated Area of Building (square feet)	Estimated Taxable Value Per Square Foot	Estimated Taxable Value of Land	Area of Land (square feet)	Estimated Taxable Value Per Square Foot	Estimated Total Taxable Value
<u>2070 Biddle - Proposed Project</u> Two-story office building of 22,000 s.f. High-quality construction. No basement.	-	-	22,000	\$55.84	-	90,605	\$2.18	-
Totals	-	\$1,228,393	-	-	\$197,535	-	-	\$1,425,928

Prepared by: SMOOTH Development, LLC

Information Source for Existing Projects: Wyandotte City Assessor's Office. Taxable Value data is for 2011 (Taxable Value as of 12/31/2010).

Last Revised: 9/23/2011

APPENDIX 1

THE UNIVERSITY OF CHICAGO PRESS



ALL OF LOTS 1 THRU 8 AND THE SOUTH 2.50 FEET OF LOT 9 OF ASSESSOR'S
WYANDOTTE PLAT NO. 1, PART OF FRACTIONAL SECT. 28, T.35N., R.11E., AS
RECORDED IN LIBER 85 PAGE 2 OF WAYNE COUNTY RECORDS AND ALSO EAST
16 FEET OF LOT 2, ALL OF LOTS 3 THRU 5 AND LOT 12 OF BLOCK 61 PLAT OF
PART OF THE CITY OF WYANDOTTE AS RECORDED IN LIBER 2, PAGE 36 OF WAYNE
WAYNE COUNTY RECORDS, CONTAINING 2.08 AC. OF LAND. SUBJECT TO ANY AND ALL
EASEMENTS AND R.O.W. OF RECORDS.

CLIENT: MJC TEMPLIN LLC



LDCS JOB #
00-01-SP
SCALE: 1"=80'
DATE : 12-01-09

APPENDIX 2

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

JOSEPH R. PETERSON
MAYOR

October 25, 2011

Mark A. Kowalewski
City Engineer
3131 Biddle Avenue
Wyandotte, Michigan 48192

By Councilman James R. DeSana
Supported by Councilwoman Sheri M. Fricke

RESOLVED by the City Council that the communication from the City Engineer regarding 135 Ford Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the City Council hereby determines that the vacant residential structure at 135 Ford Avenue is blighted property as defined in the Brownfield Redevelopment Financing Act, act 381 of 1996, as amended, based on the following criteria:

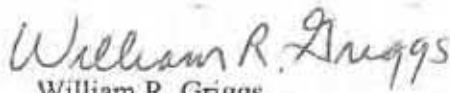
1. The existing vacant structure is an attractive nuisance to children because of its physical condition, use and occupancy, as evidenced by its poor condition and the fact that it has been unoccupied and unsupervised for more than one (1) year.
2. The utilities, plumbing, heating, or sewerage have been permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda

NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on October 24, 2011.


William R. Griggs
City Clerk

CC: Brownfield Committee

APPENDIX 3

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

October 25, 2011

JOSEPH R. PETERSON
MAYOR

RESOLUTION

Mark A. Kowalewski
City Engineer
3131 Biddle Avenue
Wyandotte, Michigan 48192

By Councilman James R. DeSana
Supported by Councilwoman Sheri M. Fricke

RESOLVED by the City Council that the communication from the City Engineer regarding the proposed MJC Templin Office Development at 2070 Biddle Avenue, and adjoining properties is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the City Council, based on the City Engineer's communication and the summary of subsurface soil conditions hereby determines that the property at 2070 Biddle and adjoining properties consisting of a total area of approximately 2.08 acres, have substantial subsurface demolition debris buried on site so that the property is unfit for its intended use, and are therefore blighted property as defined in Section 2 (e) (vii) of the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda

NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on October 24, 2011.

William R. Griggs
City Clerk

CC: Wayne RESA, Wayne County Assessment, Wayne County Treasurer, City of Wyandotte Treasurer, Wyandotte Public Schools, MEGA, State of Michigan Treasury, City Administrator, Brownfield Committee

SUMMARY OF SUBSURFACE SOIL CONDITIONS
2070 BIDDLE AVENUE
AND ADJOINING PROPERTIES
2.08-ACRE SITE

CITY OF WYANDOTTE
3131 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

McDOWELL & ASSOCIATES
21355 HATCHER AVENUE
FERNDALE, MICHIGAN 48220
Phone: (248) 399-2066
Fax: (248) 399-2157
www.mcdowasc.com

OCTOBER 10, 2011

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

October 10, 2011

City of Wyandotte
3131 Biddle Avenue
Wyandotte, Michigan 48192

Job No. 10-14690

Attention: Mr. Mark A. Kowalewski, P.E.
City Engineer

Subject: Summary of Subsurface Soil Conditions
2070 Biddle Avenue and Adjoining Properties – 2.08-Acre Site

Dear Mr. Kowalewski:

The purpose of this letter is to address the requirement of the Michigan Economic Growth Authority (MEGA) that a licensed engineer document that soil conditions on the subject property are such that specialty subsurface construction methods will be required to provide adequate structural support for future site foundations, floor slabs, and pavements. The requirement is outlined in the MEGA Non-Environmental Activities Guidance dated August 2011. In addition, this letter will explain that the property contains substantial subsurface demolition debris and meets the definition of "blighted" under the Brownfield Redevelopment Financing Act 381 of 1996.

On March 13, 2010, McDowell & Associates completed a Soils Investigation for the subject property. The purpose of the Soils Investigation was to evaluate soil conditions and provide foundation, floor slab, and pavement recommendations. A total of six soil test borings were completed to depths 8'0" and 20'6" below the existing ground surface.

On December 7, 2010, McDowell & Associates completed a Phase II Environmental Site Assessment for the subject property for due diligence purposes. A total of four environmental borings were completed to depths of 10'0" below existing ground surface that are considered representative of site fill conditions.

Borings and subsurface conditions are summarized in the table below:

Boring	Depth	Fill Depth	Notes
1	15'6"	6'0"	
2	20'6"	2'6"	Topsoil encountered below fill to 3'0"
3	15'6"	3'6"	
4	20'6"	2'6"	Topsoil encountered below fill to 3'0"
5	8'0"	4'0"	
6	8'0"	6'0"	Shale and limestone in fill
E1	10'	2'3"	
E2	10'	2'0"	Possible topsoil to 3'3"
E3	10'	2'9"	Brick
E4	10'	6'10"	Concrete rubble

Mid-Michigan Office

3730 James Savage Road • Midland, MI 48642

Phone: (989) 496-3610 • Fax: (989) 496-3190

Notes:

- (1) "E" is used to designate borings completed for the Environmental Site Assessment.
- (2) Maximum fill depth encountered during McDowell & Associates subsurface investigation was 6'10". Copies of boring logs are provided in Attachments III and IV.

One residential structure is currently located on the northwest portion of the subject property and is planned for demolition as part of the development. As presented in our Phase I Environmental Site Assessment, Sanborn Fire Insurance Maps for the property from 1912 to 1956 show a significant number of historic structures that have been present on the property and demolished over time. In some cases, parcels that comprised the property have had more than one structure over time. In total, 29 different structures were located on the property during the time period shown on the Sanborn Maps. This count does not address historic subsurface utility structures that would have been located on the property to service the structures. Copies of the Sanborn Maps are included as Attachment V.

While McDowell & Associates' subsurface investigations have not been exhaustive, based on the Sanborn Maps and the boring information it is expected that subsurface demolition debris, construction debris, below-grade structures, and fill soils are present on the property at historic structure locations. For the purposes of the Brownfield Plan, reasonable assumptions are made regarding the anticipated depth of fill soil and other unsuitable material and the need to remove fill soil and unsuitable and unstable material to support future site development activities. Buried topsoil is considered to be part of the unsuitable material because it is not feasible to attempt to separate the two during soil excavation activities.

Based on the presence of subsurface demolition debris in borings E3 and E4 described above, and the likely significant amount of subsurface demolition debris on the property based on the Sanborn Fire Insurance maps, the property meets the definition of "blighted" under the Brownfield Redevelopment Financing Act 381 of 1996.

Fill soil and unsuitable material will require excavation, hauling offsite, and disposal from the property. The following unstable soil conditions will need to be removed and disposed to support future site development and construction:

- Fill soil and unsuitable material below the future building floor slab.
- Fill soil and unsuitable material below the future building footings.
- Fill soil and unsuitable material below future pavements.
- Fill soil and unsuitable material within future utility corridors.


Once fill soils and other unsuitable materials are removed, it will be necessary to proofroll the site prior to import and placement of engineered fill soils. Granular soils approved by the engineer will be imported to the site, placed and compacted, and tested to verify proper compaction.

These activities are above and beyond what would be required for a typical greenfield site.

If you have questions regarding the information contained with this letter, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES



Douglas M. McDowell, M.S., P.E.
Environmental Manager

DMM/nm

Attachments

- I - Site Location Map
- II - Site Buildings and Utilities Layout
- III - Geotechnical Log of Soil Boring Sheets
- IV - Environmental Log of Soil Boring Sheets
- V - Sanborn Fire Insurance Maps
- VI - Recent Aerial Photograph

Attachment I

Site Location Map

Site Location Map



Data use subject to license.

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www.delorme.com



Scale 1 : 25,000



1" = 2,083.3 ft

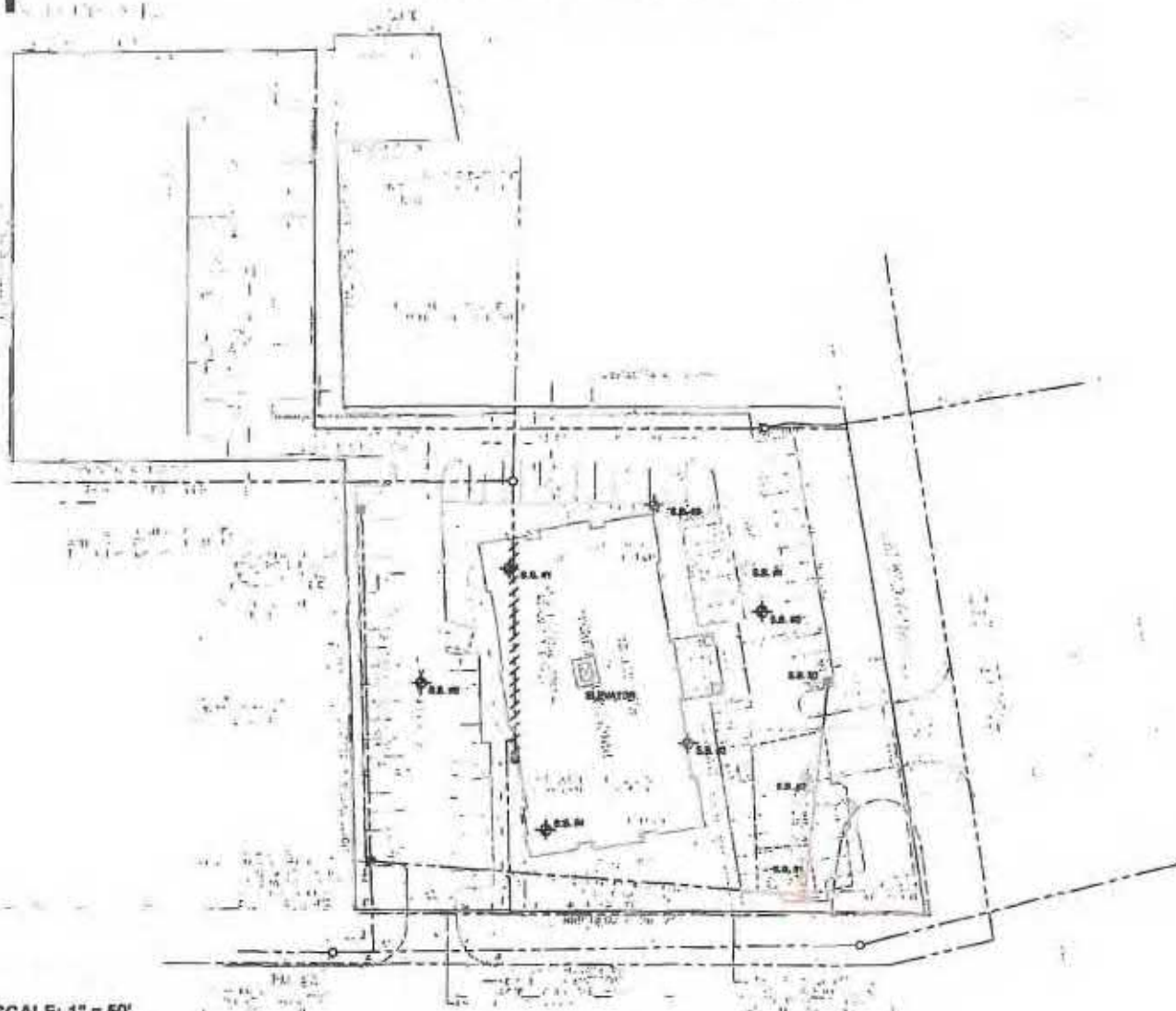
Data Zoom 13-0

Attachment II

Site Buildings and Utilities Layout



248



LEGEND: (ALL LOCATIONS ARE APPROXIMATE)

- _____ PROPOSED BUILDING OUTLINE
 - - - - - FORMER GAS STATION OUTLINE
 _____ CURRENT PROPERTY LINES
 _____ FORMER GAS STATION PROPERTY LINES
 _____ PROPOSED PAVEMENT OUTLINE
 - - - - - UTILITIES
 _____ UTILITIES TROUGH SUSPECT PARCEL
 _____ REMEDIAL BOUNDARY LOCATION
 ◆ MCDOWELL GEOTECH SOIL BORINGS
 ◆ MCDOWELL ENVIRONMENTAL SOIL BORINGS

SCALF: 1" = 50'

Attachment III

Geotechnical Log of Soil Boring Sheets



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21335 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 10-029

SURFACE ELEV. DATE 3/31/10

LOG OF SOIL BORING NO. 1

PROJECT Soils Investigation
Proposed Building

LOCATION Temple Property
Spruce & Biddle
Wyandotte, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	St. %
	1		1'3" Moist discolored brown SAND with pebbles and topsoil, fill						
A UL	2			6					
	3		3'6" Very stiff moist brown and discolored brown sandy CLAY with occasional stones, fill	9	22.4	—			
	4			9					
B UL	5		6'0" Compact moist brown and discolored brown clayey SAND with topsoil and occasional stones, fill	4					
	6			4	17.3	104			
	7		8'6" Compact moist brown SILT & fine SAND with traces of topsoil	2					
C UL	8			4	20.1	121			
	9		15'6" Stiff moist blue silty CLAY with sand and pebbles and wet brown sand seams	5					
D UL	10			7					
	11			7					
	12			8					
	13								
	14								
E UL	15			5					
	16			5					
	17			7					
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

NOTE:

Offset boring 14' east of planned location due to overhead wires.

TYPE OF SAMPLE
D - DISTURBED
UL - UNDIST. LINER
S.T. - Shelby Tube
S.E. - Split Spoon
R.C. - ROCK CORE
() - PENETROMETER

REMARKS:

Standard Penetration Test - Driving 2" OD Sampler 1' With
140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 8 FT. 8 INS.
G.W. ENCOUNTERED AT FT. INS.
G.W. AFTER COMPLETION Dry FT. INS.
G.W. AFTER HRS. FT. INS.
G.W. VOLUMES Light

JOB NO. 10-029

SURFACE ELEV. _____ DATE 3/4/10

LOG OF SOIL BORING NO. 2

PROJECT	Soils Investigation
---------	---------------------

Proposed Building

LOCATION Templin Property

Spruce & Biddle
Wyandotte, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Sr. %
	1		Moist brown and discolored brown sandy CLAY with topsoil, fill						
A	2		1'6" Compact moist brown and discolored brown fine SAND with trace of silt, fill	3					
UL	3		2'6" Moist dark brown sandy TOPSOIL	4	15.2	109			
	4		3'0"	5					
B	5		Compact moist brown fine SAND	4					
UL	6			6	11.6	—			
	7			7					
C	8		6'9"	7					
UL	9			11	18.9	128		4620	
	10			17				(5000)	
D	11		Extremely stiff moist blue silty CLAY with sand and pebbles	9					
UL	12			13					
	13			14					
	14								
E	15		12'6" Stiff moist blue silty CLAY with sand and pebbles and wet sand seams	3					
UL	16			3	18.0	131			
	17			5				(2500)	
	18		17'6"						
F	19		Firm moist blue silty CLAY with sand and pebbles	3					
UL	20			3					
	21		20'6"	4					
	22								
	23								
	24								
	25								

TYPE OF SAMPLE

D. - DISTURBED

UL - UNDIST. LINER

S.T. - SHELBY TUBE

S.S. - SPLIT SPOON

R.C. - ROCK CORE

() - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30". Count Made at 8" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 12 FT. 8 INS.

G.W. ENCOUNTERED AT FT. INS.

G.W. AFTER COMPLETION 18 FT. 11 INS.

G.W. AFTER HRS. FT. INS.

G.W. VOLUMES Lb/ft



McDOWELL & ASSOCIATES
 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 10-029

SURFACE ELEV. _____

DATE 3/3/10

LOG OF SOIL BORING NO. 3

PROJECT Soils Investigation
 Proposed Building

LOCATION Templin Property
 Spruce & Biddle
 Wyandotte, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows per 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Saturated PSE	Sr. %
	1		Moist dark brown sandy TOPSOIL						
	2			3					
A UL	3		Medium compact moist brown fine SAND with trace of silt, possible fill	3	10.6	--			
	4			3					
	5			5					
B UL	6		Compact moist to wet brown fine SAND with trace of silt	7	16.1	117			
	7			9					
C UL	8			6					
	9			9					
	10			10					
D UL	11		Very stiff moist blue silty CLAY with sand and pebbles	7					
	12			10					
	13			12					
	14								
E UL	15		Firm moist blue silty CLAY with sand and pebbles	3					
	16			3	17.7	129		935	
	17			4				(1500)	
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 UL - UNDIST. LIMER
 S.T. - SHALLOW TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30"; Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 5 FT. 0 INS.
 G.W. ENCOUNTERED AT 5 FT. 0 INS.
 G.W. AFTER COMPLETION 5 FT. 0 INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES Medium * Cave-In @ 5'0"



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21355 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 10-029

SURFACE ELEV. DATE 3/3/10

LOG OF SOIL
BORING NO. 4

PROJECT Soils Investigation
Proposed Building

LOCATION Temple Property
Spruce & Biddle
Wyandotte, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Ult. Comp. Smooth PSE	Str. %
	1		Stiff moist brown and discolored brown sandy CLAY with topsoil, fill						
A	2			5					
UL	3		2'6" Compact moist black sandy TOPSOIL	5	16.8	102			
	4		3'0" Compact moist brown fine SAND with trace of silt						
B	5			7					
UL	6		5'4" Stiff moist variegated silty CLAY with sand and pebbles	7	9.2	107			
	7		6'6"	9					
C	8			8					
UL	9			15					
	10		Extremely stiff moist blue silty CLAY with sand and pebbles	19					
D	11			8					
UL	12			14	16.0	129		4140	
	13			15			*	(5000)	
	14								
E	15		13'6" Stiff moist blue silty CLAY with sand and pebbles and wet sand seams	6					
UL	16			7					
	17			8					
	18		17'6" Firm moist blue silty CLAY with sand and pebbles						
F	19								
UL	20		20'6"	2					
	21			3					
	22			3					
	23								
	24								
	25								
TYPE OF SAMPLE D - DISTURBED UL - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE () - PENETROMETER			REMARKS: Calibrated Penetrometer Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30"; Count Made at 6" Intervals	GROUND WATER OBSERVATIONS G.W. ENCOUNTERED AT 13 FT. 6 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION Dry FT. INS. G.W. AFTER HRS. FT. INS. G.W. VOLUMES Light					



McDOWELL & ASSOCIATES
 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 10-029

SURFACE ELEV. _____ DATE 3/3/10

LOG OF SOIL
 BORING NO. 5

PROJECT Soils Investigation
Proposed Building

LOCATION Templin Property
Spruce & Biddle
Wyandotte, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural WL P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength, PSF	Sr. %
	1								
	2								
A	2		2'0"	7					
UL	3		Compact moist brown and discolored brown clayey SILT & fine SAND with topsoil, fill	5	16.0	121	*	(3000)	
	4								
B	5		4'0"	1					
UL	5		Soft moist variegated sandy CLAY with wet brown fine sand seams	2	20.2	123			
	6			1			*	(1000)	
	7								
C	7		6'6"	3					
UL	8		Stiff moist blue silty CLAY with sand and pebbles and wet sand seams	5	19.6	128		1550	
	8		8'0"	6			*	(3000)	
	9								
	10								
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								
TYPE OF SAMPLE D. - DISTURBED UL - UNDIST. LINER S.T. - Shelby Tube S.S. - SPLIT SPOON R.C. - ROCK CORE () - PENETROMETER			REMARKS: * Calibrated Penetrometer Standard Penetration Test - Driving 2" OD Sampler 1" With 140# Hammer Felling 30". Count Made at 6" Intervals		GROUND WATER OBSERVATIONS G.W. ENCOUNTERED AT 5 FT. 0 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION 5 FT. 0 INS. G.W. AFTER HRS FT. INS. G.W. VOLUMES Heavy				



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Geotechnical, Environmental, & Hydrogeologic Services
21355 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 10-029

SURFACE ELEV. DATE 3/3/10

LOG OF SOIL
BORING NO. 5

PROJECT Soils Investigation

Proposed Building

Templin Property

LOCATION Spruce & Biddle

Wyandotte, Michigan

Sample # Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Moist black gravelly TOPSOIL, fill						
A	2								
UL	3		2'6" Medium compact moist gray broken LIMESTONE & fractured SHALE, fill	2					
	4		3'0"	3	21.0	103			
	5			5					
B	6								
UL	7		Stiff moist variegated silty CLAY with trace of topsoil and sand seams, possible fill	3					
	8			3	22.1	107			
	9			6				(2500)	
	10		6'0"						
C	11								
UL	12		Extremely stiff moist variegated silty CLAY with sand and pebbles	5					
	13			12					
	14			15					
	15		8'0"						
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								
TYPE OF SAMPLE D. - DISTURBED UL - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE () - PENETROMETER			REMARKS: * Calibrated Penetrometer Standard Penetration Test - Driving 2" OD Sampler 1" With 140# Hammer Falling 30". Count Made at 6" Intervals	GROUND WATER OBSERVATIONS G.W. ENCOUNTERED AT FT. INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION None FT. INS. G.W. AFTER HRS. FT. INS. G.W. VOLUMES					

Attachment IV

Environmental Log of Soil Boring Sheets



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21355 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL
BORING NO. 1

PROJECT Environmental Site Assessment

JOB NO. 10-14690

LOCATION Biddle and Ford Road

SURFACE ELEV. DATE 11-18-10

Wyandotte, Wayne County, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength #85	Sir. %
	1		Moist dark brown silty fine SAND with vegetation, brown seams and trace of pebbles, fill	ND					
	2								
	3		2'3"						
	4		Moist to wet brown silty fine SAND	ND					
	5								
	6		4'8"	ND					
	7								
	8		Moist blue silty CLAY with sand and pebbles	ND					
	9								
	10		10'0"	ND					
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
O - OBTAINED
U.L. - UNDIST. LINER
S.T. - SHELBY TUBE
S.S. - SPLIT SPOON
R.C. - ROCK CORE
() - PENETROMETER

REMARKS ND = none detected

Standard Penetration Test - Driving 2" OD Sampler 1' With
140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 3 FT. 1 INS.
G.W. ENCOUNTERED AT FT. INS.
G.W. AFTER COMPLETION Dry FT. INS.
G.W. AFTER HRS FT. INS.
G.W. VOLUMES Light



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21355 Hawler Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL
BORING NO. 2

PROJECT Environmental Site Assessment

LOCATION Biddle and Ford Road

JOB NO. 10-14690

SURFACE ELEV. _____

DATE 11-18-10

Wyandotte, Wayne County, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Gas Wt. P.C.F.	UAC Comp. Strength P.S.F.	Su, %
	1		Moist brown fine SAND with trace of brick, fill	ND					
	2		2'0"						
2a	3		Moist brown silty fine SAND	10					
	4		3'3" Wet slightly dark brown fine SAND with trace of silt content						
	5		3'10" Wet discolored brown fine SAND with fuel odor	10					
	6		4'6"	ND					
	7		Moist blue silty CLAY with traces of sand and pebbles						
2b	8			ND					
	9								
	10		10'0"	ND					
	11								
	12								
	13								
	14								
	15		Note: Installed 2" diameter PVC temporary well in boring with screen bottom at 7' and 3' stick up.						
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
D - DISTURBED
U/L - UNDIST. LOWER
S.T. - SHELBY TUBE
S.S. - SPLIT SPOON
R.C. - ROCK CORE
() - PENETROMETER

REMARKS: ND = none detected

Standard Penetration Test - Driving 2" O.D. Sampler 1" With
140# Hammer Felling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 3 FT. 3 INS.
G.W. ENCOUNTERED AT FT. INS.
G.W. AFTER COMPLETION Dry FT. INS.
G.W. AFTER HRS FT. INS.
G.W. VOLUMES Light



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21355 Hatcher Avenue • Ferndale, MI 48228
Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL
BORING NO. 3

PROJECT Environmental Site Assessment

JOB NO. 10-14690

LOCATION Biddle and Ford Road

SURFACE ELEV. _____ DATE 11-18-10

Wyandotte, Wayne County, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Mohr's %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp Strength PSF	St. %
	1		Moist dark brown SAND & GRAVEL with vegetation and brick, fill	ND					
	2		2'0"						
	3		2'9"	ND					
	4		Moist to wet brown silty fine SAND						
	5		4'5"	ND					
	6								
	7		Moist blue silty CLAY with traces of sand and pebbles	ND					
	8								
	9			ND					
	10		10'0"						
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
D. - DISTURBED
U.L. - UNDIST. LINER
S.T. - SHELBY TUBE
S.S. - SPOT SPOON
R.C. - ROCK CORE
() - PENETROMETER

REMARKS: ND = none detected

Standard Penetration Test - Driving 2" OD Sampler 1" With
140# Hammer Falling 30"; Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 3 FT. 8 INS
G.W. ENCOUNTERED AT FT. INS
G.W. AFTER COMPLETION Dry FT. INS
G.W. AFTER HRS. FT. INS
G.W. VOLUMES Light



McDOWELL & ASSOCIATES
Geotechnical, Environmental, & Hydrogeologic Services
21355 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL
BORING NO. 4

PROJECT Environmental Site Assessment

JOB NO. 10-14690

LOCATION Biddle and Ford Road

SURFACE ELEV. DATE 11-18-10

Wyandotte, Wayne County, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration: Blows per 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unit Comp. Strength PSF	Sr. %
	1			ND					
	2		Moist dark brown fine SAND with gravel, vegetation and stones, fill						
4a	3		3'0"	ND					
	4		CONCRETE RUBBLE, fill						
	5		4'0"						
	6		Moist dark brown sandy CLAY with pebbles and vegetation, fill	ND					
	7		6'10"	ND					
	8		Wet brown fine SAND						
	9		8'5"						
4b	10		Moist blue silty CLAY with traces of sand and pebbles	ND					
	11		10'0"						
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
D - DISTURBED
U.L. - UNDIST. LINER
S.T. - SHELBY TUBE
S.S. - SPIT SPOON
R.C. - ROCK CORE
() - PENETROMETER

REMARKS ND = none detected

Standard Penetration Test - Driving 2" OD Sampler 1' With
140# Hammer Falling 30" Count Made at 6" Intervals

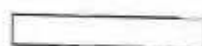
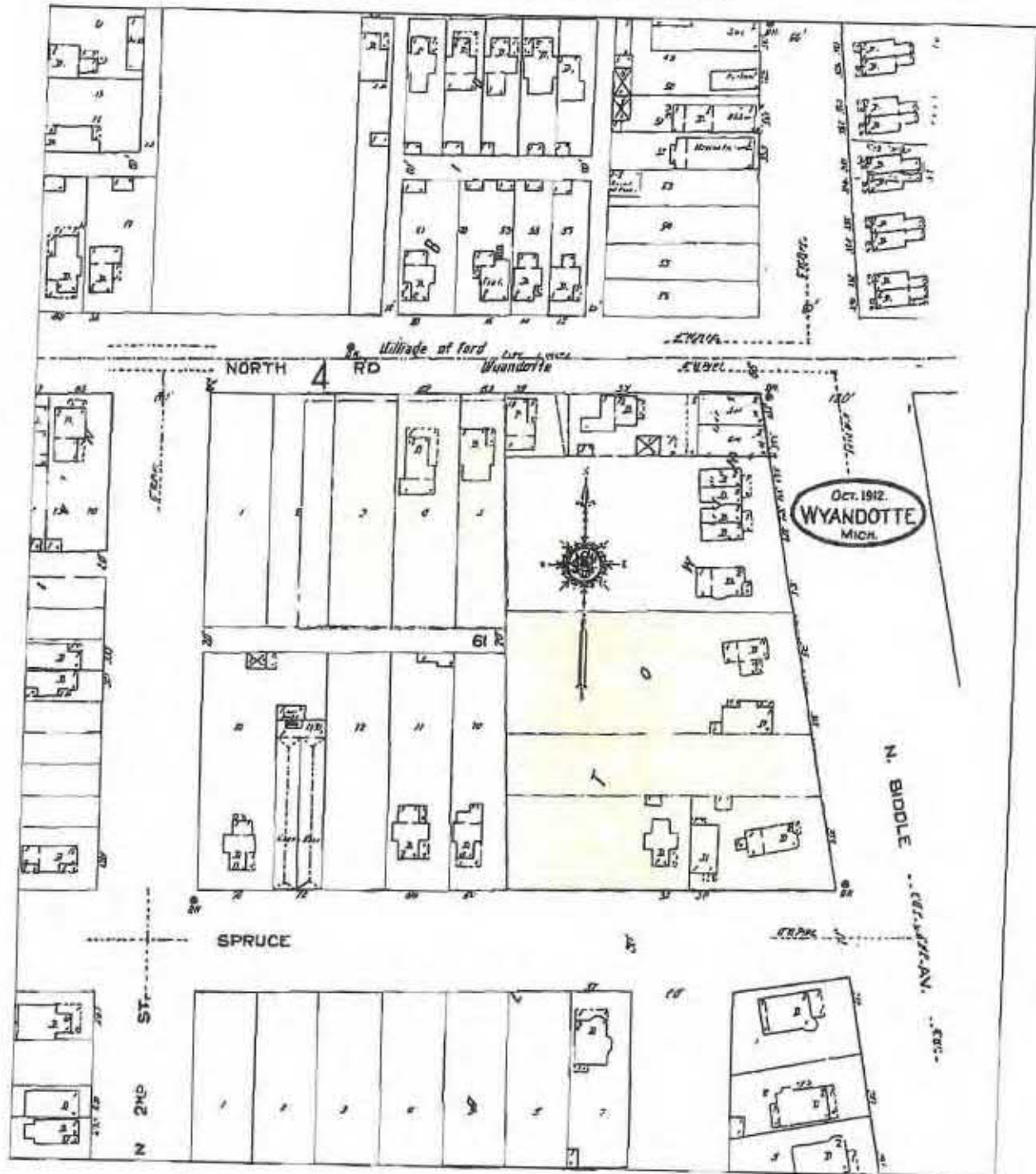
GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 6 FT. 10 INS
G.W. ENCOUNTERED AT FT. INS
G.W. AFTER COMPLETION 7 FT. 2 INS
G.W. AFTER HRS FT. INS
G.W. VOLUMES Heavy

Attachment V

Sanborn Fire Insurance Maps

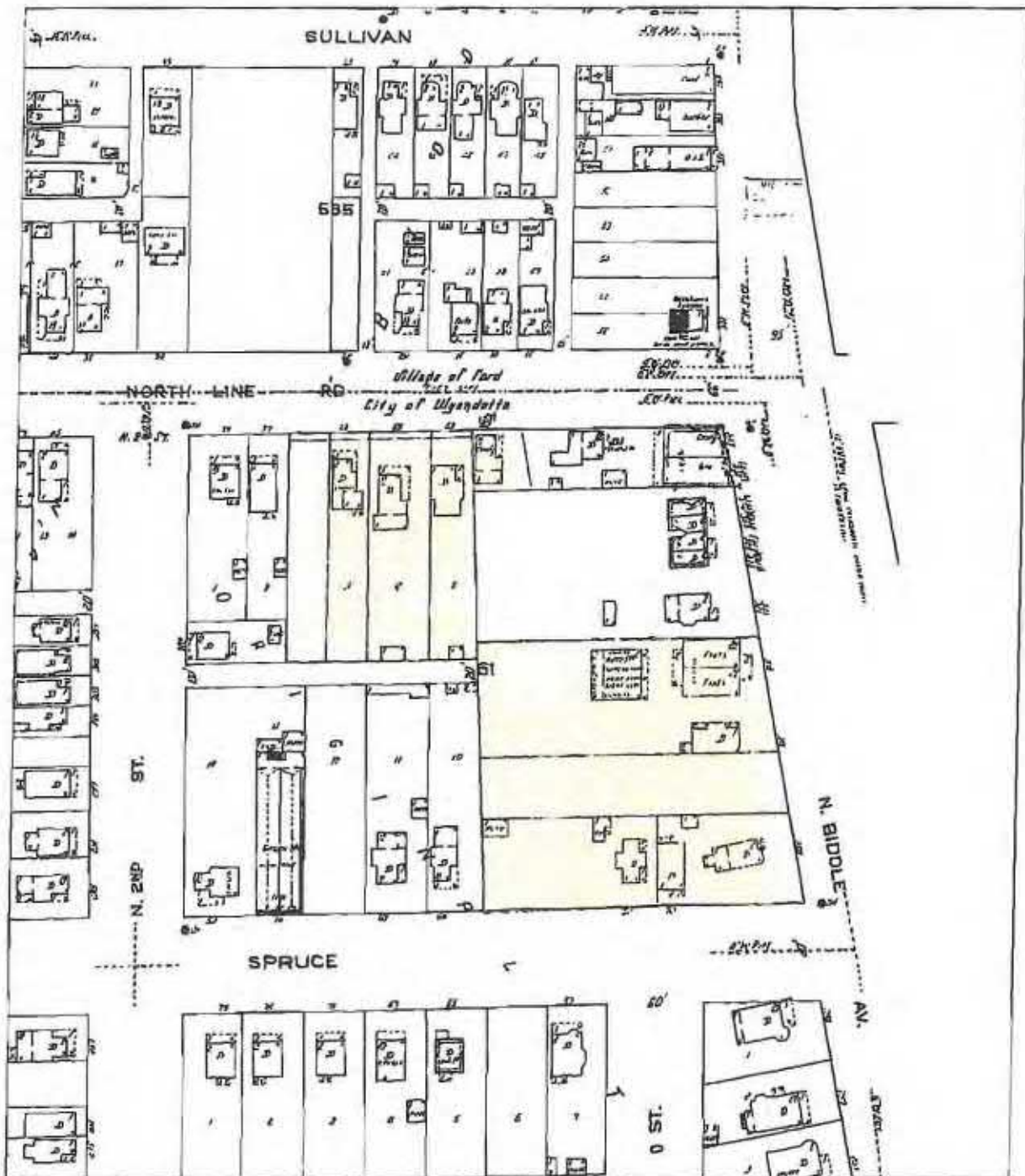
1912 SANBORN MAP



APPROXIMATE PROPERTY BOUNDARY



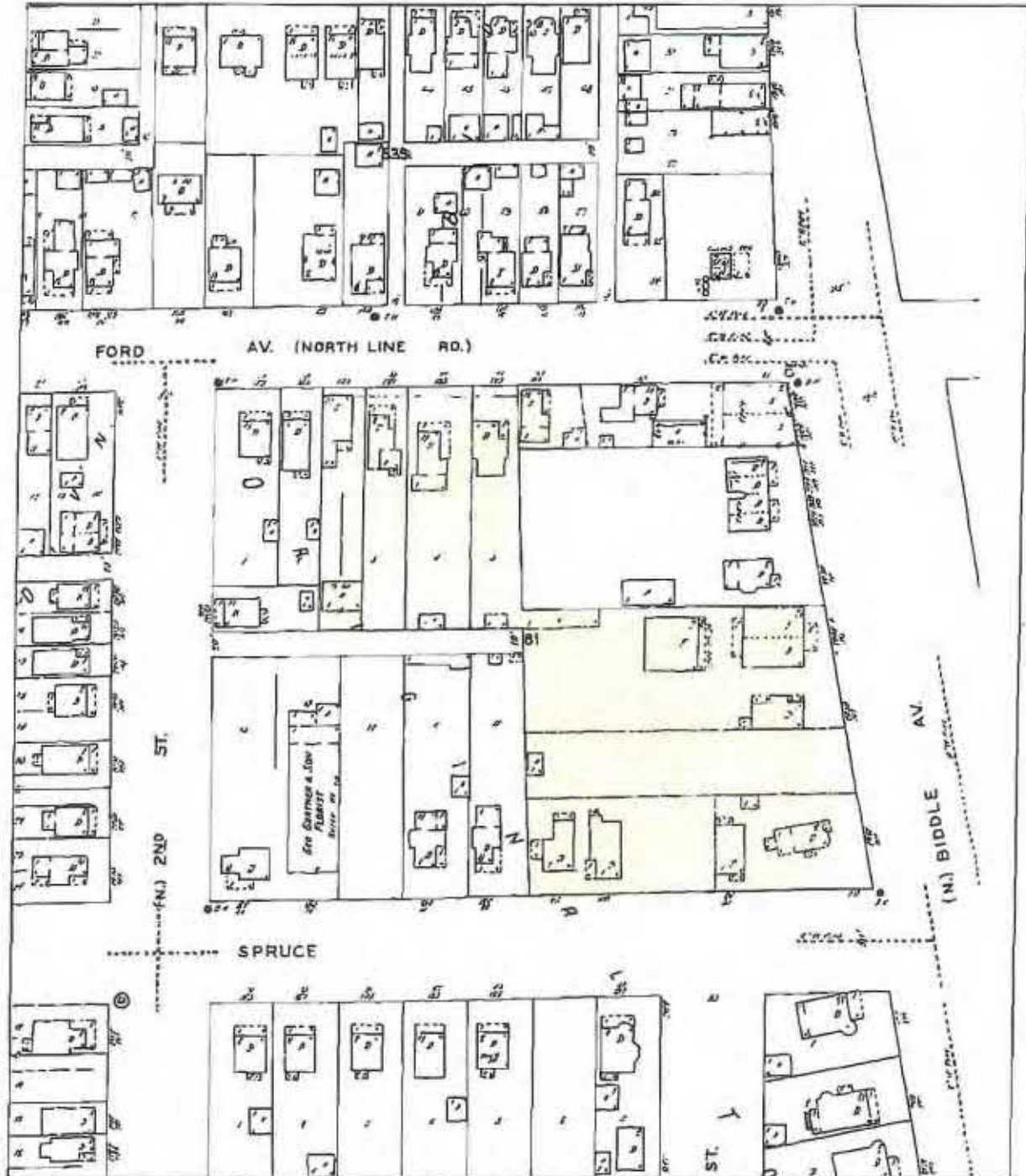
1922 SANBORN MAP



APPROXIMATE PROPERTY BOUNDARY



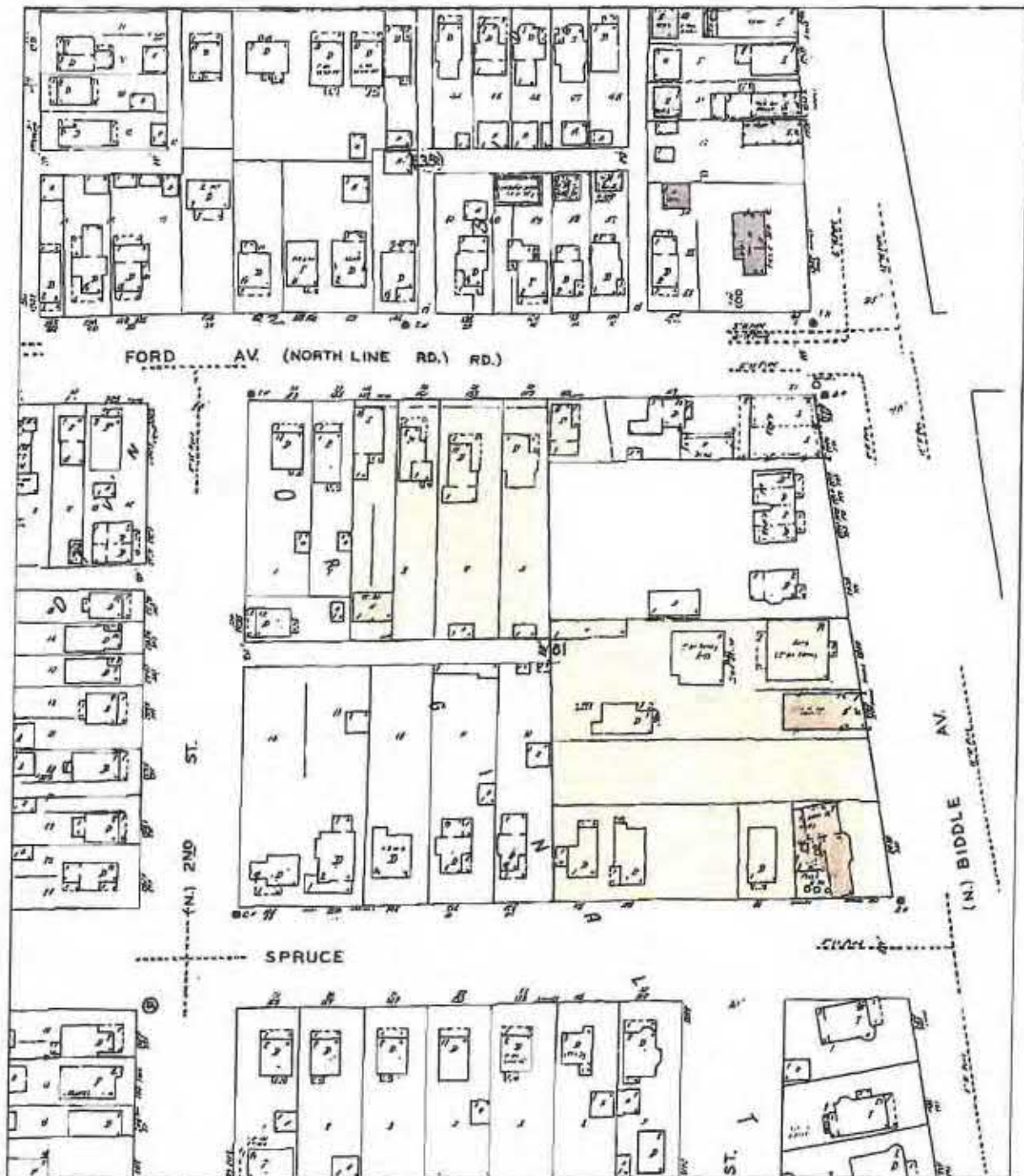
1929 SANBORN MAP




APPROXIMATE PROPERTY BOUNDARY



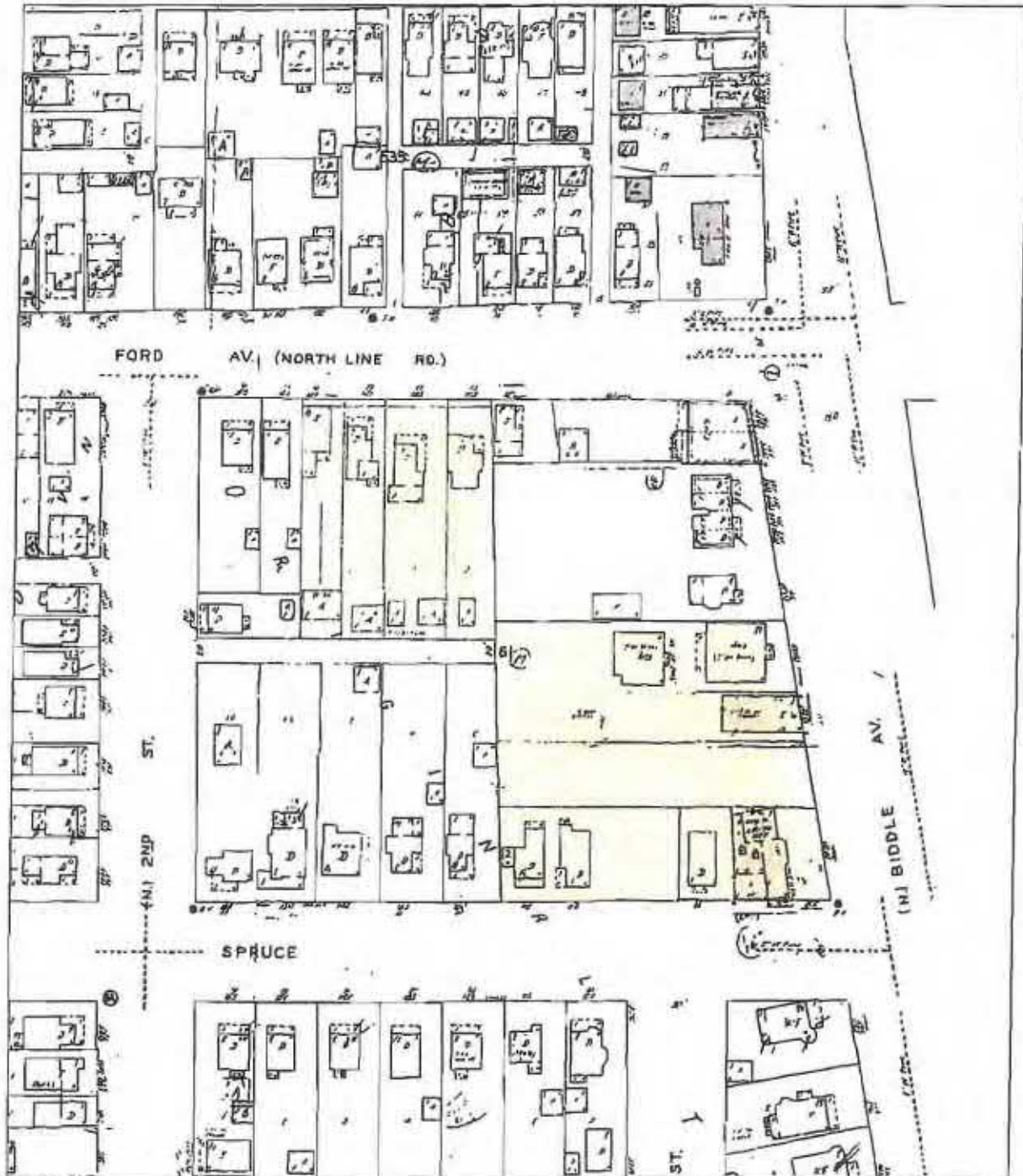
1948 SANBORN MAP



 APPROXIMATE PROPERTY BOUNDARY



1956 SANBORN MAP



APPROXIMATE PROPERTY BOUNDARY



Attachment VI

Recent Aerial Photograph

2010 AERIAL PHOTOGRAPH



— APPROXIMATE PROPERTY BOUNDARY



APPENDIX 4

CITY OF WYANDOTTE, MICHIGAN

CITY'S SITE ASSEMBLY COSTS FOR MJC TEMPLIN, LLC OFFICE DEVELOPMENT PROJECT

	Property Address	Land Use	Acquisition Cost	Demolition Cost	Environmental Costs	Total Cost	Notes:	Legal
1	2040 Biddle	Two (2) Apartment Buildings	\$315,000	\$10,200	\$0	\$325,200	Buildings demolished	Lot 8 & S 2.5' of Lot 9 Assessor's Plat #1
2	2070 Biddle/86 Spruce	2070 Biddle was the former Templin's Auto Sales/Gas & Service Station. 86 Spruce was a single-family home.	\$541,000	\$12,500 (\$8,5000 + \$4,000)	\$65,729	\$619,229	Buildings demolished. Additional environmental costs were incurred, but were funded with non-City funds.	Lots 3-7 Assessor's Plat #1
3	110 Spruce	Single-family home	\$130,000	\$0	\$0	\$130,000	House moved to 235 Mulberry	Lot 2 Assessor's Plat #1
4	116 Spruce	Single-family home	\$155,000	\$4,000	\$0	\$159,000	Buildings demolished	Lot 1 Assessor's Plat #1
5	117 Ford	Vacant Lot	\$2,425	\$0	\$0	\$2,425	City obtained from Michigan Land Bank	Lot 12 Assessor's Plat #1
6	123 Ford	Single-family home	\$75,000	\$5,000	\$0	\$80,000	Buildings demolished	Lot 5 Block 61 & Lot 12 Assessor's Plat
7	135 Ford	Single-family home	\$173,200	\$0	\$0	\$173,200	Buildings to be demolished by MJC	E. 8' of Lot 3 and all of Lot 4, Block 61
8	149 Ford	Single-family home	\$90,000	\$3,600	\$0	\$93,600	Buildings demolished	16' of Lot 2 and 17' Lot 3, Block 61
	Total	-	\$1,481,625	\$35,300	\$65,729	\$1,582,654	-	-

CITY'S NET SITE ASSEMBLY COSTS

Property Address	Land Use	Total Sale Price	Other City Revenue	City's Site Assembly Cost	City's Net Site Assembly Cost	Notes:
Properties 1-8 Above	Future Office Development by MJC Templin	\$595,000	\$0	\$1,582,654	\$987,654	City sold property to MJC Templin, LLC

Note: Site assembly costs do not include the cost of the City of Wyandotte's personnel to purchase and sell property, such as inspections, negotiating purchase and sales price, preparing sales agreements and closing documents, legal assistance, preparing property for demolition, coordinating environmental site assessments and remediation work, and related activities. The cost of said activities is estimated to exceed \$15,000.

Prepared by: Kelly Roberts, City of Wyandotte Development Coordinator (734-324-4555) & SMOOTH Development, LLC.

Source of Information: City of Wyandotte, Engineering & Building Department and Assessor's Office

Last Revised: 10/17/2011

NOTE: THE TABLE BELOW ESTIMATES THE TAX INCREMENT THE WYANDOTTE TIFA WILL CAPTURE FROM THE PROPOSED DEVELOPMENT THROUGH THE YEAR 2033. IT WILL REQUIRE APPROXIMATELY 70 YEARS FOR THE TIFA TO CAPTURE THE NET SITE ASSEMBLY COSTS OF APPROXIMATELY \$100,000.

Broomfield Pilot Year		Broomfield Pilot Year Number																			
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Broom Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
total Taxable Value (TV) - Existing Exempt	50																				
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AD VALOREM TAXING AUTHORITIES		Millage Summary		Impact on Taxing Jurisdictions	
	Revenue	Net Amount for Capital	Net		Total Captured
City Operating	12,053.00	0.0000	12,053.00	17,177.00	17,177.00
City of Raleigh	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Durham	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Chapel Hill	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Cary	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Morrisville	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wake Forest	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Fuquay-Varina	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Apex	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Huntersville	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Mooresville	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Matthews	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Gaston	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Indian Trail	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wake County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Johnston County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Hargett County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wakefield County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Lenoir County	2,596.00	0.0000	2,596.00	17,177.00	17,177.00
City of Wayne County	2,596.00	0.0000			

Notes:

21. The Local School Operating Fund (mills) is the same as the School Operating Fund (mills). It is considered a state tax collected by the local unit of government.

11061841

MAP SHOWING HISTORICAL DEVELOPMENT

1948 SANBORN MAP



APPROXIMATE PROPERTY BOUNDARY



APPENDIX 5

2010 AERIAL PHOTOGRAPH



— APPROXIMATE PROPERTY BOUNDARY





135 Ford Ave. – Front from Street



135 Ford Ave. – Front from Sidewalk



135 Ford Ave. – East Side Elevation



135 Ford Ave. – West Side Elevation



135 Ford Ave. – Looking Southeast off Ford Ave.



135 Ford Ave. – Exterior under Siding



135 Ford Ave. – Rear Elevation



135 Ford Ave. – from Rear/East



2070 Biddle & Adjoining Properties – Looking Northwest from corner of Biddle & Spruce



2070 Biddle & Adjoining Properties – Looking North from corner of Biddle & Spruce



2070 Biddle & Adjoining Properties – Rear of Property Looking Northeast towards Biddle from Spruce Street



2070 Biddle & Adjoining Properties – Looking West: Irregular Surface Showing Demolition Debris & Fill Material

APPENDIX 6

**PUBLIC HEARING NOTICE
CITY OF WYANDOTTE**

ON MONDAY, November 14, 2011, 7:00 P.M., the City of Wyandotte City Council shall conduct a PUBLIC HEARING at Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan, for the purpose of reviewing a Brownfield Redevelopment Plan for Site #19. 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:

2040 Biddle, 2050 Biddle, 2070 Biddle, 86 Spruce, 110 Spruce, 116 Spruce, 117 Ford, 123 Ford, 135 Ford, and 149 Ford, and all rights-of-way abutting and adjacent to said property, including the alley.

Property Tax Identification/Parcel Numbers: 82-57-010-01-0008-000, 82-57-010-01-0007-000, 82-57-010-01-0006-001, 82-57-010-01-0005-000, 82-57-010-01-0004-000, 82-57-010-01-0003-000, 82-57-010-01-0002-301, 82-57-010-01-0001-000, 82-57-010-01-0012-000, 82-57-010-02-0005-000, 82-57-010-02-0003-303, and 82-57-010-02-0002-303.

Legal Description: PARCEL OF LAND LOCATED IN THE CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS: ALL OF LOTS 1 THRU 8 AND THE SOUTH 2.50 FEET OF LOT 9 OF ASSESSOR'S WYANDOTTE PLAT NO.1. PART OF FRACTIONAL SECT. 36, T.35., R.11E., AS RECORDED IN LIBER 65 PAGE 2 OF WAYNE COUNTY RECORDS AND ALSO EAST 16 FEET OF LOT 2. ALL OF LOTS 3 THRU 5 AND LOT 12 OF BLOCK 61 PLAT OF PART OF THE CITY OF WYANDOTTE AS RECORDED IN LIBER 2, PAGE 38 OF WAYNE COUNTY RECORDS, CONTAINING 2.08 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS AND R.O.W. OF RECORDS. Note: For the Brownfield Redevelopment Plan, the Property Description also includes all rights-of-way abutting and adjacent to the property described above, including Spruce, Biddle, Ford, and the alley.

A full copy of the proposed Plan, including maps and associated material, is available for public inspection at the City Clerk's Office, 3131 Biddle Avenue, Wyandotte, Michigan 48192. Further information may be obtained by contacting Greg Maybew, Assistant City Engineer/Secretary to the Wyandotte Brownfield Redevelopment Authority, at 734-324-4558. 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, 3131 Biddle Avenue, Wyandotte, Michigan 48192.

**William R. Griggs
City Clerk**

Published October 28 & 30, 2011

APPENDIX 7

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH R. PETERSON
MAYOR

COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

November 15, 2011

Todd A. Drysdale
City Administrator
3131 Biddle Avenue
Wyandotte, Michigan 48192

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the attached is a true and exact copy of a resolution that was adopted by the Mayor and Council of the City of Wyandotte at a Council meeting held on November 14, 2011.

William R. Griggs
William R. Griggs
City Clerk

CC: City Assessor, Brownfield Committee, City Engineer

RESOLUTION

Wyandotte, Michigan

Dated November 14, 2011

RESOLUTION BY COUNCILPERSON Sheri M. Fricke

RESOLVED BY CITY COUNCIL that:

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), to create a brownfield redevelopment authority; and

WHEREAS, on August 25, 1997, the City Council adopted a resolution to create such an authority; and

WHEREAS, on October 18, 2011, the Wyandotte Brownfield Redevelopment Authority (the "Authority") adopted Brownfield Plan No. 19 (the "Plan") consisting of property at 2070 Biddle Avenue and adjoining property, as identified in the Plan, and the immediately adjoining right-of-way, in accordance with the Act, subject to passage of a resolution by the Council. A complete legal description and map of said property is included within the Plan; and

WHEREAS, the City of Wyandotte Brownfield Redevelopment Authority has submitted this Brownfield Plan for Site No. 19 to the area taxing jurisdictions subject to capture under the Plan and the Michigan Economic Growth Authority (MEGA) for review and comment and provided notice to the general public as required by Act 381; and

WHEREAS, the Authority has now submitted the Plan for review and approval by the Wyandotte City Council, and the Wyandotte City Council has conducted a public hearing on the matter as required by Act 381; and

NOW, THEREFORE, BE IT RESOLVED THAT the Wyandotte City Council finds that the Brownfield Plan for Site No. 19 constitutes a public purpose through the following considerations:

1. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
2. The proposed method of financing the costs of the eligible activities as described in the Plan is feasible subject to the Michigan Economic Growth Authority approving school tax capture for the project;
3. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
4. The amount of captured taxable valuable estimated by the Plan is reasonable.

BE IT FURTHER RESOLVED THAT given the above finding, the Wyandotte City Council hereby approves the Brownfield Plan for Site No. 19 for implementation by the Authority.

I move the adoption of the foregoing preamble and resolution.

MOTION BY COUNCILPERSON Sheri M. Fricke

SUPPORTED BY COUNCILPERSON James R. [Signature]

YEAS

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☒
☒
☒
☒

COUNCIL

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

NAYS

☐
☐
☐
☐
☐
☐

ABSENT

None

A

Appendix 1b.

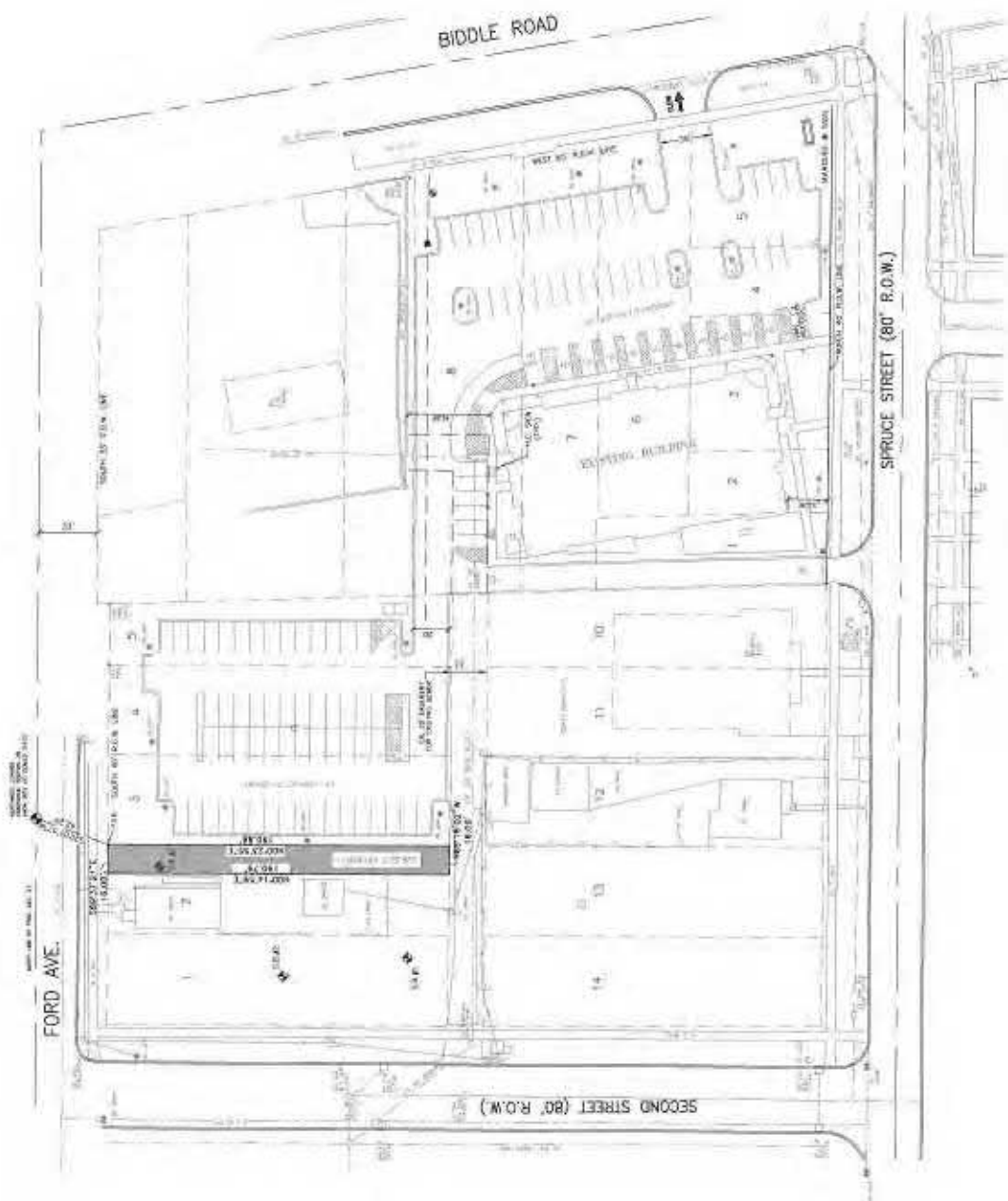
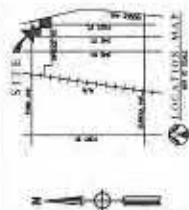
Legal Description and Map of Property Removed from Eligible Property by Plan Amendment No. 1

(Note: Appendix 1 of the Original Plan remains unchanged except for the small portion of property being removed under this Plan Amendment No. 1 as described and shown under this Appendix 1b.)

1. J. CARTER, 5625 AM. NORTH ST. ST. LOUIS, MO. 63109
OR 40.05E 112E. ELEVATION 526.03 (WGS84)



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171



PROPERTY DESCRIPTION

[illegible]

	LAND DEVELOPMENT CONSULTING SERVICES, INC. 4000 WEST PARK BLVD. # 2 ADDISON, MI 48101		PHONE (313) 246-2342 FAX (313) 246-2343	
	PROJECT NO. 3034		SCALE 1" = 20' DATE 12-18-87	
PROJECT OFFICE COORDINATOR PART OF PROJECTAL NO. 143, 2-11 CITY OF WYANDOMI, WYANDOMI, MICHIGAN		DATE 12/18/87 DRAWING NO. 3034-01		
TYPICAL PLAN				
1/4" SCALE 4000 WEST PARK BLVD. # 2				

Resolution by the Wyandotte Brownfield Redevelopment Authority Approving a
Brownfield Plan Amendment

Brownfield Plan Site No. 19 – Amendment No. 1

Site Identification: 2070 Biddle Avenue & Adjoining Properties – Brownfield Redevelopment Plan Site
No. 19, City of Wyandotte, Wyandotte Brownfield Redevelopment Zone, Wayne County, Michigan

Dated: January 16, 2018

Pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan, 1996, as amended:

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the "Authority"), 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 (the "Act"), adopted a resolution approving Brownfield Redevelopment Plan for Site No. 19 on October 18, 2011, and the Wyandotte City Council adopted a resolution approving the Plan for Site No. 19 on November 14, 2011 (also known as MJC Templin - Phase I, 2070 Biddle Avenue, Brownfield Plan Site No. 19); and

WHEREAS, the Wyandotte Brownfield Redevelopment Authority has prepared the Brownfield Plan Site No. 19 – Amendment No. 1 (the "Plan Amendment") pursuant to and in accordance with Section 13 and Section 14 of the Act, to be carried out within the Wyandotte Brownfield Redevelopment Zone (the "Zone") located in the City of Wyandotte; and

WHEREAS, the Plan Amendment requests to remove a small portion of property (the East 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001) and include that portion of property in a new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project; and

WHEREAS, this Plan Amendment is necessary to allow for the new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project to be considered for adoption by the Authority and the Wyandotte City Council; and

WHEREAS, this Plan Amendment will not negatively impact or change the validity of Brownfield Redevelopment Plan for Site No. 19 in any way as adopted by the Wyandotte City Council on November 14, 2011; and

WHEREAS, as a result of its review of the Plan Amendment, the Authority desires to proceed with approval of the Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. FINDINGS. The Authority makes the following determinations and findings:
 - A. The Plan Amendment No.1 for Site No. 19 constitutes a public purpose of the Act;
 - B. The Plan Amendment meets all of the requirements for a Brownfield Plan Amendment set forth in Section 13 and Section 14 of the Act;
 - C. The proposed method of financing the costs of the eligible activities as described in the originally adopted Plan were recognized as feasible and have not changed at the time of this Plan Amendment request;
 - D. The costs of the eligible activities proposed by such Plan Amendment have not changed and are reasonable and necessary to carry out the purposes of the Act;
 - E. The amount of captured taxable value estimated by the original Plan for Site No. 19 have not changed from the Plan Amendment and are reasonable.

- BE IT FURTHER RESOLVED THAT the Wyandotte Brownfield Redevelopment Authority further requests publishing public hearing notices regarding the Plan Amendment, providing a notice to all taxing jurisdictions subject to capture and the appropriate state of Michigan agencies, if applicable, and that the City Council conduct a public hearing, all in accordance with applicable law.

MOTION BY MEMBER Badalamenti

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
	Armatis	_____
<u>X</u>	Badalamenti	_____
<u>X</u>	Drysdale	_____
	Garmo	_____
<u>X</u>	LaManes	_____
<u>X</u>	Maher	_____
<u>X</u>	Mix	_____
<u>X</u>	Sliwinski	_____

Motion X passes; fails.

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822

Tel 517.648.2434

epheizer@msn.com

Note: Only the letter is enclosed; the exhibits were previously submitted to the City and the Wyandotte Brownfield Redevelopment Authority. The letter with all exhibits is available upon request.

DECEMBER 21, 2017

Mark Kowalewski, PE, City Engineer

Transmitted via Email: mkowalewski@wyandottemi.gov

City of Wyandotte

3200 Biddle Avenue

Wyandotte, Michigan 48192

Subject: FINAL - Brownfield Plan No. 21 Summary and Request - MJC Templin - Phase 2

Development Project at Ford/Northline & Second Street, Wyandotte, MI

Dear Mr. Kowalewski,

Thank you for meeting with us to finalize this approach and request. We have finalized this letter request to facilitate the redevelopment of parcels as summarized below by Advanced Redevelopment Solutions ("ARS") and SMOOTH Development ("SMOOTH") on behalf of MJC Companies ("Developer"). The Developer is requesting that the City's Brownfield Redevelopment Authority ("Authority") initiate action to adopt a Brownfield Plan No. 21 ("Plan No. 21") for the MJC Templin - Phase 2 - Development Project ("Project") at Ford/Northline & Second Street, Wyandotte, MI. The Eligible Property ("Property") in the Plan will consist of seven parcels as summarized in the below table.

Eligible Property - Brownfield Plan No. 21		
Address (if known)	Tax ID	Owner
163 Ford	57 010 02 0001 001	City-Owned
2035 2nd	57 010 02 0001 002	City-Owned
155 Ford	57 010 02 0002 001	City-Owned
146 Spruce - Vacant Lot next to privately-owned home at 146 Spruce	57 010 02 0013 001	City-Owned
150 Spruce	57 010 02 0013 002	City-Owned
166 Spruce	57 010 02 0014 001	City-Owned
2070 Biddle - Western part of property along Ford Avenue (i)	57 010 01 0001 001	Privately-Owned

- i. The property consists of a small portion of property (the East 16 feet of Lot 2 of Block 61) to be removed from Brownfield Plan No. 19, "MJC Templin - Phase 1, 2070 Biddle Ave." and included in the new Brownfield Plan for "MJC Templin - Phase 2."

Request for MJC Templin - Phase 2 Project

1. The Developer requests an amendment of the existing adopted Brownfield Plan No. 19, "MJC Templin - Phase 1, 2070 Biddle Ave." ("Plan No. 19") to remove a small portion of property (the East 16 feet of Lot 2 of Block 61) (see Exhibit A).

Amending Plan No. 19 will allow for the proposed Project's Brownfield Plan No. 21 to move forward and is required to remove a small portion of property (the East 16 feet of Lot 2 of Block 61) and include that portion of property in the new Brownfield Plan No. 21 for "MJC Templin - Phase 2" Project. ARS and SMOOTH will prepare a "simple" amendment for Plan No. 19. This simple amendment will not negatively impact or change the validity of Plan No. 19 in any way as adopted by Wyandotte City Council on November 14, 2011 (Last Revision Date: October 25, 2011) by removing a sliver of land from the eligible property's west boundary along Ford Avenue. Without amending Plan No. 19, the proposed redevelopment Project cannot be completed.

2. Adopt a new Brownfield Plan No. 21 as a Local & State Tax Increment Revenue Capture Plan for the seven (7) identified parcels of land as Eligible Property (see Exhibit B). This new Brownfield Plan No. 21 for the Project will:
 - a. Identify and describe the new Project;
 - b. Identify projected taxable value estimated at \$1,567,165 upon completion;
 - c. Identify projected tax increment revenues;
 - d. Identify Eligible Activity expenses (including a 15% contingency) that shall be included in the Brownfield Plan are estimated at \$965,943 not including BRA Administration & Operating Expense and the State of Michigan Brownfield Redevelopment Fund (MBRF) capture or developer 5% simple interest. Together with the BRA Administration & Operating Expense and developer 5% simple interest, the total that could be requested is projected at \$1,544,870. However, based upon staffs review of the project and discussions with the developer, staff is recommending that eligible activity costs plus interest and Brownfield Plan/Work Plan Preparation (including application fees, if any) are capped at \$1,300,000 to the developer. BRA Administration & Operating Expense and the State of Michigan Brownfield Redevelopment Fund (MBRF) capture are in addition to the developer's capped amount bringing the total estimated amount in the Brownfield Plan up to \$1,417,593; and,
 - e. Identify the Plan No. 21 tax increment revenue capture period.

The new Brownfield Plan No. 21 approach for the Project was designed to accomplish the goals and objectives set at our very last meeting which accommodates all costs discussed for reimbursement to the developer. Based upon the development team's financial analysis of the Project, if the Plan is adopted with the following conditional language, the Developer will continue to move forward with the Project:

The Brownfield Plan will be capped at \$1,300,000 (not including BRA Administration & Operating Expense and the State of Michigan Brownfield Redevelopment Fund (MBRF) capture) on actual costs of eligible activities incurred by the developer including any simple interest at 5%. Developer reimbursement shall not exceed \$1,300,000 for use on Baseline Environmental Assessment, Due Care Response, Additional Response Activities, Lead/Asbestos & Mold Abatement, Demolition, Site Preparation, Infrastructure Improvements, Brownfield Plan Preparation activities, and simple interest. The maximum capture for BRA Administration shall be 5% of local tax capture annually. However, if the actual costs of eligible activities and simple interest are lower, developer reimbursement of eligible activities and simple interest and BRA Administration capture may be lower.

Because Brownfield Plan No. 21 is a Local & State Tax Increment Revenue Capture Plan, the following should be noted:

- The Project's eligible costs are reimbursed with Local & State tax increment revenue capture contributions; specifically, the City of Wyandotte's millages at 28%, the County & Other Local Regional Taxing Units millages at 32% and State millages at 40%.
- Simple interest for the Developer, following the State's Interest Policy, was calculated at 5%; and
- BRA Administration & Operating Expense at 5.0% of Local tax capture annually.

See Exhibit C - Local & State Plan New Brownfield Plan No. 21 Table 1-Eligible Activities Detail; and
Exhibit D -Local & State Plan New Brownfield Plan No. 21 Table 4d-Reimbursement of Eligible Activities &
Disbursements.

Thank you for your consideration of this request. If you have any questions or would like any additional information, please contact me at 517-648-2434 or at ephelzer@msn.com.

Warm regards,


ERIC P. HELZER, EDP
PRINCIPAL

Enclosure: Exhibit A - Plan No. 19 Parcel to Remove from Eligible Property
Exhibit B - New Brownfield Plan No. 21 Eligible Property Map
Exhibit C - Local & State Plan New Brownfield Plan No. 21 Table 1-Eligible Activities Detail
Exhibit D - Local & State Plan New Brownfield Plan No. 21 Table 4d-Reimbursement of Eligible Activities
& Disbursements

cc: Mr. Todd Drysdale, CPA, City Administrator
Mr. Michele J. Chirco, MJC Companies
Mr. Anthony J. LoDuca, MJC Companies
Mr. Joseph Voszatka, SMOOTH Development

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the “Act”), to create a brownfield redevelopment authority; and

WHEREAS, on August 25, 1997, the City Council adopted a resolution to create such an authority; and

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the “Authority”), pursuant to and in accordance with the Act, adopted a resolution approving Brownfield Redevelopment Plan for Site No. 19 on October 18, 2011, and the Wyandotte City Council adopted a resolution approving the Plan for Site No. 19 on November 14, 2011 (also known as MJC Templin - Phase I, 2070 Biddle Avenue, Brownfield Plan Site No. 19); and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 and Section 14 of the Act, has completed a review of Brownfield Plan Site No. 19 – Amendment No. 1 (the “Plan Amendment”) for the site commonly known as “MJC Templin Phase I,” including eligible property with the following address and Parcel Identification Number: 2070 Biddle – 82-57-010-01-0001-001, to be carried out within property located in the City of Wyandotte; and

WHEREAS, on January 16, 2018, in accordance with the requirements of the Act, the Authority adopted a resolution approving the Plan Amendment, subject to passage of an approval resolution by the Wyandotte City Council; and

WHEREAS, the Authority has now submitted the Plan Amendment for review and approval by the Wyandotte City Council; and

WHEREAS, the Plan Amendment requests to remove a small portion of property (the East 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001) and include that portion of property in a new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project; and

WHEREAS, this Plan Amendment is necessary to allow for the new Brownfield Plan Site No. 21 for "MJC Templin - Phase II" Project to be considered for adoption by the Authority and the Wyandotte City Council; and

WHEREAS, this Plan Amendment will not negatively impact or change the validity of the Brownfield Redevelopment Plan for Site No. 19 in any way as adopted by the Wyandotte City Council on November 14, 2011; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan Amendment was considered for approval, provided notice of the public hearing to the taxing jurisdictions that levy taxes subject to capture under the Act, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan Amendment was considered for approval, provided notice of the public hearing to the Michigan Department of Environmental Quality (MDEQ) and the Michigan Strategic Fund (MSF), or its designee (the Michigan Economic Development Corporation [MEDC]), because the Plan Amendment involves the use of taxes levied for school operating purposes to pay for eligible activities, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, at the time set for the hearing on the Plan Amendment, the Wyandotte City Council provided an opportunity for any interested persons or an official from a taxing jurisdiction with a millage that would be subject to capture under the Act, to be heard and for written communications referencing the Plan Amendment to be received and considered, pursuant to and in accordance with Sections 14(3) and 14(4) of the Act; and

WHEREAS, the Wyandotte City Council hereby makes the following determinations and findings:

- A. The Plan Amendment No. 1 for Site No. 19 constitutes a public purpose of the Act;
- B. The Plan Amendment meets all of the requirements for a Brownfield Plan amendment set forth in Section 13 and Section 14 of the Act;
- C. The proposed method of financing the costs of the eligible activities as described in the originally adopted Plan were recognized as feasible and have not changed at the time of this Plan Amendment;
- D. The costs of the eligible activities proposed by the Plan Amendment have not changed and are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated by the original Plan for Site No. 19 have not changed from the Plan Amendment and are reasonable.

WHEREAS, as a result of its review of the Plan Amendment and upon consideration of the views and recommendations of the Brownfield Redevelopment Authority of the City of Wyandotte and the taxing jurisdictions, the City Council desires to proceed with approval of the Plan Amendment for implementation by the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Amendment Approved. Pursuant to the authority vested in the Wyandotte City Council by the Act, and pursuant to and in accordance with the provisions of Section 13 and 14 of the Act, Brownfield Plan Site No. 19 - Amendment No. 1 is hereby approved.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # 2

ITEM: Brownfield Plan for Site No. 21 – MJC Phase II, 155 Ford Avenue and Adjoining & Contiguous Property

PRESENTER: Mark A. Kowalewski, City Engineer *Mark Kowalewski*

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer; Anthony LoDuca, MJC Templin LLC

BACKGROUND:

Attached is the proposed Brownfield Plan (the "Plan") for Site No. 21, addressing the property commonly known as 155 Ford Avenue and Adjoining & Contiguous Property (Attachment 2). The Plan complies with the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended. The Wyandotte Brownfield Redevelopment Authority (WBRDA) approved the Plan on January 16, 2018, subject to approval by the City Council (Attachment 3). And the Tax Increment Finance Authority (TIFA) approved their support of the Plan and the transfer of tax increment capture on January 16, 2018 (Attachment 4), in accordance with the Interlocal Agreement approved by the TIFA and WBRDA on August 17, 2004.

To summarize, the Developer, MJC Templin, LLC, is requesting reimbursement for activities identified in the Brownfield Plan in an amount not to exceed \$1,300,000. The WBRDA will reimburse the Developer through the annual tax increment captured under the Brownfield Plan when the property is redeveloped. Further approval of the Brownfield Plan and the associated Work Plan is required by the Michigan Strategic Fund (MSF), the Michigan Economic Development Corporation (MEDC), and the Michigan Department of Environmental Quality (DEQ) in order to capture state school tax millages. If approved as requested, reimbursement to the Developer will be funded from the millages levied by the various taxing units, as summarized below.

Taxing Jurisdiction/ Taxing Unit	Brownfield Plan Reimbursement Amount	Percentage (%) Contribution by Each Taxing Unit
Millages Levied by City of Wyandotte	\$370,586	28.51%
Millages Levied by County & Other Local/Regional Taxing Units	\$413,995	31.85%
Millages levied for State School Taxes	\$515,419	39.65%
TOTAL	\$1,300,000	100.00%

The Plan also identifies an additional amount of tax increment capture of approximately \$39,930 to

the WBRDA for Administrative & Operating expenses, and approximately \$77,663 to the State of Michigan's Brownfield Redevelopment Fund (MBRF) (as required by State law). The combined total of all costs is approximately \$1,417,593.

STRATEGIC PLAN/GOALS:

Generating future tax revenue from redevelopment projects is an important goal of the City's. A table summarizing future estimated tax revenue to the City and other taxing units over a 50-year period, both during and after the Brownfield Plan, is attached. To summarize, future new tax revenue to the City of Wyandotte is as follows: A total of approximately \$1,577,000, with \$65,000 during the Brownfield Plan (not including tax capture to the WBRDA for Administrative & Operating expenses), and \$1,512,100 after the Brownfield Plan. Future revenue to all other taxing units is estimated as follows: A total of approximately \$3,438,800, with \$157,200 during the Brownfield Plan, and \$3,281,600 after the Brownfield Plan.

The City is committed to a three-pronged economic development strategy: 1. Commercial expansion in the Downtown and Fort Street; 2. By being a "Good Neighbor" to BASF and other current and prospective industries; and 3. Expansion and "Good Neighbor" to the city's growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital.

ACTION REQUESTED: Approve the attached resolution approving the Brownfield Plan for the project.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Brownfield Plan
3. WBRDA Resolution
4. TIFA Resolution
5. Table Summarizing New Taxes over a 50-Year Period

MODEL RESOLUTION:

**RESOLUTION APPROVING A BROWNFIELD PLAN FOR SITE NO. 21, MJC
TEMPLIN PHASE II, WYANDOTTE, MICHIGAN**

Wyandotte, Michigan

Dated: February 26, 2018

RESOLUTION BY COUNCILPERSON _____

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), to create a brownfield redevelopment authority; and

WHEREAS, on August 25, 1997, the City Council adopted a resolution to create such an authority; and

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Wyandotte, 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 (the "Act"), has completed a review of the Brownfield Plan for Site No. 21 (the "Plan") for the site commonly known as "MJC Templin Phase II" (the "Project"), including eligible property with the following addresses and Parcel Identification Numbers: 155 Ford - 82-57-010-02-0002-001; 163 Ford - 82-57-010-02-0001-001; 2035 Second St. - 82-57-010-02-0001-002; 146 Spruce - 82-57-010-02-0013-001; 150 Spruce - 82-57-010-02-0013-002; 166 Spruce - 82-57-010-02-0014-001; and 2070 Biddle - 82-57-010-01-0001-001 (West Portion), pursuant to and in accordance with Sections 13 and 13b of the Act, to be carried out within property located in the City of Wyandotte; and

WHEREAS, on January 16, 2018, in accordance with the requirements of the Act, the Authority adopted a resolution approving the Plan for the proposed Project, subject to passage of an approval resolution by the Wyandotte City Council; and

WHEREAS, the Authority has now submitted the Plan for review and approval by the Wyandotte City Council; and

WHEREAS, the Authority's Resolution dated January 16, 2018, provides for reimbursing various expenses that require an exception to guidelines specified in the Authority's "Developer Reimbursement Policy for Brownfield Redevelopment Plans," adopted by the Authority on November 15, 2005; and

WHEREAS, the Authority may make an exception to the guidelines by stating the specific reasons for the exceptions in their adoption of a resolution approving a project and subject to further approval of the Mayor and City Council when adopting the Plan; and

WHEREAS, for this particular project, approving the exceptions necessary to reimburse the costs as provided in the Plan are considered to be in the City's best interest, and reimbursement allowed as requested, subject to the capped amount specified in the Plan; and

WHEREAS, on January 16, 2018, the Wyandotte Consolidated Tax Increment Finance Authority (TIFA) adopted a resolution supporting the transfer of tax capture for Site No. 21 that would otherwise be captured by the TIFA to the Authority to reimburse eligible Activities and other expenses identified in the Plan, all in accordance with the Interlocal Agreement between the TIFA and the Authority, which was approved by the TIFA on August 17, 2004, and the Authority on August 17, 2004; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan was considered for approval, provided notice of the public hearing to the taxing jurisdictions that levy taxes subject to capture under the Act, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan was considered for approval, provided notice of the public hearing to the Michigan Department of Environmental Quality (MDEQ) and the Michigan Strategic Fund (MSF), or its designee (the Michigan Economic Development Corporation [MEDC]), because the Plan involves the use of taxes levied for school operating purposes to pay for eligible activities, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, at the time set for the hearing on the Plan, the Wyandotte City Council provided an opportunity for any interested persons or an official from a taxing jurisdiction with a millage that would be subject to capture under the Act, to be heard and for written communications referencing the Plan to be received and considered, pursuant to and in accordance with Sections 14(3) and 14(4) of the Act; and

WHEREAS, the Wyandotte City Council hereby makes the following determinations and findings:

- A. The Plan for the site constitutes a public purpose of the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Sections 13 and 13b of the Act;
- C. The proposed method of financing the costs of the eligible activities as described in the Plan, are feasible;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated by the Plan for the site is reasonable.

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Brownfield Redevelopment Authority of the City of Wyandotte and the taxing jurisdictions, the City Council desires to proceed with approval of the Plan for implementation by the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Wyandotte City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved contingent on the following: Reimbursement to the Developer shall be capped at an amount of \$1,300,000, inclusive of eligible activity costs and 5% simple interest.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

I move the adoption of the foregoing preamble and resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

ABSENT _____

MJC TEMPLIN – PHASE II: PROFESSIONAL OFFICE DEVELOPMENT PROJECT

Property Addresses and Tax Parcel Numbers:
155 Ford – 82-57-010-02-0002-001;
163 Ford – 82-57-010-02-0001-001;
2035 Second St. – 82-57-010-02-0001-002;
146 Spruce (vacant lot) – 82-57-010-02-0013-001;
150 Spruce – 82-57-010-02-0013-002;
166 Spruce – 82-57-010-02-0014-001; and
2070 Biddle – 82-57-010-01-0001-001 (West Portion)

Brownfield Plan Site No. 21

January 2, 2018

Prepared with assistance from:

SMOOTH Development, LLC

3166 Van Alstyne Street
Wyandotte, Michigan 48192
Contact: Joseph M. Voszatka
Phone: 734-301-1282

and

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434



Wyandotte Brownfield Redevelopment Authority

City Hall, 3200 Biddle Ave, Suite 300
Wyandotte, Michigan 48192
Contact: Paul L. LaManes
Phone: (734) 324-7194

Approved by the Wyandotte Brownfield Redevelopment Authority – 01/16/2018

Approved by the Wyandotte City Council – XX/XX/2018

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**PROJECT SUMMARY SHEET: Brownfield Plan Site No. 21 –
MIC Templin Phase II: Professional Office Development Project**

Project Name: MJC Templin Phase II: Professional Office Development Project

Applicant/Developer: Entity Name: MJC Templin, LLC ("Owner" or "Developer")
Contact: Anthony ("Nino") LoDuca, Associate Developer
Mailing Address: 46600 Romeo Plank, Suite 5
Macomb, MI 48044
Office Phone: (586) 263-1203
Cell: (734) 250-3768
Email: ALoduca@MICcompanies.com

Eligible Property Location: The Eligible Property ("Property") consists of seven (7) parcels located at the following addresses and tax parcel numbers, Wyandotte MI:

155 Ford – 82-57-010-02-0002-001;
163 Ford – 82-57-010-02-0001-001;
2035 Second St. – 82-57-010-02-0001-002;
146 Spruce – 82-57-010-02-0013-001;
150 Spruce – 82-57-010-02-0013-002;
166 Spruce – 82-57-010-02-0014-001; and
2070 Biddle – 82-57-010-01-0001-001 (West Portion).

Property Size: Approximately 0.874-acres (38,087 square feet)

Type of Eligible Property: Blighted and Adjoining & Contiguous Properties

Project Description: The proposed redevelopment consists of an approximate 22,000 square feet newly constructed 2-story medical/professional office building. To ready the site for redevelopment the Developer will make improvements to the property that include, but not be limited to, asbestos abatement, subsurface site debris and building demolition, site preparation activities and public infrastructure improvements. In addition to new building construction, enhanced landscaping and irrigation, paved parking areas and drainage, and related improvements such as signage, sidewalks, lighting, curb cuts and drive approaches will be completed.

Construction is anticipated to begin in mid-to-late 2018, with construction completed by the end of 2019.

The City of Wyandotte and its Tax Increment Finance Authority (TIFA) have been preparing the property for redevelopment for more than ten years, including spending more than \$400,000 for site acquisition of the seven parcels, demolition of select previously existing homes and site improvements, and site assessments.

Total Capital Investment: This Brownfield Plan (the "Plan") anticipates approximately \$7,800,000 in Total Capital Investments (including acquisition) by MJC Templin, LLC.

Estimated Job Creation:Construction Jobs

During the site preparation and construction phases of the project, the Developer estimates that over 300 full-time equivalent (FTE) construction jobs will be created. Additional indirect jobs will be created by spending of earnings from both direct and indirect jobs (for example a construction worker's purchase of lunch, gasoline, groceries, etc.). Actual pay rates are unknown, but the average construction worker salary in Michigan is approximately \$43,100, or an equivalent hourly rate of \$21.

Permanent Jobs

The redeveloped property will provide a variety of permanent jobs, ranging from support staff, administrative, managerial, and professional jobs. Utilizing an average of one employee per 500 gross square feet, the 22,000 square feet of medical and professional office space will accommodate approximately 44 full- and part-time permanent employees. An average hourly wage of approximately \$20.00 is anticipated based on other medical office uses.

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value (after completion)	Increased Taxable Value (Increment)
	(2018)	(2020)	(2020)
	\$0	\$1,567,165	\$1,567,165
Annual Taxes Paid	\$0	\$107,173	\$107,173

Estimated Duration of Plan: Approximately 17 years (2018-2034) estimated, but valid up to 25 years (through 2042), if necessary, to reimburse the amounts specified in this Plan.

**Estimated Duration of Plan
Capture:**

17 years (2018-2034). Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and MBRF capture. However, Plan capture duration may extend up to 25 years (through 2042), if necessary, to reimburse the amounts specified in this Plan.

Base Year of Plan:

2018. Note: A portion of 2070 Biddle parcel (tax parcel number 82-57-010-01-0001-001) only will carry a base year of 2013 (as of 12/31/2012). A small portion of land from this parcel will be removed from Brownfield Plan Site No. 19 (MJC Templin - Phase I, 2070 Biddle Avenue) through an amendment. Specifically, the east 16 feet of Lot 2, Block 61, of Tax Parcel 82-57-010-01-0001-001 will be removed from Brownfield Plan Site No. 19 and incorporated into this new Brownfield Plan Site No. 21 as it is part of this project. The

inclusion of the portion of the 2070 Biddle parcel has thus limited the capture of this Plan to 25 years (through 2042), if necessary.

First Year of Plan Capture: 2018. Note: Tax capture allowed to start in 2018, but no tax increment will be generated until at least 2019.

New/Incremental Tax Gain (not captured) Breakdown Estimate:
(Total Plan Duration)

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period (# of Years) =	17
		New Tax Revenue Received (estimated)	
		Total/ Cumulative	Annual Average
CITY OF WYANDOTTE		\$ 64,882	\$ 3,817
City Operating (permanent)	0%	\$ -	\$ -
City Operating Voted - 3.0 mills assessed in 2014-2018 but expires for 2019 & future years (unless City voters renew the millage)	0%	\$ -	\$ -
City Refuse	0%	\$ -	\$ -
City Drain O&M (Drain #5)	0%	\$ -	\$ -
City Debt	100%	\$ 64,882	\$ 3,817
Subtotal: Local Unit of Government (LUG)	-	\$ 64,882	\$ 3,817
WAYNE COUNTY		\$ -	\$ -
Wayne County Operating (Charter; permanent)	0.00%	\$ -	\$ -
Wayne County Operating (Voted: 2010-2019)	0.00%	\$ -	\$ -
Wayne County Veterans (permanent)	0.00%	\$ -	\$ -
Wayne County Jail (expires after 2021)	0.00%	\$ -	\$ -
Wayne County Parks (2016-2020)	0.00%	\$ -	\$ -
Subtotal: County	-	\$ -	\$ -
Wayne County Transit Authority (WCTA) - SMART	0.00%	\$ -	\$ -
Huron Clinton Metro Parks Authority - HCMA (permanent)	0.00%	\$ -	\$ -
Wayne County Zoological Authority - Detroit Zoo (2018-27)	100.00%	\$ 1,332	\$ 78
Wayne County Art Authority - DIA (2012-2021)	100.00%	\$ 676	\$ 40
LIBRARY	-	\$ -	\$ -
Bacon Memorial District Library - BMDL	0.00%	\$ -	\$ -
INTERMEDIATE SCHOOL DISTRICT (ISD)	-	\$ -	\$ -
RESA - Special Education Operating (permanent)	0.00%	\$ -	\$ -
RESA - County Voted Special Education (permanent)	0.00%	\$ -	\$ -
RESA - Enhancement Millage (2016-2021)	0.00%	\$ -	\$ -
COMMUNITY COLLEGE	-	\$ -	\$ -
Wayne County Community College (1 mill - permanent)	0.00%	\$ -	\$ -
Wayne County Community College (2008-2021)	0.00%	\$ -	\$ -
Wayne County Community College (2012-2021)	0.00%	\$ -	\$ -
Subtotal: Other Local/Regional Taxing Units (excluding County & Local School Millages)	-	\$ 2,008	\$ 118
LOCAL SCHOOL MILLAGES: excludes State School millages	-	\$ 155,325	\$ 9,137
City School Debt - Wyandotte School District (expires after 2041)	100.00%	\$ 155,325	\$ 9,137
Subtotal: Local School Millages	-	\$ 155,325	\$ 9,137
Subtotal of County & All other Local/Regional Taxing Units (excluding LUG)		\$ 157,333	-
Subtotal of All of the Above (including LUG)	-	\$ 222,215	-
STATE SCHOOL MILLAGES: excludes Local School millages		\$ -	\$ -
State Education Tax - SET	0.00%	\$ -	\$ -
Local School Operating - LSO: 18 mills for Non-PRE Real Property	0.00%	\$ -	\$ -
Subtotal: State School Millages	-	\$ -	\$ -
GRAND TOTAL OF NEW TAX REVENUE TO ALL OF THE ABOVE	-	\$ 222,215	-

Total Taxes Captured Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration: Reimbursement of Local BRA Administrative & Operating Expenses	\$ 39,930	\$ 2,349
BRA Local Brownfield Revolving Fund (LBRF)	\$ -	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 77,663	\$ 4,568
Local Taxes To Developer * (Reimburse Eligible Activities)	\$ 881,809	\$ 51,871
State School Taxes To Developer * (Reimburse Eligible Activities)	\$ 545,469	\$ 32,086
Total New Tax Capture (See Table 1a)	\$ 1,544,870	\$ 90,875

*Note: * To meet Developer Reimbursement Obligations. However, Developer reimbursement will be capped at \$1,300,000 on actual costs of eligible activities incurred by the Developer including any simple interest at 5%. Total New Tax Capture estimated amount in the Brownfield Plan is thus reduced to \$1,417,593 (not \$1,544,870 as allowed).*

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 222,215
Total New Taxes Captured *	\$ 1,544,870
Total New Taxes	\$ 1,767,085

*Note: * Eligible activity costs plus interest and Brownfield Plan/Work Plan Preparation (including application fees, if any) are capped at \$1,300,000 to the Developer. BRA Administration & Operating Expense and the State of Michigan Brownfield Redevelopment Fund (MBRF) capture are in addition to the Developer's capped amount bringing the Total New Taxes Captured estimated amount in the Brownfield Plan up to \$1,417,593 (not \$1,544,870 as allowed).*

Eligible Activities and Eligible Costs:

Eligible Activity expenses (including a 15% contingency) are estimated at \$965,943, not including expenses for BRA Administration, State of Michigan Brownfield Redevelopment Fund (MBRF), or interest to the Developer at 5% simple interest. When including expenses for BRA Administration, MBRF, and interest to the Developer, the total that could be requested is \$1,544,870. However, based upon review and discussions with City staff, Eligible Activity Costs to be reimbursed to the Developer, inclusive of all Eligible Activities, contingency and interest, will be capped at a maximum amount of \$1,300,000. In addition to the capped amount to the Developer, expenses for BRA Administration are estimated at \$39,930, and expenses for the MBRF are estimated at \$77,663,

resulting in a total Brownfield Plan capture amount of approximately \$1,417,593.

Eligible Activities	Eligible Costs
DEQ-Environmental Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 12,400
Due Care Activities	\$ 22,200
Additional Response Activities	\$ 23,700
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 47,644
Lead and Asbestos Abatement Activities	\$ 6,800
Infrastructure Improvements Activities (Private)	\$ -
Infrastructure Improvements Activities (Public) - In Public ROW/Easements	\$ 309,263
Site Preparation Activities	\$ 417,944
<i>Subtotal</i>	\$ 839,950
Contingency	\$ 125,993
Interest (Simple Interest)	\$ 370,849
<i>Subtotal with Contingency & Interest</i>	\$ 1,336,792
Brownfield Plan (BP) & Work Plan (WP) Preparation; BP Amendment; Development Agreement; BP Implementation & Compliance	\$ 89,560
Local Application Fees	\$ 925
<i>Subtotal: to Developer *</i>	\$ 1,427,277
City of Wyandotte BRA Administration	\$ 39,930
City of Wyandotte BRA LBRF	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 77,663
<i>Subtotal: to Local Unit of Government/ State</i>	\$ 117,593
GRAND TOTAL **	\$ 1,544,870

Notes: *To meet Developer Reimbursement Obligations. However, Developer reimbursement will be capped at \$1,300,000 on actual costs of eligible activities incurred by the Developer including any simple interest at 5%.

** As a result of the Developer's reimbursement being capped at \$1,300,000, the Grand Total estimated amount in the Brownfield Plan is reduced to \$1,417,593 (not \$1,544,870 as allowed).

INTRODUCTION

The City of Wyandotte (the "City"), established the Wyandotte Brownfield Redevelopment Authority (the "Authority") by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381) on August 25, 1997. The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on August 29, 1997. The primary purpose of Act 381 is to promote the revitalization, redevelopment, and reuse of properties that are blighted, functionally obsolete, tax reverted, an historic resource, or contaminated (also known as a "facility") by providing economic incentives through tax increment financing to pay for certain approved eligible activities. The Authority is authorized by Act 381 to undertake all activities allowed by the statute.

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan is intended to promote economic growth for the benefit of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property ("Property") consists of seven (7) parcels and is located in Wyandotte, Michigan. The Property is situated near the southwest corner of Biddle Avenue and Ford Avenue, bounded by Second Street to the west, and Spruce Street to the south, as depicted on the below Figure 1 – Scaled Property Location Map. The Property contains approximately 0.874-acres in the City of Wyandotte ("City") on seven (7) parcels as depicted in Exhibit A on Figure 2 – Legal Descriptions and Eligible Property Boundary. The Eligible Property parcels are summarized in the below table. See Exhibit A for legal descriptions of the Eligible Property.

Eligible Property		
Address (if known)	Tax ID	Basis of Eligibility
163 Ford	57 010 02 0001 001	Adjacent and Contiguous to Blighted Property
2035 2nd	57 010 02 0001 002	Adjacent and Contiguous to Blighted Property
155 Ford	57 010 02 0002 001	Blighted Property
146 Spruce - Vacant Lot next to privately-owned home at 146 Spruce	57 010 02 0013 001	Adjacent and Contiguous to Blighted Property
150 Spruce	57 010 02 0013 002	Adjacent and Contiguous to Blighted Property
166 Spruce	57 010 02 0014 001	Adjacent and Contiguous to Blighted Property
2070 Biddle – Western part of property along Ford Avenue (i)	57 010 01 0001 001	Adjacent and Contiguous to Blighted Property

- The property consists of a small portion of property (the East 16 feet of Lot 2 of Block 61) to be removed from Brownfield Plan Site No. 19, "MJC Templin - Phase I, 2070 Biddle Ave." and included in this new Brownfield Plan Site No. 21 for "MJC Templin - Phase II."

Figure 1 – Scaled Property Location Map



This Project is seeking tax increment financing (TIF) reimbursement for Brownfield eligible activities. The use of tax increment revenues (TIRs) is a necessary component of redevelopment financing because of Brownfield conditions.

The Property is zoned "PD Plan Development District" and this zoning district allows for the proposed Project development. The Property is bounded by commercial and residential uses to the north, residential uses to the west and south, and commercial and office uses to the east.

The Property is abutted by surface roadways, an alley, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

All seven (7) parcels, except the parcel at 155 Ford Avenue that consists of a vacant blighted house and detached garage, are currently vacant land and no buildings are present. The six (6) vacant land parcels were previously developed with a total of four (4) separate residential homes and contained residential structures or a portion of a residential structure. The City of Wyandotte and its Tax Increment Finance Authority (TIFA) have been preparing the property for redevelopment for more than ten years, including spending more than \$400,000 for site acquisition of the seven parcels, demolition of select previously existing homes and site improvements, and site assessments.

The Project proposes to redevelop an underutilized, abandoned, vacant and Blighted Property that will create significant economic opportunity for the local area and downtown. The redevelopment integrates design elements, environmental and non-environmental activities, and economic development to further goals of the City, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address any contamination on the Property, reducing the threat to human health and the environment; (3) elimination of blighted property that is an attractive nuisance to children; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area. The applicant will bring a significant investment and major improvement to downtown. The Project will add to the economic vitality of downtown.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Brownfield Development and Reimbursement Agreement Site No. 21 ("Agreement") between the Developer, the Authority, and the City.



CURRENT ELIGIBLE PROPERTY PHOTOS - Blighted Property at 155 Ford Avenue



CURRENT ELIGIBLE PROPERTY - AERIAL



PROPOSED PROJECT AFTER COMPLETION - RENDERING (East Elevation)

2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered "eligible property" as defined by Act 381, Section 2, because (a) the Property was previously utilized or is currently utilized for residential purposes; (b) the vacant residential structure at 155 Ford Avenue is deemed "blighted" property; (c) each of the remaining six (6) parcels are "adjacent or contiguous" to the "blighted" property; and (d) the Property is located within the City of Wyandotte, a qualified local governmental unit, or "Core Community," under Act 381.

Eligible Property		
Address (if known)	Tax ID	Basis of Eligibility
163 Ford	57 010 02 0001 001	Adjacent and Contiguous to Blighted Property
2035 2nd	57 010 02 0001 002	Adjacent and Contiguous to Blighted Property
155 Ford	57 010 02 0002 001	Blighted Property
146 Spruce - Vacant Lot next to privately-owned home at 146 Spruce	57 010 02 0013 001	Adjacent and Contiguous to Blighted Property
150 Spruce	57 010 02 0013 002	Adjacent and Contiguous to Blighted Property
166 Spruce	57 010 02 0014 001	Adjacent and Contiguous to Blighted Property
2070 Biddle – Western part of property along Ford Avenue (i)	57 010 01 0001 001	Adjacent and Contiguous to Blighted Property

- i. The property consists of a small portion of property (the East 16 feet of Lot 2 of Block 61) to be removed from Brownfield Plan Site No. 19, "MJC Templin - Phase I, 2070 Biddle Ave." and included in this new Brownfield Plan Site No. 21 for "MJC Templin - Phase II."

Refer to Exhibit B - Basis of Eligibility – Wyandotte City Council Resolution "Blighted Property" Determination (155 Ford Avenue) regarding the Property's basis of eligibility and inclusion in the Plan as an "Eligible Property." As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, demolition (site and building), infrastructure improvements, site preparation, preparation of a Brownfield Plan & Act 381 Work Plan, Brownfield Plan & Work Plan implementation, contingency, interest, administration and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents,

such as the Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as the Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012, allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MDEQ and MSF (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. Adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs to the Developer are not exceeded (agreed to amount of \$1,300,000). Any costs not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan and the associated Agreement with the Authority and the City, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will be used to pay or reimburse the following obligations based upon the proposed Waterfall Structure for use of tax increment revenues. This Waterfall Structure may be amended in the Agreement between the Authority, City and the Developer:

1. State of Michigan Brownfield Redevelopment Fund (MBRF);
2. City/Local Brownfield Redevelopment Authority (LBRA)-Reimbursement of Administration Expenses, and;
3. Developer Reimbursement for Environmental and Non-Environmental Eligible Activity costs and other eligible costs identified in this Plan.

Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

To summarize, if the Plan is adopted as proposed, Developer reimbursement shall be capped at an amount not to exceed \$1,300,000 on the actual costs of the following Eligible Activities incurred by the Developer: Department-Specific Activities-DEQ Environmental (Baseline Environmental

Assessment, Due Care Response, Additional Response); MSF-Non Environmental (Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure Improvements); Brownfield Plan and Work Preparation & Implementation; contingency; and, simple interest at 5.0%. The maximum capture for BRA Administration shall be 5.0% annually of Local Tax Capture; the maximum capture for the MBRF shall be three (3) mills annually of the six (6) mills levied for the State Education Tax (SET) while the Plan captures the SET millage. However, if the actual costs of eligible activities and simple interest are lower than estimated, the amount reimbursed to the Developer, or paid for BRA Administration or into the MBRF, may be lower.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			60.35%	39.65%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		\$ 12,400	\$ 7,484	\$ 4,916	\$ -	\$ -
Due Care Activities		\$ 22,200	\$ 13,398	\$ 8,802	\$ -	\$ -
Additional Response Activities		\$ 23,700	\$ 14,304	\$ 9,396	\$ -	\$ -
DEQ Environmental Eligible Activities Total		\$ 58,300	\$ 35,185	\$ 23,115	\$ -	\$ -
MSF Eligible Activities						
Demolition Activities		\$ 47,644	\$ 28,754	\$ 18,890	\$ -	\$ -
Lead, Asbestos and Mold Abatement Activities		\$ 6,800	\$ 4,104	\$ 2,696	\$ -	\$ -
Infrastructure Improvements Activities (Private)		\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure Improvements Activities (Public) - In Public ROW/Easements		\$ 309,263	\$ 186,647	\$ 122,615	\$ -	\$ -
Site Preparation Activities		\$ 417,944	\$ 252,239	\$ 165,705	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total		\$ 781,650	\$ 471,745	\$ 309,905	\$ -	\$ -
	Percentage / Rate					
Contingency: DEQ Environmental	15.0%	\$ 8,745	\$ 5,278	\$ 3,467	\$ -	\$ -
Contingency: MSF Non-Environmental	15.0%	\$ 117,248	\$ 70,762	\$ 46,486	\$ -	\$ -
Subtotal: Contingencies		\$ 125,993	\$ 76,040	\$ 49,953	\$ -	\$ -
Interest: DEQ Environmental (Simple Interest)	5.00%	\$ 25,740	\$ 15,535	\$ 10,205	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest)	5.00%	\$ 345,109	\$ 208,282	\$ 136,828	\$ -	\$ -
Subtotal: Interest		\$ 370,849	\$ 223,817	\$ 147,033	\$ -	\$ -
Subtotal: EAs + Contingencies + Interest		\$ 1,336,792	\$ 806,786	\$ 530,006	\$ -	\$ -
Brownfield Plan (BP) & Work Plan (WP) Preparation; BP Amendment; Development Agreement; BP Implementation & Compliance		\$ 89,560	\$ 23,537	\$ 15,463	\$ 50,560	\$ -
Local Application Fees		\$ 925	-	-	\$ 925	-
Total Administrative: Brownfield Plan + Work Plan + Application Fees		\$ 90,485	\$ 23,537	\$ 15,463	\$ 51,485	\$ -
Subtotal: EAs + Contingencies + Interest + Administrative *		\$ 1,427,277	\$ 830,324	\$ 545,469	\$ 51,485	\$ -
Brownfield Redevelopment Authority (BRA) Administration: Reimbursement of Local BRA Administrative & Operating Expenses		\$ 39,930	-	-	\$ 39,930	-
BRA Local Brownfield Revolving Fund (LBRF)		\$ -	-	-	\$ -	-
Total BRA: BRA Administration + LBRF		\$ 39,930	\$ -	\$ -	\$ 39,930	\$ -
Subtotal: EAs + Contingencies + Interest + Administrative + BRA		\$ 1,467,207	\$ 830,324	\$ 545,469	\$ 91,415	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ 77,663	-	-	-	\$ 77,663
GRAND TOTAL: EAs + Contingencies + Interest + Administrative + BRA + MBRF **		\$ 1,544,870	\$ 830,324	\$ 545,469	\$ 91,415	\$ 77,663

Notes: *To meet Developer Reimbursement Obligations. However, Developer reimbursement will be capped at \$1,300,000 on actual costs of eligible activities incurred by the Developer including any simple interest at 5%.

** As a result of the Developer's reimbursement being capped at \$1,300,000, the Grand Total estimated amount in the Brownfield Plan is reduced to \$1,417,593 (not \$1,544,870 as allowed).

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer Eligible Activities, Contingency and Interest	\$ 881,809
Total Local Taxes to BRA Eligible Activities, Contingency and Interest	\$ -
Total Local Tax Capture Eligible Activities, Contingency and Interest	\$ 881,809
Total Local Taxes to BRA Administration	\$ 39,930
Total Local Taxes to Local Brownfield Revolving Fund (LBRF)	\$ -
Total Local Taxes to BRA	\$ 39,930
Total School Taxes to Developer Eligible Activities, Contingency and Interest	\$ 545,469
Total School Taxes to BRA Eligible Activities, Contingency and Interest	\$ -
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 77,663
Total School Tax Capture Eligible Activities	\$ 623,131
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 39,930
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 77,663
Total Capture by Developer *	\$ 1,427,277
GRAND TOTAL **	\$ 1,544,870

Notes: *To meet Developer Reimbursement Obligations. However, Developer reimbursement will be capped at \$1,300,000 on actual costs of eligible activities incurred by the Developer including any simple interest at 5%.

** As a result of the Developer's reimbursement being capped at \$1,300,000, the Grand Total estimated amount in the Brownfield Plan is reduced to \$1,417,593 (not \$1,544,870 as allowed).

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2018 tax values, except for a portion of 2070 Biddle parcel (tax parcel number 82-57-010-01-0001-001) only that will carry a base year of 2013 (as of 12/31/2012). Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2019. Estimates project that the Authority is expected to capture the tax increment revenues from 2019 through 2034, which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County. The

actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in taxable value resulting from the redevelopment project that is eligible and approved for capture.

Table 2 - Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2018 - Base Year & Start of Tax Capture	\$ -	\$ -
2019	\$ 224,675	\$ 13,600
2020	\$ 1,567,165	\$ 93,372
2021	\$ 1,586,556	\$ 94,138
2022	\$ 1,606,200	\$ 86,970
2023	\$ 1,626,099	\$ 88,047
2024	\$ 1,646,257	\$ 89,139
2025	\$ 1,666,676	\$ 90,245
2026	\$ 1,687,361	\$ 91,365
2027	\$ 1,708,316	\$ 92,499
2028	\$ 1,729,542	\$ 93,648
2029	\$ 1,751,044	\$ 94,813
2030	\$ 1,772,826	\$ 95,992
2031	\$ 1,794,892	\$ 97,187
2032	\$ 1,817,244	\$ 98,397
2033	\$ 1,839,886	\$ 99,623
2034	\$ 1,862,823	\$ 100,865
Total *	-	\$ 1,419,900
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		<i>\$ 2,308</i>
Total Tax Increment Revenues Captured *		\$ 1,417,593

*Note: * As a result of the Developer's reimbursement being capped at \$1,300,000, the estimated Total Tax Increment Revenues Captured in the Brownfield Plan is reduced to \$1,417,593.*

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities are to be financed by the Developer and City.

The Developer, City and State will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the:

- Developer for costs in this Plan Amendment are capped at \$1,300,000, so long as there are available revenues.
- City (including Authority estimated at \$39,930) and State (State of Michigan Brownfield Redevelopment Fund [MBRF] estimated at \$77,663) for costs in this Plan are \$117,593, so long as there are available revenues. MBRF capture is reflective of the redevelopment project being completed.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion

of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Tax capture shall not exceed the lesser of (a) the period of time necessary to reimburse eligible activities and other costs approved pursuant to the Act, or (b) 30 years, the maximum term allowed by Section 13(2)(f) of Act 381. However, due to the inclusion of a portion of 2070 Biddle parcel (tax parcel number 82-57-010-01-0001-001), the maximum term allowed by Section 13(2)(f) of Act 381 will end on December 30, 2042. Therefore, under this Plan, the plan shall not be in place any longer than through 2042.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed).

Table 3 - Impact to Taxing Jurisdictions				
AD VALOREM TAX AUTHORITIES/ TAX UNITS/ TAXING JURISDICTIONS: The duration/end date of each tax levy is specified if known	Incremental Taxes Paid	Incremental Taxes Returned to Taxing Unit	Incremental Taxes Already Allowed for Tax Capture by the City's existing TIFA Plan *	Net Impact to Taxing Unit from the Brownfield Plan
CITY OF WYANDOTTE				
City Operating (permanent)	\$ 310,765	\$ -	\$ 310,765	\$ -
City Operating Voted - 3.0 mills assessed in 2014-2018 but expires for 2019 & future years (unless City voters renew the millage)	\$ -	\$ -	\$ -	\$ -
City Refuse	\$ 64,882	\$ -	\$ 64,882	\$ -
City Drain O&M (Drain #5)	\$ 71,069	\$ -	\$ 71,069	\$ -
City Debt	\$ 64,882	\$ 64,882	\$ -	\$ -
WAYNE COUNTY				
Wayne County Operating (Charter: permanent)	\$ 146,221	\$ -	\$ 146,221	\$ -
Wayne County Operating (Voted: 2010-2019)	\$ 214	\$ -	\$ 214	\$ -
Wayne County Veterans (permanent)	\$ 953	\$ -	\$ 953	\$ -
Wayne County Jail (expires after 2021)	\$ 3,169	\$ -	\$ 3,169	\$ -
Wayne County Parks (2016-2020)	\$ 441	\$ -	\$ 441	\$ -
Wayne County Transit Authority (WCTA) - SMART	\$ 25,888	\$ -	\$ 25,888	\$ -
Huron Clinton Metro Parks Authority - HCMA (permanent)	\$ 5,540	\$ -	\$ 5,540	\$ -
Wayne County Zoological Authority - Detroit Zoo (2018-27)	\$ 1,332	\$ 1,332	\$ -	\$ -
Wayne County Art Authority - DIA (2012-2021)	\$ 676	\$ 676	\$ -	\$ -
LIBRARY				
Bacon Memorial District Library - BMDL	\$ 39,768	\$ -	\$ 39,768	\$ -
INTERMEDIATE SCHOOL DISTRICT (ISD)				
RESA - Special Education Operating (permanent)	\$ 2,498	\$ -		\$ 2,498
RESA - County Voted Special Education (permanent)	\$ 87,184	\$ -		\$ 87,184
RESA - Enhancement Millage (2016-2021)	\$ 6,757	\$ -		\$ 6,757
COMMUNITY COLLEGE				
Wayne County Community College (1 mill - permanent)	\$ 25,649	\$ -	\$ 25,649	\$ -
Wayne County Community College (2008-2021)	\$ 4,223	\$ -	\$ 4,223	\$ -
Wayne County Community College (2012-2021)	\$ 3,378	\$ -	\$ 3,378	\$ -
LOCAL SCHOOL MILLAGES: excludes State School millages				
City School Debt - Wyandotte School District (expires after 2041)	\$ 155,325	\$ 155,325	\$ -	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages				
State Education Tax - SET	\$ 155,325	\$ -		\$ 155,325
Local School Operating - LSO: 18 mills for Non-PRE Real Property	\$ 465,976	\$ -		\$ 465,976
Totals	\$ 1,642,115	\$ 222,215	\$ 702,160	\$ 717,741
Subtotal: Tax Increment Revenues Captured			\$ 702,160	\$ 717,741
Total Tax Increment Revenues Captured: TIFA Incremental Tax Capture to be "Passed-Through" to WBRA & Tax Increment captured only by the Brownfield Plan **			\$1,419,900	

Notes: * The property is within the City's Consolidated Tax Increment Finance Authority (TIFA), and the TIFA is already allowed to capture the specified tax levies/millages through the year 2034; this Plan assumes that 100% of the tax increment revenue generated by the project and allowed for tax capture will be "passed-through" from the TIFA to the City of Wyandotte's Brownfield Redevelopment Authority (WBRA). Under the Tax Increment Finance Authority (TIFA) Act, Act 450 of 1980, as amended, the following millages aren't available for tax capture by the TIFA: City Debt; Wayne County Zoological Authority (Detroit Zoo); Wayne County Art Authority/DIA; ISD/RESA (all levies); City School Debt; State Education Tax; and Local School Operating.

** As a result of the Developer's reimbursement being capped at \$1,300,000, the estimated Total Tax Increment Revenues Captured in the Brownfield Plan is reduced to \$1,417,593. Therefore, the \$2,308 in surplus revenue/surplus incremental taxes paid will be returned to the applicable taxing jurisdictions on a pro-rata basis.

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$1,417,593. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient tax increment revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

There are no persons or businesses residing on the Property, and no occupied residences are designated for acquisition and clearance by the Authority; therefore, there will be no displacement or relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

No tax increment revenue funds captured under this Plan will be used to contribute to the Local Brownfield Revolving Fund (LBRF).

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

12. OTHER INFORMATION (SECTION 13(2)(M))

Brownfield Plan Amendments

The Authority and the City, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein in the event an amendment is deemed necessary for the completion of the Project and to meet the objectives of the Plan under Act 381.

Explanation of Millages Captured

A. All eligible property in this Plan is within the City's Development and Tax Increment Financing Plan for the Consolidated Development Area (commonly referred to as "TIFA"), and the TIFA is authorized to capture all millages authorized under the Tax Increment Finance Authority Act, Michigan Public Act 450 of 1980, as amended (Act 450), for the duration of the TIFA Plan, which has a current termination date of 2034. Consequently, prior to the City's adoption of this Plan, the TIFA captures the millages levied by all taxing jurisdictions shown in Table 4c and Table 3 of this Plan, except the following:

- Wayne County Regional Education Service Agency (RESA) Special Education Operating - 0.0965 mills
- Wayne County Regional Education Service Agency (RESA) Voted Special Education - 3.3678 mills
- Wayne County Regional Education Service Agency (RESA) Enhancement Millage - 2.0 mills
- Local School Operating (LSO) - 18.0 mills
- State Education Tax (SET) - 6.0 mills
- City of Wyandotte Debt millage - 2.5063 mills
- Wyandotte School District Debt millage - 6.0 mills
- Wayne County Zoological Authority - 0.1000 mills
- Wayne County Art Authority (DIA millage) - 0.2000 mills

B. This Brownfield Plan provides for the capture of all millages currently captured by the TIFA, plus the following millages allowed for capture under Act 381, as follows:

- Wayne County Regional Education Service Agency (RESA) Special Education Operating - 0.0965 mills
- Wayne County Regional Education Service Agency (RESA) Voted Special Education - 3.3678 mills
- Wayne County Regional Education Service Agency (RESA) Enhancement Millage - 2.0 mills
- Local School Operating (LSO) - 18.0 mills (a state school millage)
- State Education Tax (SET) - 6.0 mills (a state school millage)
- Any future millage/tax levied and allowed for capture, regardless of whether those taxes began to be levied after the Brownfield Plan was adopted.

Based on the above, and as required under Act 381, an estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located is provided in Table 3 and Table 4c of this Plan. Generally, Table 3 shows the "Net Impact" of the Brownfield Plan to each Taxing Unit, after subtracting for the amount of tax increment capture that the TIFA would have captured, because the TIFA would have captured the tax increment from the new development if the Brownfield Plan didn't capture the tax increment.

C. Capture of millages currently captured by the TIFA. The TIFA and the Brownfield Redevelopment Authority have previously approved an Interlocal Agreement (ILA) under the Urban Cooperation Act, Act 7 of 1967, as amended. The ILA allows the TIFA to authorize or "pass-through" to the

Brownfield Redevelopment Authority the tax increment that it would otherwise capture. The ILA is a "global agreement" that allows for any Brownfield project to capture said millages, subject to further approval by the TIFA.

D. Capture of School Millages by the Brownfield Redevelopment Authority. Capture of the Local School Operating (LSO) millage and the State Education Tax (SET) millage are subject to approval of an Act 381 Non-Environmental Work Plan by the MEDC/MSF Board, and/or an Act 381 Environmental Work Plan by the MDEQ, as applicable.

E. As allowed under Act 381, Sec. 13(1)(c), the Brownfield Plan *"may provide for the use of part or all of the captured taxable value, including deposits in the local brownfield revolving fund (LBRF), but the portion intended to be used shall be clearly stated in the Plan."* Further: *"The Plan shall not provide either for an exclusion from captured taxable value of a portion of the captured taxable value or for an exclusion of the tax levy of one or more taxing jurisdictions unless the tax levy is excluded from tax increment revenues or tax capture under Act 381."* This Plan provides for the captured taxable value to be used to fund eligible activities specified in the Plan, at the percentage rate of 100% indicated in Table 4c. If any part/percentage of the captured taxable value is not captured by the Plan, it shall be distributed pro rata to the TIFA for all millages the TIFA is authorized to capture, and shall be distributed pro rata to the applicable taxing jurisdictions for all other millages the TIFA is not authorized to capture. An estimate of the total dollar amounts to be distributed to each of the taxing jurisdictions is provided in Table 3 of the Plan.

EXHIBITS

EXHIBIT A

Figure 2 – Legal Descriptions and Eligible Property Boundary Map

EXHIBIT B

**Basis of Eligibility – Wyandotte City Council Resolution “Blighted Property”
Determination (155 Ford Avenue)**

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2017-511**

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: November 6, 2017

MOVED BY: Councilperson Sabuda

SUPPORTED BY: Councilperson Calvin

RESOLVED BY THE CITY COUNCIL that the communication from the City Engineer regarding the property at 155 Ford Avenue and the proposed development by MJC Templin LLC, in Wyandotte, Michigan, is hereby received and placed on file; AND


BE IT FURTHER RESOLVED that the City Council, based on the City Engineer's communication hereby determines that the property at 155 Ford Avenue, Wyandotte, Michigan, is blighted property as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, based on the following criteria:

1. The existing vacant structure is an attractive nuisance to children because of its physical condition, use and occupancy, as evidenced by its poor condition and the fact that it is unused and unoccupied City-owned property, and there being no plans to use, rehabilitate, or occupy the structure.

Motion unanimously carried.

ABSENT: Councilpersons Alderman, Maiani

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 November 6, 2017 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

EXHIBIT C

Table 4 – Tax Increment Financing Estimates

Table 4a1 - Base Year Taxable Value/Initial Taxable Value (ITV) Information

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/Initial Taxable Value (ITV)

Table 4b - Estimated Future Incremental Taxable Value (FITV) Information

Table 4c - Impact of Tax Capture on Taxing Authorities/Tax Units

Table 4d - Reimbursement of Eligible Activities & Disbursements

**PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MICHIGAN
BROWNFIELD PLAN - SITE NO. 21**

Table 4a1 - Base Year Taxable Value/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year Taxable Value/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land	Land Improvements	Building	Real Property Subtotal	Personal Property (1)	Total	Real Property	Personal Property	
											BASE YEAR = 2018:
City-Owned	163 Ford	57 010 02 0001 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Estimated Value for 2018 based on Actual Value for 2017 (as of 12/31/2016)
City-Owned	2035 2nd	57 010 02 0001 002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	"
City-Owned	155 Ford	57 010 02 0002 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	"
City-Owned	146 Spruce - Vacant Lot next to privately-owned home at 146 Spruce	57 010 02 0013 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	"
City-Owned	150 Spruce	57 010 02 0013 002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	"
City-Owned	166 Spruce	57 010 02 0014 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	"
Privately-Owned	No Address (2)	57 010 01 0001 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Estimated Value for 2018
	Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

Notes:

(1) Assumes No Assessed/Taxable Value for any existing Personal Property.

(2) The property consists of a small portion of property (the East 16 feet of Lot 2 of Block 61) to be removed from Brownfield Plan No. 19, "MJC Templin - Phase 1, 2070 Biddle Ave," and included in the new Brownfield Plan for "MJC Templin - Phase 2."

Last revised: 12/2/2017

**PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MICHIGAN
BROWNFIELD PLAN - SITE NO. 21**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

AD VALOREM TAX AUTHORITIES/ TAX UNITS/ TAXING JURISDICTIONS: The duration/end date of each tax levy is specified if known	Millage Rate Paid on Real Property	Millage Rate Paid on Personal Property	Base Year	2018
	Annual	Annual	BP Year Number	1
- CITY OF WYANDOTTE	-	-	-	-
- City Operating (permanent)	12.0044	12.0044		\$ 0
- City Operating Voted - 3.0 mills assessed in 2014-2018 but expires for 2019 & future years (unless City voters renew the millage)	0.0000	0.0000		\$ 0
- City Refuse	2.5063	2.5063		\$ 0
- City Drain O&M (Drain #5)	2.7453	2.7453		\$ 0
- City Debt	2.5063	2.5063		\$ 0
- <i>Subtotal of Local Government Unit (LGU): Annual</i>	19.7623	19.7623		\$ 0
- WAYNE COUNTY	-	-	-	-
- Wayne County Operating (Charter: permanent)	5.6483	5.6483		\$ 0
- Wayne County Operating (Voted: 2010-2019)	0.9529	0.9529		\$ 0
- Wayne County Veterans (permanent)	0.0368	0.0368		\$ 0
- Wayne County Jail (expires after 2021)	0.9381	0.9381		\$ 0
- Wayne County Parks (2016-2020)	0.2459	0.2459		\$ 0
- Wayne County Transit Authority (WCTA) - SMART	1.0000	1.0000		\$ 0
- Huron Clinton Metro Parks Authority - HCMA (permanent)	0.2140	0.2140		\$ 0
- Wayne County Zoological Authority - Detroit Zoo (2018-27)	0.1000	0.1000		\$ 0
- Wayne County Art Authority - DIA (2012-2021)	0.2000	0.2000		\$ 0
- LIBRARY	-	-	-	-
- Bacon Memorial District Library - BMDL	1.5362	1.5362		\$ 0
- INTERMEDIATE SCHOOL DISTRICT (ISD)	-	-	-	-
- RESA - Special Education Operating (permanent)	0.0965	0.0965		\$ 0
- RESA - County Voted Special Education (permanent)	3.3678	3.3678		\$ 0
- RESA - Enhancement Millage (2016-2021)	2.0000	2.0000		\$ 0
- COMMUNITY COLLEGE	-	-	-	-
- Wayne County Community College (1 mill - permanent)	0.9908	0.9908		\$ 0
- Wayne County Community College (2008-2021)	1.2500	1.2500		\$ 0
- Wayne County Community College (2012-2021)	1.0000	1.0000		\$ 0
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
- City School Debt - Wyandotte School District (expires after 2041)	6.0000	6.0000		\$ 0
- <i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	25.5773	25.5773		\$ 0
- Total Local: Annual	45.3396	45.3396		\$ 0
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
- State Education Tax - SET	6.0000	6.0000		\$ 0
- Local School Operating - LSO: 18 mills for Non-PRE Real Property	18.0000	6.0000		\$ 0
- Total State & Local School: Annual	24.0000	12.0000		\$ 0
- TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	69.3396	57.3396		\$ 0

**PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MICHIGAN
BROWNFIELD PLAN - SITE NO. 21**

Table 4b - Estimated Future Incremental Taxable Value (FITV) Information

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements shown below							
Estimated Percentage (%) Change In Future Taxable Values (TV) of Raw Land shown below							
					% Completed by:		
Notes	Future Incremental Taxable Value (FITV) of Building(s) & Land Improvements Upon Completion. Note: FITV = FTV - Base Year/ ITV	Estimated Total FTV Upon Completion	Estimated Total True Cash Value (TCV) Upon Completion	FTV Assumptions & Notes	12/31/ 2017	12/31/ 2018	12/31/ 2019
	MJC - Templin Phase II Project	\$1,491,656	\$2,983,312	Based on Assessed Value of similar building project at 2070 Biddle Ave.	0%	10%	100%
	Subtotal FTV/FITV	\$ 1,491,656	\$ 2,983,312	-	-	-	-
Notes	Future Incremental Taxable Value (FITV) of Land	Estimated FTV	Notes				
	Address	-		FITV = FTV - Base Year/ ITV			
	All Land	\$ 75,509	Estimated FTV for 2019 after removing from "Tax Exempt" status.	All property is tax exempt for 2017 and 2018 (City-owned property).			
	Subtotal FTV/FITV of Land	\$ 75,509					
-	Total Future Incremental Taxable Value (FITV) of Building(s), Land Improvements & Land						
-	Total Captured Taxable Value (= to Total FTV of Building(s), Land Improvements & Land minus Base Year/ ITV)						

Notes:

- All Future Taxable Values (FTV)/Future Assessed Values (FAV)/Future Incremental Taxable Values (FITV) are estimates only; the actual values may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV/FITV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV/FITV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the values based on various assumptions.
- The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Incremental Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended).

Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
BP Year Number	0	1	2	3	4	5	6	7	8
	0.00%	0.00%	0.00%	0.00%	1.30%	1.30%	1.30%	1.30%	1.30%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 149,166	\$ 1,491,656	1,511,047	1,530,691	1,550,590	1,570,748	1,591,167
	\$ -	\$ -	\$ 149,166	\$ 1,491,656	\$ 1,511,047	\$ 1,530,691	\$ 1,550,590	\$ 1,570,748	\$ 1,591,167
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509
	\$ -	\$ -	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509
	\$ -	\$ -	\$ 224,675	\$ 1,567,165	\$ 1,586,556	\$ 1,606,200	\$ 1,626,099	\$ 1,646,257	\$ 1,666,676
	\$ -	\$ -	\$ 224,675	\$ 1,567,165	\$ 1,586,556	\$ 1,606,200	\$ 1,626,099	\$ 1,646,257	\$ 1,666,676

2026	2027	2028	2029	2030	2031	2032	2033	2034
9	10	11	12	13	14	15	16	17
1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
1,611,853	1,632,807	1,654,033	1,675,535	1,697,317	1,719,383	1,741,735	1,764,377	1,787,314
\$ 1,611,853	\$ 1,632,807	\$ 1,654,033	\$ 1,675,535	\$ 1,697,317	\$ 1,719,383	\$ 1,741,735	\$ 1,764,377	\$ 1,787,314
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509
\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509	\$ 75,509
\$ 1,687,361	\$ 1,708,316	\$ 1,729,542	\$ 1,751,044	\$ 1,772,826	\$ 1,794,892	\$ 1,817,244	\$ 1,839,886	\$ 1,862,823
\$ 1,687,361	\$ 1,708,316	\$ 1,729,542	\$ 1,751,044	\$ 1,772,826	\$ 1,794,892	\$ 1,817,244	\$ 1,839,886	\$ 1,862,823

PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MICHIGAN
BROWNFIELD PLAN - SITE NO. 21

Table 4c - Impact of Tax Capture on Tax Authorities/ Tax Units

AD VALOREM TAX AUTHORITIES/ TAX UNITS/ TAXING JURISDICTIONS: The duration/end date of each tax levy is specified if known	Millage Summary: Millage Rate Paid on Non-Homestead/ Non-PRE Real Property without any Tax Exemptions			% of Millages Captured		Percent (%) of Millage Rate Captured	Calendar Year	2017
	Annual	Not Allowed for Capture	Allowed for Capture (Net)	% of Local/ Regional Millages Captured (all except State School Millages)	% of All Millages Captured			
CITY OF WYANDOTTE	-	-	-	47.23%	28.51%	-	-	-
- City Operating (permanent)	12.0044	0.0000	12.0044	32.86%	19.83%	100.00%	-	\$ 0
- City Operating Voted - 3.0 mills assessed in 2014-2018 but expires for 2019 & future years (unless City voters renew the millage)	0.0000	0.0000	0.0000	0.00%	0.00%	100.00%	-	\$ 0
- City Refuse	2.5063	0.0000	2.5063	6.66%	4.14%	100.00%	-	\$ 0
- City Drain O&M (Drain #5)	2.7453	0.0000	2.7453	7.51%	4.54%	100.00%	-	\$ 0
- City Debt	2.5063	2.5063	0.0000	0.00%	0.00%	0.00%	-	\$ 0
- Subtotal of Local Government Unit (LGU) Millages & Tax Capture: Annual	19.7623	2.5063	17.2560	47.23%	28.51%			\$ 0
- <i>Local Government Unit (LGU) Tax Capture: Cumulative</i>								\$ 0
WAYNE COUNTY	-	-	-	-	-	-	-	-
- Wayne County Operating (Charter: permanent)	5.6483	0.0000	5.6483	15.46%	9.33%	100.00%	-	\$ 0
- Wayne County Operating (Voted: 2010-2019)	0.9529	0.0000	0.9529	2.61%	1.57%	100.00%	-	\$ 0
- Wayne County Veterans (permanent)	0.0368	0.0000	0.0368	0.10%	0.06%	100.00%	-	\$ 0
- Wayne County Jail (expires after 2021)	0.9381	0.0000	0.9381	2.57%	1.55%	100.00%	-	\$ 0
- Wayne County Parks (2016-2020)	0.2459	0.0000	0.2459	0.67%	0.41%	100.00%	-	\$ 0
- Wayne County Transit Authority (WCTA) - SMART	1.0000	0.0000	1.0000	2.74%	1.65%	100.00%	-	\$ 0
- Huron Clinton Metro Parks Authority - HCMA (permanent)	0.2140	0.0000	0.2140	0.59%	0.35%	100.00%	-	\$ 0
- Wayne County Zoological Authority - Detroit Zoo (2018-27)	0.1000	0.1000	0.0000	0.00%	0.00%	0.00%	-	\$ 0
- Wayne County Art Authority - DIA (2012-2021)	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%	-	\$ 0
- LIBRARY	-	-	-	-	-	-	-	-
- Bacon Memorial District Library - BMDL	1.5362	0.0000	1.5362	4.20%	2.54%	100.00%	-	\$ 0
- INTERMEDIATE SCHOOL DISTRICT (ISD)	-	-	-	-	-	-	-	-
- RESA - Special Education Operating (permanent)	0.0965	0.0000	0.0965	0.26%	0.16%	100.00%	-	\$ 0
- RESA - County Voted Special Education (permanent)	3.3678	0.0000	3.3678	9.22%	5.56%	100.00%	-	\$ 0
- RESA - Enhancement Millage (2016-2021)	2.0000	0.0000	2.0000	5.47%	3.30%	100.00%	-	\$ 0
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-
- Wayne County Community College (1 mill - permanent)	0.9908	0.0000	0.9908	2.71%	1.64%	100.00%	-	\$ 0
- Wayne County Community College (2006-2021)	1.2500	0.0000	1.2500	3.42%	2.06%	100.00%	-	\$ 0
- Wayne County Community College (2012-2021)	1.0000	0.0000	1.0000	2.74%	1.65%	100.00%	-	\$ 0
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-
- City School Debt - Wyandotte School District (expires after 2041)	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	\$ 0
- Subtotal of Non-LGU Local Millages & Tax Capture: Annual	25.5773	6.3000	19.2773	52.77%	31.85%			\$ 0
- <i>Non-LGU Local Tax Capture: Cumulative</i>								\$ 0
- TOTAL LOCAL TAX CAPTURE: ANNUAL	45.3396	8.8063	36.5333	100.00%	60.35%			\$ 0
- <i>TOTAL LOCAL TAX CAPTURE: CUMULATIVE</i>								\$ 0
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-
- State Education Tax - SET	6.0000	0.0000	6.0000	25.00%	9.91%	100.00%	-	\$ 0
- Local School Operating - LSO: 18 mills for Non-PRE Real Property	18.0000	0.0000	18.0000	75.00%	29.74%	100.00%	-	\$ 0
- Total State & Local School Tax Capture: Annual	24.0000	0.0000	24.0000	100.00%	39.65%			\$ 0
- <i>Total State & Local School Tax Capture: Cumulative</i>								\$ 0
- TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	69.3396	8.8063	60.5333	-	100.00%			\$ 0
- <i>TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE</i>								\$ 0
- <i>Percentage of Local Millages/Taxes Available</i>	<i>65.39%</i>	-	<i>60.35%</i>	-	<i>100.00%</i>			-
- <i>Percentage of State & Local School Millages/Taxes Available</i>	<i>34.61%</i>	-	<i>39.65%</i>	-	<i>0.00%</i>			-
Wyandotte TIFA Tax Capture Amount to Transfer/Pass-Through to WBRA								
- Total Annual Brownfield Plan Tax Capture Amount	\$ 0							
- Amounts TIFA not allowed to Capture								
- RESA - Special Education Operating (permanent)	\$ 0							
- RESA - County Voted Special Education (permanent)	\$ 0							
- RESA - Enhancement Millage (2016-2021)	\$ 0							
- State Education Tax - SET	\$ 0							
- Local School Operating - LSO: 18 mills for Non-PRE Real Property	\$ 0							
- Subtotal	\$ 0							
- Total Annual Capture	\$ 0							
- Cumulative Total Annual Capture	\$ 0							

Notes:

The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan, unless the end date to levy the millage is specified. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

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BROWNFIELD PLAN WITH LOCAL & STATE TAX CAPTURE
PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MICHIGAN
BROWNFIELD PLAN - SITE NO. 21

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY (BRA) & MBRF		Totals	Calendar Year BP Year Number	2017	2018	
Notes					0	1	
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated SET Capture Amount		\$ 77,663		\$ -	\$ -	
-	Wyandotte/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of BRA Administrative & Operating Expenses	5.00% of Local Tax Capture per year during Brownfield Plan. 0.00% of Local Tax Capture thereafter.	\$ 39,930	Annual:	\$ -	\$ -	
-	Wyandotte/Local Brownfield Revolving Fund (LBRF)	0.00% of Local Tax Capture during Brownfield Plan. 0.00% of Local Tax Capture thereafter.	\$ 0	Cumulative:	\$ 0	\$ 0	
-	Wyandotte/Local Brownfield Revolving Fund (LBRF)	0.00% of Local Tax Capture during Brownfield Plan. 0.00% of Local Tax Capture thereafter.	\$ 0	Annual:	\$ -	\$ -	
-	Wyandotte/Local Brownfield Revolving Fund (LBRF)	0.00% of Local Tax Capture during Brownfield Plan. 0.00% of Local Tax Capture thereafter.	\$ 0	Cumulative:	\$ 0	\$ 0	
-	REMAINING TAX INCREMENT AVAILABLE TO REIMBURSE ELIGIBLE ACTIVITIES TO DEVELOPER						
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
-	State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
-	State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
-	Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				\$ 0	\$ 0	
					\$ 0	\$ 0	
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES		Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ²	Total to Developer ¹	Year of Tax Capture ³	2017	2018
			2017	2018	2019		
-	Environmental Activities: Michigan Department of Environmental Quality (MDEQ)						
-	Local Tax Increment Reimbursement		\$ -	\$ 55,998	\$ -	\$ 55,998	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ -	\$ 36,787	\$ -	\$ 36,787	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)		\$ 0	\$ 92,785	\$ 0	\$ 92,785	\$ 0
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)						
-	Local Tax Increment Reimbursement		\$ -	\$ 812,385	\$ -	\$ 812,385	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ 13,425	\$ 508,681	\$ -	\$ 522,106	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)		\$ 13,425	\$ 1,321,067	\$ 0	\$ 1,334,492	\$ 0
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF (Eligible Costs)		\$ 13,425	\$ 1,413,852	\$ 0	\$ 1,427,277	\$ 0
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF (Eligible Costs)						\$ 0
-	Remaining Unreimbursed Balance						\$ 13,425
-	Surplus Revenue from Local Tax Increment =						\$ -
-	Surplus Revenue from State and Local School Tax Increment =						\$ -

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until the tax capture period ends or if approved activities (inclusive of contingency and interest) are reimbursed up to \$1,300,000, whichever is sooner.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments: generally, Reimbursement Payments for Eligible Activities will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development & Reimbursement Agreement with the local unit of government.

Tax Capture Period
Ends for Developer
Reimbursement

2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	-
\$ 674	\$ 4,701	\$ 4,760	\$ 4,819	\$ 4,878	\$ 4,939	\$ 5,000	\$ 5,062	\$ 5,125	\$ 5,189	\$ 5,253	\$ 5,318	\$ 5,385	\$ 5,452	\$ 5,520	\$ 5,588	\$ 77,663
\$ 410	\$ 2,708	\$ 2,803	\$ 2,821	\$ 2,851	\$ 2,881	\$ 2,912	\$ 2,943	\$ 2,975	\$ 2,607	\$ 2,639	\$ 2,672	\$ 2,705	\$ 2,739	\$ 2,773	\$ 2,808	\$ 39,936
\$ 410	\$ 3,198	\$ 6,001	\$ 6,422	\$ 10,874	\$ 13,355	\$ 15,867	\$ 18,411	\$ 20,986	\$ 23,593	\$ 26,232	\$ 28,904	\$ 31,610	\$ 34,349	\$ 37,122	\$ 39,930	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

\$ 7,798	\$ 52,972	\$ 53,257	\$ 46,000	\$ 46,570	\$ 47,147	\$ 47,732	\$ 48,324	\$ 48,925	\$ 49,532	\$ 50,148	\$ 50,772	\$ 51,404	\$ 52,044	\$ 52,693	\$ 53,350	\$ 758,669
\$ 7,798	\$ 66,770	\$ 114,827	\$ 160,027	\$ 205,597	\$ 253,745	\$ 303,477	\$ 349,801	\$ 398,726	\$ 448,250	\$ 498,406	\$ 549,179	\$ 600,583	\$ 652,627	\$ 705,319	\$ 758,669	-
\$ 4,718	\$ 32,910	\$ 33,318	\$ 33,730	\$ 34,148	\$ 34,571	\$ 35,000	\$ 35,435	\$ 35,875	\$ 36,320	\$ 36,772	\$ 37,229	\$ 37,693	\$ 38,162	\$ 38,638	\$ 39,119	\$ 543,639
\$ 4,718	\$ 37,629	\$ 70,946	\$ 104,677	\$ 138,825	\$ 173,396	\$ 208,396	\$ 243,831	\$ 279,705	\$ 316,026	\$ 352,798	\$ 390,027	\$ 427,720	\$ 465,882	\$ 504,520	\$ 543,639	-
\$ 12,516	\$ 85,883	\$ 86,575	\$ 79,730	\$ 80,718	\$ 81,719	\$ 82,732	\$ 83,759	\$ 84,799	\$ 85,853	\$ 86,920	\$ 88,001	\$ 89,097	\$ 90,206	\$ 91,330	\$ 92,469	\$ 1,302,308
\$ 12,516	\$ 98,399	\$ 184,974	\$ 264,704	\$ 345,422	\$ 427,141	\$ 509,873	\$ 593,632	\$ 678,431	\$ 764,284	\$ 851,204	\$ 939,206	\$ 1,028,302	\$ 1,118,509	\$ 1,209,839	\$ 1,302,308	-
2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
\$ 7,798	\$ 48,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,998
\$ 4,718	\$ 32,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 36,787
\$ 12,516	\$ 80,269	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 92,785
\$ 0	\$ 4,772	\$ 53,257	\$ 46,000	\$ 46,570	\$ 47,147	\$ 47,732	\$ 48,324	\$ 48,925	\$ 49,532	\$ 50,148	\$ 50,772	\$ 51,404	\$ 52,044	\$ 52,693	\$ 53,350	\$ 702,671
\$ 0	\$ 842	\$ 33,318	\$ 33,730	\$ 34,148	\$ 34,571	\$ 35,000	\$ 35,435	\$ 35,875	\$ 36,320	\$ 36,772	\$ 37,229	\$ 37,693	\$ 38,162	\$ 38,638	\$ 39,119	\$ 506,852
\$ 0	\$ 5,613	\$ 86,575	\$ 79,730	\$ 80,718	\$ 81,719	\$ 82,732	\$ 83,759	\$ 84,799	\$ 85,853	\$ 86,920	\$ 88,001	\$ 89,097	\$ 90,206	\$ 91,330	\$ 92,469	\$ 1,209,523
\$ 12,516	\$ 85,883	\$ 86,575	\$ 79,730	\$ 80,718	\$ 81,719	\$ 82,732	\$ 83,759	\$ 84,799	\$ 85,853	\$ 86,920	\$ 88,001	\$ 89,097	\$ 90,206	\$ 91,330	\$ 92,469	\$ 1,302,308
\$ 12,516	\$ 98,399	\$ 184,974	\$ 264,704	\$ 345,422	\$ 427,141	\$ 509,873	\$ 593,632	\$ 678,431	\$ 764,284	\$ 851,204	\$ 939,206	\$ 1,028,302	\$ 1,118,509	\$ 1,209,839	\$ 1,302,308	-
\$ 3,414,761	\$ 1,328,878	\$ 1,242,304	\$ 1,162,573	\$ 1,081,855	\$ 1,000,137	\$ 917,404	\$ 833,645	\$ 748,846	\$ 662,993	\$ 576,073	\$ 488,071	\$ 398,975	\$ 308,768	\$ 217,438	\$ 124,969	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0

Tax Capture Period
Ends for Developer
Reimbursement

Resolution by the Wyandotte Brownfield Redevelopment Authority Approving a Brownfield Plan
Brownfield Plan – Site No. 21

Site Identification: 155 Ford Avenue and Adjoining & Contiguous Properties, City of Wyandotte,
Wyandotte Brownfield Redevelopment Zone, Wayne County, Michigan

Dated: January 16, 2018

Pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan, 1996, as amended:

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the "Authority"), 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 (the "Act"), has prepared the Brownfield Plan for Site No. 21 (the "Plan") pursuant to and in accordance with Section 13 and Section 14 of the Act, to be carried out within the Wyandotte Brownfield Redevelopment Zone (the "Zone") located in the City of Wyandotte; and

WHEREAS, the Plan provides for reimbursing various expenses that require an exception to guidelines specified in the Authority's "Developer Reimbursement Policy for Brownfield Redevelopment Plans," adopted by the Authority on November 15, 2005. More specifically, the Plan proposes to:

- Capture 100% of all available tax increment generated by the project, whereas the guidelines provide for only 80%;
- Reimburse the full cost of various expenses, not only the "additional and/or incremental costs" noted in the guidelines;
- An interest rate of 5% Simple Interest applied to the unreimbursed balance of the Eligible Activity amount, whereas the maximum interest rate allowed per the guidelines is four (4.0%) percent.
- The guidelines require the submittal of a Preliminary Site Plan (including Building Elevations) and a Preliminary Landscaping Plan to the WBRA, but no Building Elevations have been prepared or submitted at this time. The project's proposed site plan and zoning has, however, been reviewed and considered several times over the last 12 months by the City's Planning Commission and the Mayor and City Council; and

WHEREAS, the Authority may make an exception to the guidelines by stating the specific reasons for the exceptions in their adoption of a resolution approving a project and subject to further approval of the Mayor and City Council when adopting the Plan; and

WHEREAS, for this particular project, approving the exceptions necessary to reimburse the costs as provided in the Plan are considered to be in the City's best interest, and reimbursement is recommended as requested, subject to the capped amount specified; and

WHEREAS, based upon the communication from the City Engineer, it has been recommended that reimbursement to the Developer be capped at \$1,300,000, inclusive of eligible activity costs and 5% simple interest. The Plan also identifies an additional amount of tax increment capture of approximately \$39,930 to the WBRA for Administrative and Operating Expenses (5.0% of the annual Local tax capture amount), and approximately \$77,663 to the State of Michigan's Brownfield Redevelopment Fund (MBRF). The combined total of all costs is approximately \$1,417,593; and

WHEREAS, as a result of its review of the Plan, the Authority desires to proceed with approval of the Plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. FINDINGS. The Authority makes the following determinations and findings:
 - A. The Plan for Site No. 21 constitutes a public purpose of the Act;
 - B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 and Section 14 of the Act;
 - C. The proposed method of financing the costs of the eligible activities as described in the Plan, are feasible;
 - D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
 - E. The amount of captured taxable value estimated by the Plan for Site No. 21 is reasonable.
2. Plan Approved. Pursuant to the authority vested in the Authority by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan for Site No. 21 is hereby approved contingent on the following:
 - A. Reimbursement to the Developer shall be capped at an amount of \$1,300,000, inclusive of eligible activity costs and 5% simple interest. The Plan also identifies additional amounts of tax increment capture of approximately \$39,930 to the WBRA for Administrative & Operating Expenses, and approximately \$77,663 to the State of Michigan's Brownfield Redevelopment Fund (MBRF). The combined total of all costs is approximately \$1,417,593; and
 - B. Passage of an approval resolution by the Wyandotte City Council.
3. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

BE IT FURTHER RESOLVED THAT the Wyandotte Brownfield Redevelopment Authority further requests publishing public hearing notices regarding the Plan, providing a notice to all taxing jurisdictions subject to capture and the appropriate state of Michigan agencies, if applicable, and that the City Council conduct a public hearing, all in accordance with applicable law.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER Badalamenti

SUPPORTED BY MEMBER Sliwinski

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u> </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>
<u> </u>		<u> </u>

ABSTAIN

ABSENT Armatis, Garmo

 6 Yeas; 0 Nays; 0 Abstention(s).

Motion X passes; fails.

Resolution by the Wyandotte Consolidated Tax Increment Finance Authority (TIFA) Approving
the Transfer of Tax Increment Revenues to the Wyandotte Brownfield Redevelopment Authority
for a Brownfield Plan – Site No. 21

Dated: January 16, 2018

RESOLVED BY THE WYANDOTTE CONSOLIDATED TAX INCREMENT FINANCE AUTHORITY (TIFA) that the TIFA acknowledges receipt of the communication from SMOOTH Development, LLC, submitted on behalf of MJC Templin LLC/MJC Companies (“MJC”), the prospective property owner and developer, dated January 7, 2018, regarding a request for authorization to transfer funds between the Wyandotte Consolidated Tax Increment Finance Authority (TIFA) and the Wyandotte Brownfield Redevelopment Authority (WBRA) for Brownfield Plan – Site No. 21.

BE IT FURTHER RESOLVED that the TIFA acknowledges receipt of the communication from the City Engineer regarding the request from MJC.

BE IT FURTHER RESOLVED that the MJC communication requests reimbursement to the Developer of a total amount of Eligible Activity Costs not to exceed \$1,300,000.

BE IT FURTHER RESOLVED that the communication notes the Brownfield Plan also identifies an additional amount of tax increment capture of approximately \$39,930 to the WBRA for Administrative and Operating Expenses, and approximately \$77,663 to the State of Michigan’s Brownfield Redevelopment Fund (MBRF). The combined total of all costs is approximately \$1,417,593. Of the combined total, approximately \$765,348 (54%) of the Eligible Activity costs would be funded with tax increment capture that would otherwise be captured by the TIFA, and approximately \$652,245 (46%) of the Eligible Activity costs will be funded with tax increment capture that could only be captured through the Brownfield Plan.

BE IT FURTHER RESOLVED that the TIFA authorizes the transfer of tax increment revenues that would otherwise be captured by the TIFA to the WBRA to reimburse the amount of Eligible Activity Costs identified in the communication dated January 7, 2018, with the total amount to be reimbursed to the Developer not to exceed \$1,300,000, all in accordance with the Interlocal Agreement between the TIFA and WBRA, which was approved by the TIFA and WBRA on August 17, 2004; said authorization is subject to further approval of the Brownfield Plan by the WBRA and the Wyandotte Mayor and City Council.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER _Sliwinski_

SUPPORTED BY MEMBER _Maher_

YEAS

MEMBER

NAYS

X

Armatis

X

Badalamenti

Drysdale

Motion X passes; fails.

PROPOSED REDEVELOPMENT PROJECT: MJC TEMPLIN PHASE II - WYANDOTTE, MI BROWNFIELD PLAN - SITE NO. 21 Estimated New Taxes Not Captured by the Brownfield Plan and Returned to the Taxing Units Over a 50-Year Period						
Name of Ad Valorem Taxing Units: The duration/end date of the millage levied by each Taxing Unit is specified if known ¹	During Brownfield Plan: Years 2018-2034			After Brownfield Plan: Years 2035-2067		
	Percentage of Pass-Through/Sharing to Taxing Unit ²	Estimated Tax Capture Period (# of Years) = 17		Percentage of Pass-Through/Sharing to Taxing Unit ²	Number of Years = 33	
		New Tax Revenue Received			New Tax Revenue Received	
		Total/Cumulative	Annual Average		Total/Cumulative	Annual Average
CITY OF WYANDOTTE						
City Operating (permanent)	0%	\$ -	\$ -	100%	\$ 918,490	\$ 27,833
City Operating Voted - 3.0 mills assessed in 2014-2018 but expires for 2019 & future years (unless City voters renew the millage)	0%	\$ -	\$ -	100%	\$ -	\$ -
City Refuse	0%	\$ -	\$ -	100%	\$ 191,764	\$ 5,811
City Drain O&M (Drain #5)	0%	\$ -	\$ -	100%	\$ 210,051	\$ 6,365
City Debt	100%	\$ 64,882	\$ 3,817	100%	\$ 191,764	\$ 5,811
Subtotal: Local Unit of Government	-	\$ 64,882	\$ 3,817	-	\$ 1,512,069	\$ 45,820
WAYNE COUNTY						
Wayne County Operating (Charter: permanent)	0.00%	\$ -	\$ -	100%	\$ 432,167	\$ 13,096
Wayne County Operating (Voted: 2010-2019)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
Wayne County Veterans (permanent)	0.00%	\$ -	\$ -	100%	\$ 2,816	\$ 85
Wayne County Jail (expires after 2021)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
Wayne County Parks (2016-2020)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
Subtotal: County	-	\$ -	\$ -	-	\$ 434,983	\$ 13,181
Wayne County Transit Authority (WCTA) - SMART	0.00%	\$ -	\$ -	100%	\$ 76,513	\$ 2,319
Huron Clinton Metro Parks Authority - HCMA (permanent)	0.00%	\$ -	\$ -	100%	\$ 16,374	\$ 496
Wayne County Zoological Authority - Detroit Zoo (2018-27)	100.00%	\$ 1,332	\$ 78	100%	\$ -	\$ -
Wayne County Art Authority - DIA (2012-2021)	100.00%	\$ 676	\$ 40	100%	\$ -	\$ -
LIBRARY	-	\$ -	\$ -	-	\$ -	\$ -
Bacon Memorial District Library - BMDL	0.00%	\$ -	\$ -	100%	\$ 117,539	\$ 3,562
INTERMEDIATE SCHOOL DISTRICT (ISD)	-	\$ -	\$ -	-	\$ -	\$ -
RESA - Special Education Operating (permanent)	0.00%	\$ -	\$ -	100%	\$ 7,383	\$ 224
RESA - County Voted Special Education (permanent)	0.00%	\$ -	\$ -	100%	\$ 257,680	\$ 7,808
RESA - Enhancement Millage (2016-2021)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
COMMUNITY COLLEGE	-	\$ -	\$ -	-	\$ -	\$ -
Wayne County Community College (1 mill - permanent)	0.00%	\$ -	\$ -	100%	\$ 75,809	\$ 2,297
Wayne County Community College (2008-2021)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
Wayne County Community College (2012-2021)	0.00%	\$ -	\$ -	100%	\$ -	\$ -
Subtotal: Other Local/Regional Taxing Units (excluding County & Local School Millages)	-	\$ 2,008	\$ 118	-	\$ 551,298	\$ 16,706
LOCAL SCHOOL MILLAGES: excludes State School millages						
City School Debt - Wyandotte School District (expires after 2041)	100.00%	\$ 155,325	\$ 9,137	100%	\$ 459,077	\$ 13,911
Subtotal: Local School Millages	-	\$ 155,325	\$ 9,137	-	\$ 459,077	\$ 13,911
STATE SCHOOL MILLAGES: excludes Local School millages						
State Education Tax - SET	0.00%	\$ -	\$ -	100.00%	\$ 459,077	\$ 27,005
Local School Operating - LSO: 18 mills for Non-PRE Real Property	0.00%	\$ -	\$ -	100.00%	\$ 1,377,230	\$ 81,014
Subtotal: State School Millages	-	\$ -	\$ -	-	\$ 1,836,307	\$ 108,018
GRAND TOTAL OF NEW TAX REVENUE TO ALL OF THE ABOVE	-	\$ 222,215	-	-	\$ 4,793,733	-

Notes:

1. The most current available millage rates are utilized and are assumed to be in effect for the 50-year duration of the estimate, unless the end date to levy the millage is specified (in which case, the millage will generate revenue until the end date). Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.
2. For millages allowed for tax increment capture through the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, the Brownfield Plan assumes the "Percentage of Pass-through/Sharing to the Taxing Unit" is 0%. Any millages not captured by the Brownfield Plan are excluded from tax increment capture per Act 381, and the "Percentage of Pass-through/Sharing to the Taxing Unit" is 100%.

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the “Act”), to create a brownfield redevelopment authority; and

WHEREAS, on August 25, 1997, the City Council adopted a resolution to create such an authority; and

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Wyandotte, 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 (the “Act”), has completed a review of the Brownfield Plan for Site No. 21 (the “Plan”) for the site commonly known as “MJC Templin Phase II” (the “Project”), including eligible property with the following addresses and Parcel Identification Numbers: 155 Ford – 82-57-010-02-0002-001; 163 Ford – 82-57-010-02-0001-001; 2035 Second St. – 82-57-010-02-0001-002; 146 Spruce – 82-57-010-02-0013-001; 150 Spruce – 82-57-010-02-0013-002; 166 Spruce – 82-57-010-02-0014-001; and 2070 Biddle – 82-57-010-01-0001-001 (West Portion), pursuant to and in accordance with Sections 13 and 13b of the Act, to be carried out within property located in the City of Wyandotte; and

WHEREAS, on January 16, 2018, in accordance with the requirements of the Act, the Authority adopted a resolution approving the Plan for the proposed Project, subject to passage of an approval resolution by the Wyandotte City Council; and

WHEREAS, the Authority has now submitted the Plan for review and approval by the Wyandotte City Council; and

WHEREAS, the Authority’s Resolution dated January 16, 2018, provides for reimbursing various expenses that require an exception to guidelines specified in the Authority’s “Developer Reimbursement Policy for Brownfield Redevelopment Plans,” adopted by the Authority on November 15, 2005; and

WHEREAS, the Authority may make an exception to the guidelines by stating the specific reasons for the exceptions in their adoption of a resolution approving a project and subject to further approval of the Mayor and City Council when adopting the Plan; and

WHEREAS, for this particular project, approving the exceptions necessary to reimburse the costs as provided in the Plan are considered to be in the City's best interest, and reimbursement allowed as requested, subject to the capped amount specified in the Plan; and

WHEREAS, on January 16, 2018, the Wyandotte Consolidated Tax Increment Finance Authority (TIFA) adopted a resolution supporting the transfer of tax capture for Site No. 21 that would otherwise be captured by the TIFA to the Authority to reimburse eligible Activities and other expenses identified in the Plan, all in accordance with the Interlocal Agreement between the TIFA and the Authority, which was approved by the TIFA on August 17, 2004, and the Authority on August 17, 2004; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan was considered for approval, provided notice of the public hearing to the taxing jurisdictions that levy taxes subject to capture under the Act, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, the City of Wyandotte, at least ten (10) days before the meeting of the City Council at which the Plan was considered for approval, provided notice of the public hearing to the Michigan Department of Environmental Quality (MDEQ) and the Michigan Strategic Fund (MSF), or its designee (the Michigan Economic Development Corporation [MEDC]), because the Plan involves the use of taxes levied for school operating purposes to pay for eligible activities, pursuant to and in accordance with Section 14(4) of the Act; and

WHEREAS, at the time set for the hearing on the Plan, the Wyandotte City Council provided an opportunity for any interested persons or an official from a taxing jurisdiction with a millage that would be subject to capture under the Act, to be heard and for written communications referencing the Plan to be received and considered, pursuant to and in accordance with Sections 14(3) and 14(4) of the Act; and

WHEREAS, the Wyandotte City Council hereby makes the following determinations and findings:

- A. The Plan for the site constitutes a public purpose of the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Sections 13 and 13b of the Act;
- C. The proposed method of financing the costs of the eligible activities as described in the Plan, are feasible;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated by the Plan for the site is reasonable.

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Brownfield Redevelopment Authority of the City of Wyandotte and the taxing jurisdictions, the City Council desires to proceed with approval of the Plan for implementation by the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Wyandotte City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved contingent on the following: Reimbursement to the Developer shall be capped at an amount of \$1,300,000, inclusive of eligible activity costs and 5% simple interest.
2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

NAYS


Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # 2a

ITEM: Development and Reimbursement Agreement for Brownfield Plan Site No. 21 –
MJC Phase II, 155 Ford Avenue and Adjoining & Contiguous Property

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer; Anthony LoDuca,
MJC Templin LLC

BACKGROUND:

Attached is the proposed Brownfield Development and Reimbursement Agreement (the “Agreement”) for the Brownfield Plan for Site No. 21, addressing the property commonly known as 155 Ford Avenue and Adjoining & Contiguous Property. The Wyandotte Brownfield Redevelopment Authority (WBRDA) adopted a resolution approving the Agreement on January 16, 2018.

To summarize, the Agreement establishes the obligations of the City and WBRDA in reimbursing the Developer, MJC Templin, LLC, for eligible expenses identified in the Brownfield Plan. The WBRDA will reimburse the Developer through the annual increment captured under the Brownfield Plan when the property is redeveloped. The Michigan Strategic Fund (MSF) and the Michigan Economic Development Corporation (MEDC) requires an Agreement between the City, WBRDA and Developer whenever state school taxes are proposed for capture in a Brownfield Plan.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte’s Strategic Plan 2010-2015, noting that the City is committed to a three-pronged economic development strategy: 1. Commercial expansion in the Downtown and Fort Street; 2. By being a “Good Neighbor” to BASF and other current and prospective industries; and 3. Expansion and “Good Neighbor” to the city’s growing Medical and Health complex along Biddle surrounding Wyandotte Henry Ford Hospital.

ACTION REQUESTED: Approve the attached resolution approving the Development and Reimbursement Agreement for the project and authorizing the authorized personnel to execute said Agreement.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR’S RECOMMENDATION: Concur 

LEGAL COUNSEL'S RECOMMENDATION: [Reviewed Plan W. LOOK](#)

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Development and Reimbursement Agreement
3. Resolution adopted by the Wyandotte Brownfield
Redevelopment Authority (WBRDA)

MODEL RESOLUTION:

**RESOLUTION APPROVING A BROWNFIELD DEVELOPMENT AND
REIMBURSEMENT AGREEMENT FOR SITE NO. 21, MJC TEMPLIN PHASE II,
WYANDOTTE, MICHIGAN**

Wyandotte, Michigan

Dated: February 26, 2018

RESOLUTION BY COUNCILPERSON _____

RESOLVED by the City Council of the City of Wyandotte that Council hereby approves the Brownfield Development and Reimbursement Agreement for Brownfield Plan Site No. 21, MJC Phase II, Wyandotte, Michigan, and authorizes the authorized personnel to execute said Agreement on behalf of the City.

I move the adoption of the foregoing preamble and resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

ABSENT _____

BROWNFIELD DEVELOPMENT AND REIMBURSEMENT AGREEMENT SITE NO. 21 – WYANDOTTE, MICHIGAN

THIS BROWNFIELD DEVELOPMENT AND REIMBURSEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 20__, ("Effective Date") by and among the City of Wyandotte Brownfield Redevelopment Authority (the "Authority"/"BRDA"), the City of Wyandotte (the "City") acting through the Wyandotte City Council, 3200 Biddle Avenue, Wyandotte, MI 48192, and MJC Templin LLC, ("Developer"), 46600 Romeo Plank Rd., Suite 5, Macomb, MI 48044.

RECITALS

This Agreement is made under the following circumstances:

- A. MJC Templin, LLC (the "Developer") has entered into a Purchase and Sales Agreement with the City of Wyandotte to purchase the real property described in the attached Exhibit A (the "Property").
- B. The Developer proposes to construct a commercial office development on the Property consisting of a two-story building of approximately 23,000 square feet (the "Development"). It's estimated that total capital investment in the Property, including property acquisition, will exceed \$7,800,000, with a taxable value of approximately \$1,500,000.
- C. The Development is expected to create jobs and increase taxable value for the applicable taxing jurisdictions.
- D. The Wyandotte City Council, on November 6, 2017, adopted Resolution 2017-511, determining that the Property at 155 Ford Avenue is "blighted," as that term is defined in Section 2(c) of the Brownfield Redevelopment Financing Act ("BRFA"), Act 381 of 1996 (MCL 125.2651), as amended.
- E. As a "blighted property," the Property at 155 Ford Avenue, and any adjoining and contiguous Property included in the Brownfield Redevelopment Plan ("Brownfield Plan"), is an eligible property for which eligible activities as defined in the Brownfield Redevelopment Financing Act ("BRFA"), as amended, may be identified under a Brownfield Plan approved by the City.
- F. A Brownfield Plan for the Property, identified as Site No. 21, has been prepared and recommended for approval by the Authority and describes the eligible activities and their attendant costs in summary form based upon the information provided by the Developer; sets out an estimate of the captured taxable value as provided by the Developer, an estimate of the tax increment revenues, a description of the authorized expenditures, an estimate of the reimbursement payment schedule, and an estimate of the impact of tax increment financing on the revenues of the taxing jurisdictions. The various amounts set out in the

Brownfield Plan are all estimates and not intended to be an appropriation or budgeted amount. Actual revenues and costs and other authorized expenditures may vary.

- G. The Wyandotte Consolidated Tax Increment Financing Authority (TIFA), on January 16, 2018, adopted a resolution authorizing the transfer of tax increment revenues that would otherwise be captured by the TIFA to the Authority/BRDA to reimburse Eligible Activities and other expenses and allocations identified in the Brownfield Plan, subject to further approval of the Brownfield Plan by the City Council, and if applicable, the Michigan Strategic Fund (MSF)/Michigan Economic Development Corporation (MEDC) and/or the Michigan Department of Environmental Quality (MDEQ). Said transfer is in accordance with the Interlocal Agreement between the TIFA and Authority/BRDA, which was approved by the TIFA on August 17, 2004, and the Authority/BRDA on August 17, 2004.
- H. Because school taxes are proposed for capture by the Brownfield Plan, eligible activities identified in the Brownfield Plan are subject to further approval by the Michigan Economic Development Corporation (MEDC)/Michigan Strategic Fund (MSF) and/or the Michigan Department of Environmental Quality (MDEQ), as provided in the BRFA, by approval of an Act 381 Work Plan ("Work Plan").
- I. Because school taxes are proposed for capture by the Brownfield Plan, a Brownfield Development and Reimbursement Agreement ("Agreement") between the City and the Developer (per Act 381, MCL 125.2663b(4)) is required under the BRFA. Typically, as a condition of obtaining approval of a Brownfield Plan and/or Work Plan from the MEDC/MSF/MDEQ to capture school taxes to reimburse Eligible Activities, an executed Agreement is one of the documents that must be submitted with an approved Brownfield Plan.
- J. Accordingly, the purpose of this Agreement is to set out the obligations of the parties to the Agreement regarding the Development and payment and reimbursement of eligible activities as approved in the Brownfield Plan

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

1. **Payment of Eligible Activity Costs by the Authority.** Within one-hundred and twenty (120) days after the completion of all of the Eligible Activities (except any long term monitoring activities (if required)), or if all Eligible Activities have been completed prior to the execution of this Agreement, then within one-hundred and twenty (120) days after the execution of this Agreement, the Developer shall submit to the Authority all reasonably required documentation for identifying Eligible Activity Costs as outlined in Section 1.2 for which the Developer seeks payment under Act 381. Upon a written request from the Developer, the Authority may, in their sole discretion, allow for additional time to submit said documentation. The Authority shall determine the

amount to be reimbursed, based upon the reasonable and necessary costs of the Eligible Activities approved in the Brownfield Plan, and if applicable, the Work Plan, in light of the actual costs presented in the Developer's submitted documentation. By way of adoption of the Brownfield Plan, the Brownfield Plan has capped the eligible activity costs (including contingency), interest and Brownfield Plan/Work Plan Preparation (including application fees, if any), at \$1,300,000 to the Developer. BRA Administration and Operating Expense is estimated at \$39,930 and the State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$77,663. However, if the actual costs of eligible activities are lower than the estimates included in the Brownfield Plan, and if applicable, the Work Plan, the Developer reimbursement, BRA Administration and Operating Expense reimbursement and MBRF capture amounts may be lower.

Therefore, the Authority shall pay to the Developer an amount not to exceed \$1,300,000. The Authority shall pay the Developer on or before May 10 of each year, provided the Developer is in compliance with all requirements of this Agreement.

1.1 The Eligible Activity Costs shall not be paid to the Developer unless:

- (a) They are eligible for payment pursuant to Act 381.
- (b) They are incurred for activities described by the Brownfield Plan and/or Work Plan.
- (c) They are actually paid by the Developer.
- (d) The Developer has submitted the documentation required in Section 1.2 of this Agreement, and the amounts requested for payment have been approved by the Authority. The Developer shall submit said documentation to the Authority at least one-hundred and fifty (150) days prior to the cost of any eligible activities being reimbursed, unless a lesser time period is authorized by the City Administrator.
- (e) The Developer has completed all required Eligible Activities, except any long-term monitoring activities (if necessary).
- (f) The Developer has obtained a temporary certificate of occupancy for the Development.
- (g) The Developer has submitted an annual report of the status of the Development, in accordance with Act 381, MCL 125.2666(7), and Section 3.4 of this Agreement, unless said report is no longer required.
- (h) There is no Event of Default by Developer under this Agreement.

1.2 The Eligible Activity Costs paid to the Developer shall be, in any year, the amount allowed to be paid under Act 381 and the Brownfield Plan, and if applicable, the Work Plan, less the amount allocated to the Authority's Local Brownfield Revolving Fund (LBRF), if any, under the Brownfield Plan and/or Work Plan, and the amount

required to be paid to the Authority for administrative costs incurred by the Authority under the Brownfield Plan and/or Work Plan. Reimbursement payments for Eligible Activity Costs shall be made in installments over time and in accordance with the Brownfield Plan and/or Work Plan. The Developer shall submit a reimbursement request for approved Eligible Activity Costs, which shall include documentation reasonably identifying the cost, date and description of the approved Eligible Activity performed, such as: (a) any and all invoices from contractors and other supporting documentation that provide information as to the date and description of the approved Eligible Activity performed; or (b) the American Institute of Architects [AIA] payment forms G702-1992, Application and Certificate for Payment, and G703-1992, Continuation Sheet. In addition, the Developer shall provide any other documentation reasonably requested by the Authority, in a format and on such forms approved by the Authority to assist the Authority in determining whether the work was performed as approved and was necessary and reasonable in cost.

1.3 Included in the capped amount of \$1,300,000 to be reimbursed to the Developer is simple interest accrued on the balance of the principal Eligible Activity Costs which have not been paid to the Developer at a rate of 5.00% per annum, in an amount not to exceed \$370,849.47 (the "capped amount" of interest). The amount has been calculated using the "MEDC Interest Guidance and Methodology" and the MEDC's "Actual Allowed Interest Calculation" spreadsheet. Interest on the unpaid balance of the principal shall begin to accrue when a temporary certificate of occupancy has been issued by the City for the building and related improvements that are part of the Development.

1.4 The Authority will determine annually the amount of the reimbursement payments taking into consideration the amount of tax increment revenues captured from the Development and the payment of other expenses and allocations from such revenues as authorized by law. The Authority will approve each payment to the Developer. All estimates of tax increment revenues and the allocation and appropriation of those revenues set out in the Brownfield Plan and/or Work Plan, are subject to amendments and adjustments based upon the actual amounts of the investment, millages, expenses, increases or decreases in taxable value and other related economic variables.

1.5 Proposed changes or additions to the Brownfield Plan shall be submitted in writing to the Authority for approval to be incorporated into an amended Brownfield Plan and are subject to the approval of the Authority, the City, and if applicable, the MEDC/MSF/MDEQ. Any changes or additions to the Eligible Activities which are not approved by the Authority, the City Council, and if applicable, the MEDC/MSF/MDEQ, shall result in the Developer being responsible for the payment of such non-approved Eligible Activities.

1.6 The Developer hereby acknowledges that the City is not obligated to provide additional reimbursements for this Development, other than the Eligible Activity Costs approved by the City in the Brownfield Plan. If the amount of the reimbursement

provided pursuant to this Agreement is insufficient to complete the approved Eligible Activity, then Developer may request additional reimbursement in writing for approval by the Authority and the City. The City or Authority is not obligated to approve any such requests for additional reimbursement, and if additional reimbursements are not approved by the Authority, City, and if applicable, the MEDC/MSF/MDEQ, then Developer shall be responsible for any additional costs for approved Eligible Activities in excess of the approved amount.

1.7 The obligations of the Authority pursuant to this Agreement shall terminate on the earlier to occur of: (a) the date on which the Authority is no longer authorized to collect taxes calculated on the Captured Taxable Value; (b) up to twenty-five (25) years after the Effective Date of this Agreement; (c) the date on which there remain no outstanding Net Eligible Activity Costs; or (d) the occurrence of an Event of Default.

1.8 The Authority represents, warrants and covenants to the Developer on the Effective Date, and shall be deemed to represent, warrant and covenant on each and every day during the term of this Agreement, as follows:

(A) The Authority is duly organized, validly existing and in good standing under the laws of the State of Michigan and Act 381, has all corporate power and authority to enter into this Agreement and is duly qualified and in good standing in the State of Michigan.

(B) The Authority is not a party to, subject to or bound by any agreement or other obligation, or any judgment, order, writ, injunction or decree of any court or governmental authority, which could prevent or materially impair the carrying out of this Agreement. The making and performance of this Agreement, and transactions contemplated herein, by the Authority will not violate any provision of law or result in the breach of, or constitute a default under, any lease, indenture, bank loan, credit agreement or other material agreement or instrument to which the Authority is a party or by which its authority or property may be bound or affected.

2. **Default by the Developer.** The occurrence of any of the following events shall be considered an "Event of Default" unless additional time is approved by a resolution adopted by the City Council at its sole and absolute discretion:

2.1 The material breach, following notice and thirty (30) days opportunity to cure, by the Developer of any representation, warranty or covenant in this Agreement.

2.2 The failure of the Developer, following notice and thirty (30) days opportunity to cure, to comply with the material terms of this Agreement.

2.3 The failure of the Developer, following notice and thirty (30) days opportunity to cure, to construct the Development and operate it during normal business hours within thirty (30) months after the Effective Date unless the delay or default in

performing is caused by conditions beyond its control including, but not limited to, Acts of God, strikes, wars, insurrections, civil disturbances, earthquakes, tornadoes, or floods.

2.4 If real property taxes are unpaid for more than one year from the due date, the City's covenant to reimburse the Developer shall cease, following notice and thirty (30) days opportunity to cure, and no further reimbursement shall occur until such time as Developer has paid all unpaid property taxes and interest, if any. Interest on the reimbursement amount shall not accrue during any time that the real property taxes on the Property are not paid by the last date due and will only begin to accrue thereafter when all real property taxes are current.

2.5 If the Development is substantially destroyed, the Agreement shall terminate unless reconstruction occurs on a comparable Development within 36 months of the date of the loss. No payments shall be made and no interest (if allowed for) shall accrue during the period of reconstruction. Payments shall resume or interest shall accrue when the reconstruction is substantially complete as determined by the City.

3. Representations, Warranties and Covenants of the Developer. The Developer represents, warrants and covenants to the Authority on the Effective Date, and shall be deemed to represent, warrant and covenant on each and every day during the term of this Agreement, as follows:

3.1 For contracts exceeding \$50,000 related to the construction or implementation of the approved Eligible Activities, the Developer shall solicit bids from at least three (3) contractors, unless the requirement is waived by the Authority, and if requested by the Authority, provide copies of all bids received and the qualifications of the Developer's preferred contractor(s) to the City Administrator. If the contractor that submitted the lowest qualified bid is not the contractor selected, the Developer must pay the difference between the contractor selected and the lowest qualified bid, unless otherwise approved by the City, at the City's sole discretion. Unless approved by the City, the cost difference shall not be reimbursable to the Developer as an Eligible Activity.

3.2 The Developer is a Michigan limited liability company, duly organized, validly existing and in good standing under the laws of the State of Michigan. The Developer operates as a limited liability company and has full power and has taken all required action, with respect to authorization of the execution of the Agreement.

3.3 The Developer is not a party to, subject to or bound by any agreement or other obligation, or any judgment, order, writ, injunction or decree of any court or governmental authority, which could prevent or materially impair the carrying out of this Agreement. The making and performance of this Agreement, and transactions contemplated herein, by the Developer will not violate any provision of law or of the Certificate of Incorporation of the Developer or result in the breach of, or constitute a default under, any lease, indenture, bank loan, credit agreement or other material

agreement or instrument to which the Developer is a party or by which its property may be bound or affected.

3.4 In accordance with Act 381, MCL 125.2666(7), the Developer for an active project included within a Brownfield Plan must annually submit to the Authority a report on the status of the project. The report shall be in a form to be developed by the Authority and/or the MEDC/MSF and must contain information necessary for the Authority to report under Act 381, MCL 125.2666(3)(f), (h), (i), (j), and (k). As defined in Act 381, "active project" means a project for which the Authority is currently capturing taxes under Act 381. The initial report and all future reports due to the Authority by the Developer shall be submitted to the City Administrator and/or Authority by June 30 of each year, or an earlier date if provided written notice no less than thirty (30) days prior to its due date.

After all phases of the Development under this Agreement have been completed and Developer can determine and provide the final actual amounts for capital investment and the number of new jobs created, and the Developer has submitted a report to the Authority providing the required information, the Authority may waive the requirement for the Developer to submit additional annual reports.

The information required to be provided by the Developer by MCL 125.2666(3) is as follows:

- (f) The amount of actual capital investment made for each project.
- (h) The number of residential units constructed or rehabilitated for each project.
- (i) The amount, by square foot, of new or rehabilitated residential, retail, commercial, or industrial space for each project.
- (j) The number of new jobs created at the project.
- (k) All additional information that the governing body, and if applicable, the MEDC/MSF/MDEQ, considers necessary.

The Developer acknowledges that in accordance with Act 381, said information shall be used by the Authority to submit annually to the governing body/City, the MEDC/MSF/MDEQ, and/or the Michigan Department of Treasury, a financial report on the status of the activities of the Authority for each calendar year. The report shall include all information required in MCL 125.2666(3).

4. Miscellaneous Provisions.

4.1 **Choice of Law.** This Agreement is governed by and must be construed in accordance with the law of the State of Michigan as if fully performed therein and without reference to its conflict of laws principles.

4.2 Notices. Any notices or other communications required or permitted under this Agreement shall be sufficiently given if in writing and delivered in the following manner: (i) sent by overnight mail by a nationally recognized overnight mail service to the Authority or Developer, with copies to the recipients stated below, or (ii) sent by certified mail, return receipt requested, postage prepaid addressed to the recipient at the address stated below, or to such other address as the party concerned may substitute by written notice to the other:

If to Authority: Wyandotte Brownfield Redevelopment Authority
Wyandotte City Hall
3200 Biddle Avenue
Wyandotte, MI 48192
Attention: Chairperson & Secretary

With copies to: City Administrator
Wyandotte City Hall
3200 Biddle Avenue, Suite 300
Wyandotte, MI 48192

City Engineer
Wyandotte City Hall
3200 Biddle Avenue, Suite 200
Wyandotte, MI 48192

If to the Developer: Scot J. Mocer, CFO
MJC Templin LLC
46600 Romeo Plank Rd., Suite 5
Macomb, MI 48044

With copies to: Michele Chirco
MJC Templin LLC
46600 Romeo Plank Rd., Suite 5
Macomb, MI 48044

Anthony J. LoDuca, Associate Developer
MJC Templin LLC
46600 Romeo Plank Rd., Suite 5
Macomb, MI 48044

All notices forwarded by overnight mail are deemed received on the date the overnight service actually delivers the notice. All notices hand delivered shall be deemed received on the day of delivery. All notices forwarded by mail shall be deemed received on the date two (2) days (excluding Sundays and legal holidays when the U.S. mail is not delivered) immediately following date of deposit in the U.S. mail; provided, however, the return receipt indicating the date upon which the notice is received shall be prima facie evidence that such notice was received on the date of the return receipt. Addresses may be changed by giving notice of such change in the manner provided

herein. Unless and until such written notice is received, the last address given shall be deemed to continue in effect for all purposes.

4.3 Entire Agreement and Amendments. This Agreement, including the Exhibits referred to herein, contains the entire understanding of the parties hereto with respect to the subject matter contained herein and may only be amended or terminated by a written instrument executed by the City, Authority, and the Developer or their respective successors and permitted assigns. There are no restrictions, promises, warranties, covenants or undertakings other than those expressly set forth or provided for herein. In the event of any conflict between the terms of this Agreement and the terms of Act 381, the provisions of Act 381 shall control.

4.4 Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction. If the final judgment of a court of competent jurisdiction declares that any term or provision hereof is invalid or unenforceable, the court making the determination of invalidity or unenforceability shall have the power to reduce the scope, duration or area of the term or provision, to delete specific words or phrases, or to replace any invalid or unenforceable term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision, and this Agreement shall be enforceable as so modified after the expiration of the time within which the judgment may be appealed.

4.5 Construction. The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party. Any reference to any federal, state, local or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise.

4.6 Captions. The captions to the Sections and subsections contained in this Agreement are for reference only, do not form a substantive part of this Agreement and do not restrict or enlarge substantive portions of this Agreement.

4.7 Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

4.8 Parties in Interest. This Agreement shall not confer any rights or remedies upon any person other than the parties hereto and their respective successors and permitted assigns. This Agreement shall bind and shall inure to the benefit of the parties hereto, their respective successors and assigns; however, the Developer shall not assign either this Agreement or any of its rights, interests or obligations hereunder to a non-affiliated entity without the prior written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed.

4.9 **Public Communications.** The Developer shall take all steps reasonably requested by the Authority to announce the transaction described herein after approval of the Brownfield Plan by the City, and if applicable, the Work Plan by the MEDC/MSF/MDEQ. As a part of such process, the Developer will cooperate with the Authority in the preparation of press releases and other announcements of such transaction.

4.10 **Survival.** Except as otherwise provided in this Agreement, all representations, warranties, covenants and agreements of the Developer contained or made pursuant to this Agreement shall survive the execution of this Agreement and shall not terminate until after such time as the Authority completes all reimbursement obligations pursuant to the approved Brownfield Plan.

4.11 **Recitals.** The recitals set forth above are incorporated by reference into the Agreement as if fully set forth therein.

4.12 **Site Access.** During the Term of this Agreement, the BRDA, its employees, agents, contractors and experts may have access to the Development after normal business hours and upon seven (7) days prior written notice to the Developer for the purpose of testing or assessment as may be reasonably required to determine whether the Developer has complied with the Brownfield Plan and this Agreement provided, however, that such access shall occur in a manner so as not to unreasonably interfere with the operations of the Developer. Representatives of the BRDA may enter the site for purposes of visual inspection with no notice to the Developer as allowed under local ordinances. The BRDA shall repair all damages to the Development arising out of the grant of access to the Development under this paragraph. The Developer and its consultants shall have the right to accompany the BRDA representatives at the Development. The BRDA shall submit all results of any soil, ground water or surface water samples and any other information regarding the Development to the Developer.

4.13 **Local Ordinances.** Nothing in this Agreement shall abrogate the effect of local ordinances.

END OF PAGE

Witness

MJC Templin LLC

Type Name:

Authorized Representative

Subscribed and sworn to before me on the _____ day of _____, 20____.

Notary Public

Wayne County, Michigan

My Commission Expires:

END OF PAGE

This Agreement was approved by the City of Wyandotte Brownfield Redevelopment Authority and the Chairperson and Secretary were authorized to sign this Agreement on the ____ day of _____, 20__ and was signed by the Chairperson and Secretary on the ____ day of _____, 20__.

Witnesses

CITY OF WYANDOTTE BROWNFIELD
REDEVELOPMENT AUTHORITY

Charles Mix, Chairperson

Paul L. LaManes, Secretary

Subscribed and sworn to before me on the ____ day of _____, 20__.

Notary Public

Wayne County, Michigan

My Commission Expires:

END OF PAGE

This Agreement was approved by the Wyandotte City Council and the Mayor and Clerk were authorized to sign this Agreement on the ____ day of _____, 20____ and was signed by the Mayor and Clerk on the ____ day of _____, 20____.

Witnesses

CITY OF WYANDOTTE, MICHIGAN

Joseph R. Peterson, Mayor

Lawrence S. Stec, Clerk

Subscribed and sworn to before me on the ____ day of _____, 20____.

Notary Public

Wayne County, Michigan

My Commission Expires:

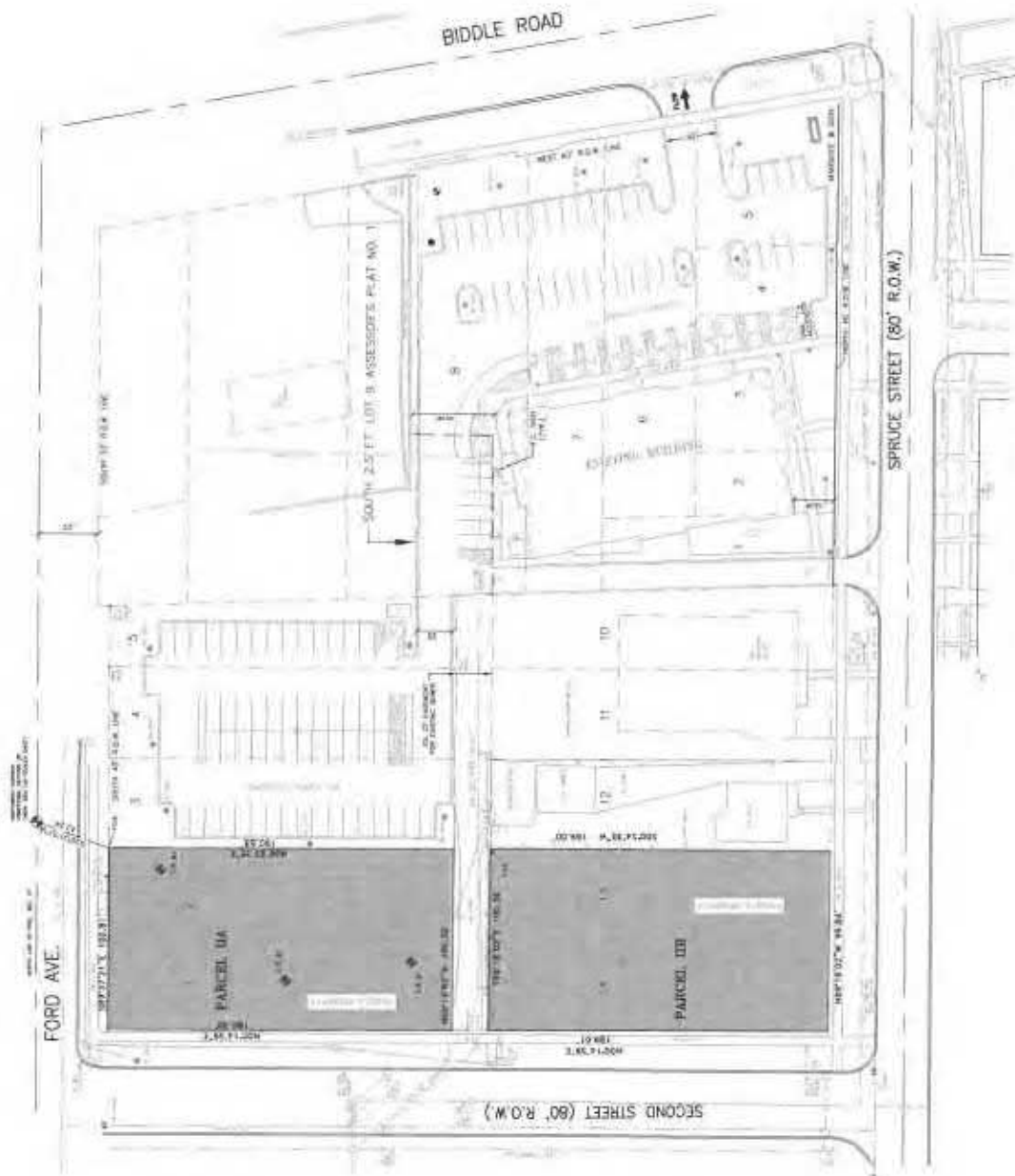
END OF PAGE

EXHIBIT A

Legal Description and Eligible Property Boundary Map



RECOMMENDATIONS

[illegible]

PROPERTY DESCRIPTION - PARCEL 11A

THE JOURNAL OF POLYMER SCIENCE: PART A-1, Vol. 10, No. 1, 1972, pp. 1-10. © 1972 by John Wiley & Sons, Inc.

PROPERTY DESCRIPTION - PARCEL 19

These studies suggest that the use of the *in vitro* model for the study of the effects of chemical agents on the development of the embryo is a useful tool for the study of the effects of chemical agents on the development of the embryo. The use of the *in vitro* model for the study of the effects of chemical agents on the development of the embryo is a useful tool for the study of the effects of chemical agents on the development of the embryo.

EXISTING ALLEY TO BE VACATED

[illegible]

appears necessary to be granted to

PRE-OWNED PROPERTY TO BE MOVED TO THE CITY OF WYANDOTTE AS AN ALLEY

FIGURE 3 – Local Descriptions and Elliptic Pseudo-Differential

LAND DEVELOPMENT CONSULTING SERVICES, INC.
10000 W. 11TH AVE., SUITE 2
DENVER, CO 80202
TEL: 733-2223
FAX: 733-2223
TEL: 800-741-7822
FAX: 800-741-7822
100% STAFF LOCAL
OFFICE NO. 1
FIRM NO. 1

PROPOSED OFFICE COMPONENTS
PART OF FRANCHISE, INC. 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829,

Resolution by the Wyandotte Brownfield Redevelopment Authority
Approving a Development and Reimbursement Agreement

Dated: January 16, 2018

Brownfield Plan – Site No. 21

Site Identification: 155 Ford Avenue and Adjoining and Contiguous Properties, City of
Wyandotte, Wyandotte Brownfield Redevelopment Zone, Wayne County, Michigan

RESOLVED by the Wyandotte Brownfield Redevelopment Authority that subject to approval by the Mayor and City Council, the Development and Reimbursement Agreement for Brownfield Plan – Site No. 21 is hereby approved and that the authorized personnel are hereby authorized to execute said Agreement on behalf of the Authority.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER Badalamenti

SUPPORTED BY MEMBER Sliwinski

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u> </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>
<u> </u>	<u> </u>	<u> </u>

ABSTAIN

ABSENT Armatis, Garmo

 6 Yeas; 0 Nays; 0 Abstention(s).

Motion X passes; fails.

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

RESOLVED by the City Council of the City of Wyandotte that Council hereby approves the Brownfield Development and Reimbursement Agreement for Brownfield Plan Site No. 21, MJC Phase II, Wyandotte, Michigan, and authorizes the authorized personnel to execute said Agreement on behalf of the City.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the following items on the consent agenda be approved:

3. Approval of Council Meeting Minutes – February 12, 2018
4. Knights of Columbus 1802 “Tootsie Roll Drive”
5. 2018 Wyandotte Shred Day
6. 2018 Wyandotte Jaycees Easter Egg Hunt
7. 2018-2022 Whiskeys on the Water Taco Hop
8. 2018 Wyandotte Boat Club Regattas

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, February 12, 2018, and was called to order at 7:00pm with Honorable Mayor Pro Tempore Robert A. DeSana presiding.

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

Present: Councilpersons Robert Alderman, Christopher Calvin, Robert DeSana, Megan Maiani, Leonard Sabuda, and Donald Schultz

Absent: Mayor Joseph R. Peterson

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

PRESENTATIONS

PRESENTATION OF PETITIONS

APPROVAL OF AGENDA

PUBLIC HEARINGS

- Public Hearing - 2019 Distribution of CDBG Funds
 - *No objections in writing*

2018-57 PROPOSED DISTRIBUTION OF 2019 CDBG FUNDS

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED by the City Council, that held a public hearing on February 5 and February 12, 2018, to hear comments on the 2018 Community Development Block Grant Program (CDBG); AND

WHEREAS that COUNCIL received no comments; AND

BE IT RESOLVED that the City Engineer hereby recommends the following projects:

<u>LOCATION BY CENSUS</u> <u>TRACT/BLOCK GROUP</u>	<u>ACTIVITY</u>	<u>AMOUNT</u>
Streets located in "Income Qualified Areas"	<u>Street Improvements:</u>	\$ 90,935
	Repair inadequate portions of concrete and asphalt pavement and curbs	
	<u>Public Service:</u>	\$ 12,712
	Youth Assistance	
	<u>Housing Rehabilitation</u>	\$ 20,000
	<u>Administration</u>	\$ 13,750
	<u>TOTAL:</u>	<u>\$137,397</u>

BE IT FURTHER RESOLVED that the Final Statement from Wayne County be published in the News Herald.

Motion unanimously carried.

- Public Hearing - Demolition of 834 Superior
 - *Communication from T. Kuzmiak, attorney for title holder, read aloud*

2018-58 SHOW CAUSE HEARING – 834 SUPERIOR DEMOLITION

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that a hearing was held on 12th of February 2018, where all parties were given an opportunity to show cause, if any they had, why the structure at 834 Superior, Wyandotte should not be demolished, removed or otherwise made safe; AND

BE IT FURTHER RESOLVED that the Council considered the property maintenance letter dated December 11, 2017, show cause hearing minutes of January 28, 2018, recommendation of the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND

BE IT RESOLVED that the City Council hereby directs that said property located at 834 Superior, Wyandotte should be demolished, and that the costs to be paid from the Fire Escrow Account held by the City of Wyandotte; AND

BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY (21) days of the date of this resolution if they so desire; AND

BE IT RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure utilizing the Fire Escrow held by the City.

Motion unanimously carried.

OLD BUSINESS

CALL TO THE PUBLIC

None

CONSENT AGENDA

2018-59 CONSENT AGENDA APPROVALS

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the following items on the consent agenda be approved:

3. Approval of Council Meeting Minutes – February 5, 2018

Motion unanimously carried.

2018-60 MINUTES

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the minutes of the meeting held under the date of February 5, 2018, be approved as recorded, without objection.

Motion unanimously carried.

NEW BUSINESS

BILLS & ACCOUNTS

2018-61 BILLS & ACCOUNTS

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the total bills and accounts of \$618,076.60 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

None


ADJOURNMENT

2017-62 ADJOURNMENT

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:12 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

RESOLVED that the minutes of the meeting held under the date of February 12, 2018, be approved as recorded, without objection.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS



Knights of Columbus

WYANDOTTE COUNCIL, No. 1802
3530 Biddle Avenue
Wyandotte, Michigan 48192

CITY OF WYANDOTTE

February 2, 2018

Mayor Joseph Peterson and Council
City of Wyandotte
3131 Biddle Avenue
Wyandotte, Michigan 48192

Dear Mayor Peterson and Council Persons,

It has been the tradition of the Wyandotte Knights of Columbus Council 1802 and the entire Knights of Columbus Councils in the state of Michigan to participate in the annual "Mentally Impaired Drive", also known as the "Tootsie Roll Drive". All proceeds from this event are used to assist the mentally impaired and related organizations in our area.

The Wyandotte Knights of Columbus implores your approval to solicit donations for this drive in the traditional manner, on the streets of Wyandotte. The event dates are March 23rd thru March 25th, 2018. Solicitation will be primarily of those motorists stopped at traffic signals at Eureka and Fort, Eureka turnaround and Fort and Northline intersections. All persons soliciting will be clearly identified and will be members of the Knights of Columbus.

I have read the new State regulations for solicitation on roadways and will request that all participants adhere to the rules. The regulations are also posted along with our volunteer sign-up form.

The brothers of the Wyandotte Knights of Columbus 1802 look forward to this very successful event and greatly appreciate your support.

Thank you for your consideration.

Sincerely,

Joe Knapp
Drive Chairman
Knights of Columbus Council 1802



CITY OF WYANDOTTE

Office of the City Clerk
3200 Biddle Ave.
Wyandotte, MI 48192
(734) 324-4560

CHARITABLE CONTRIBUTION CAMPAIGN APPLICATION

Name of Organization:	KNIGHTS OF COLUMBUS COUNCIL 1802			Date:	2/5/18
Organization Physical Address:	3530 BIDDLE AVE WYANDOTTE MI 48192				
	No. & Street	City	State	Zip	
Organization Mailing Address:	3530 BIDDLE AVE WYANDOTTE MI 48192				
(If different from Business Address)	No. & Street	City	State	Zip	
Organization Phone #:	734 285 1534				
Organization Contact Name:	JOE KNAPP			Phone #:	
Brief Description of Organization:	CATHOLIC CHARITABLE ORGANIZATION				
Are you soliciting on behalf of another organization?	If so, what organization will receive the proceeds of your campaign?				
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A				

Requested Date(s):	MARCH 23 rd - THRU MARCH 25 th 2018		
Requested Location(s):	EUREKA AND FORT, NORTHLINE AND FORT EUREKA AND FORT TURNAROUND		
Are you a non-profit organization recognized by the Internal Revenue Code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Are all individual solicitors at least 18 years old?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will all individual solicitors be equipped with high-visibility safety apparel?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Are any of your desired locations in a current work zone?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Do all of your desired locations have traffic control devices?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Are you able to sign a hold harmless agreement on behalf of your organization if your request is approved by the Wyandotte City Council?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	

I, JOE KNAPP, hereby attest that I have received the City of Wyandotte's Regulations for Solicitation of Contributions on Roadways Policy and that I, and the organization I represent, will abide by the policy set forth by the City of Wyandotte, in accordance with the State of Michigan's Public Act 112 of 2017. I further attest that all of the information above is true to the best of my knowledge.

Signature of Applicant:

Joe Knapp

Date: 2/5/18

Do not write below this line

FOR CLERK'S OFFICE USE ONLY

501(c)(3) <input type="checkbox"/> 501(c)(4) <input type="checkbox"/> Veteran Group <input checked="" type="checkbox"/>	APPROVED	DENIED
Cert. of Liability Insurance (\$500,000) Received: Y N		
Hold Harmless Agreement Received: Y N		
Date Approved by Council:	Reason for denial:	
Council Resolution #:	Date(s) Approved:	
Date of Issuance:		

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS, the Wyandotte Knights of Columbus Council #1802 is requesting permission to solicit donations in the annual "Mentally Impaired Drive", also known as the "Tootsie Roll Drive", on March 23-25, 2018.

WHEREAS, the fundraising event will consist of soliciting donations from motorists stopped at traffic signals at the intersections of Eureka and Fort, Fort and Northline, and the Eureka turnarounds by persons wearing vests that clearly identify the Knights of Columbus.

BE IT RESOLVED that Council permits the Knights of Columbus Council #1802 to solicit donations as part of the "Tootsie Roll Drive", provided the organization complies with all regulations set forth in PA 112 of 2017, including the submission of a Liability Insurance Certificate in the amount of \$500,000, and signs a Hold Harmless Agreement as prepared by the Department of Legal Affairs

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz


NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # **5**

ITEM: Permission to utilize City Hall Parking Lot for Wyandotte Shred Day

PRESENTER: Heather Zagor- Customer Assistance Supervisor 

INDIVIDUALS IN ATTENDANCE: None

BACKGROUND: On Saturday, April 28, 2018, the City of Wyandotte and Municipal Services would like to host a free paper shredding event from 9am to Noon in the City Hall Parking. This will be the third year for this event. All impacted City Departments have been contacted to insure this date does not conflict with any other events.

On Shred Day, Wyandotte residents can bring up to 50 pounds of personal or sensitive documents to be shredded safely and securely by Pure Data Services, a Document Shredding and Electronic Recycling Company utilizing Pure Data Services mobile unit to shred mixed office paper. Excluded items include plastic, compact disks, DVDs or other metal (other than paper clips or staples). This event is open to Wyandotte Residents Only.

STRATEGIC PLAN/GOALS: To provide services in an environmentally responsible manner.

ACTION REQUESTED: Council to approve the use of the City Hall Parking lot on April 28, 2018 from 9am to Noon for a city wide shred day as recommended by WMS management.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Total cost is \$650.00 and will be 100% funded by Energy Optimization (EO) - Administration funding and is included in the FY2018 WMS Electric operating budget.

IMPLEMENTATION PLAN: Subsequent to City Council Approval, the event will be advertised via social media, Fort Street sign, cable channels and utility bill inserts.

MAYOR'S RECOMMENDATION: 

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: N/A

LIST OF ATTACHMENTS:

- Map of parking lot traffic flow
- 2017 Event Metrics

RESOLUTION:

BE IT RESOLVED by the Wyandotte City Council that Council Concurs with the Wyandotte Municipal Services Commission in support for hosting a city wide shred day on April 28, 2018 from 9 AM – Noon in the City Hall parking lot utilizing EO Administration funding not to exceed \$ 650.00, and,

BE IT RESOLVED, the Wyandotte City Council grants permission to use the City Hall west parking lot at 3200 Biddle to host the city wide shred day from 9 AM to Noon on April 28, 2018 to promote and educate environmentally responsible recycling of paper through safe and secure shredding as recommended by WMS management.

I move the adoption of the foregoing resolution.

MOTION by

Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz



Wyandotte
Municipal
Service

2017

3200 Biddle Avenue

Wyandotte MI

04.29.2017

10:00 am - 1:00 pm

334 Cars

By recycling paper and not producing virgin paper the impact is:

Per Pound of Paper Recycled	POUND	Tree Spared	Crude Oil Saved	Spared from Landfill	Energy	Water Conserved	Pounds of Pollutants entering the air	Co2 Production	1 Ton Paper Saves enough energy to power the Average American home for
	1	0.03901	0.19 gal	0.00165 Cu Yard	2.05 Kilowatts	3.5 Gallons	0.29 Pounds	0.75 Pounds	6 mo

YOUR RESULTS 2017

PAPER

Pounds of
Paper Recycled

8678

Pounds

4.339

TONS

Tree Spared

338.53

Saplings

Crude Oil Saved

1648.82

Gallons

Spared
from
Landfill

14.3

Cu Yards

Energy

17789.9

kWh

Water Conserved

30373

Gallons

Pounds of
Pollutants
entering
the air

2516.62

Pounds

Co2 Production

6508.5

Pounds

Saved enough
energy to power
the Average
American home
for

26.0

Months

ELECTRONICS

Pounds of
Electronics
Collected

5820

Pounds

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council Concurs with the Wyandotte Municipal Services Commission in support for hosting a city wide shred day on April 28, 2018 from 9 AM – Noon in the City Hall parking lot utilizing EO Administration funding not to exceed \$650.00; AND

BE IT RESOLVED, the Wyandotte City Council grants permission to use the City Hall west parking lot at 3200 Biddle to host the city wide shred day from 9 AM to Noon on April 28, 2018 to promote and educate environmentally responsible recycling of paper through safe and secure shredding as recommended by WMS management.

BE IT FURTHER RESOLVED that the Department of Public Service has reviewed the event and shall place the necessary signs and barricades in the approved parking lot for said event.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th 2018

AGENDA ITEM # **6**

ITEM: Special Event Application - Wyandotte Jaycees Easter Egg Hunt

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Attached please find an application and information sheet map from the Wyandotte Jaycees for the event to be held March 31st 2018 the Wyandotte Jaycees are asking permission for the following items:

- a. Permission to utilize Bishop Park for their event
- b. Permission to have bounce houses on site at Bishop Park
- c. Permission to have a food vendor in the park during their event

If there are any overtime costs for any city staff for said event, the Wyandotte Jaycees will be responsible for those fees. 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 Wyandotte Jaycees. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the Wyandotte Jaycees add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. (Please see the attached application and map).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their event held March 31st 2018.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *S. Rysdal*

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation. Approval on file.
MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS

Special Event Application and map

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: February 26th 2018

RESOLUTION by Councilman_____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event held March 31st 2018.

- d. Permission to utilize Bishop Park for their event
- e. Permission to have bounce houses on site at Bishop Park
- f. Permission to have a food vendor in the park during their event

If there are any overtime costs for any city staff for said event, the Wyandotte Jaycees will be responsible for those fees. 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 Wyandotte Jaycees. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the Wyandotte Jaycees add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. (Please see the attached application and map).

I move the adoption of the foregoing resolution.

MOTION by Councilmen_____

Supported by Councilman_____

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

Application for Special Event

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192

P: 734-324-4502 F: 734-324-7283

hthlede@wyandotte.org www.wyandottespecialfair.org

Date of proposed event: March 31, 2018 Times: 10am - 1pm
Name of Applicant: Michelle Kelley Name of Business or Organization: Wyandotte Jaycees
Type of legal entity of your business/organization: _____

Name of Individual authorized to sign documents on behalf of your business/organization: Sarah Farris
Address: 336 Sycamore Email: _____ Cell Phone: _____

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Events Office.

Site of proposed event: Bishop Park

Estimated maximum number of persons expected at the event for each day: 1000

Is Alcohol going to be served or provided at this event: No Do you have a license: _____

Do you need water hook up for this event? No Where? _____ Used for: _____

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event(SE)Office along with this application if you require power at your event. If your event is approved by the City Departments and Mayor and City Council, you will must submit detailed power needs to the SE Office no later than 20 days prior to your event set up. After this information is given to the SE Office, it will be sent to the Municipal Service Department for processing. You will be contacted as to when and where you can pick up your power boxes before the event. Any other process other than what is noted above is void and power will not be supplied at your event.

Application fee: Please check off the city services that you require for your event below. The application fee will be determined by the amount of city needs. (This does not include the fees for city services or over time costs before/during/after your event)

☐ No city services requested: (\$50 fee made payable to the City of Wyandotte)

☐ Department of Public Service needs: fencing, road closures

☐ Electrical Hook Up

☐ Water Hook Up

☐ Wyandotte Police Department assistance: Security, patrol, etc.

☐ Wyandotte Fire Department assistance: Site inspection, EMS on site, etc.

☐ City Department Meeting prior to event for review of event details, planning on site needs, etc.

Total items checked: _____

No city services required: \$50 application fee

One box: \$100 application fee Two or more boxes: Please add \$50 for each item checked. If all boxes are checked \$300 application fee

Please note: By filling out this application, you are applying to have an event in Wyandotte. This application is subject to review and potential approval and denial. If your application is approved by City Departments and Mayor and City Council, the below steps are taken:

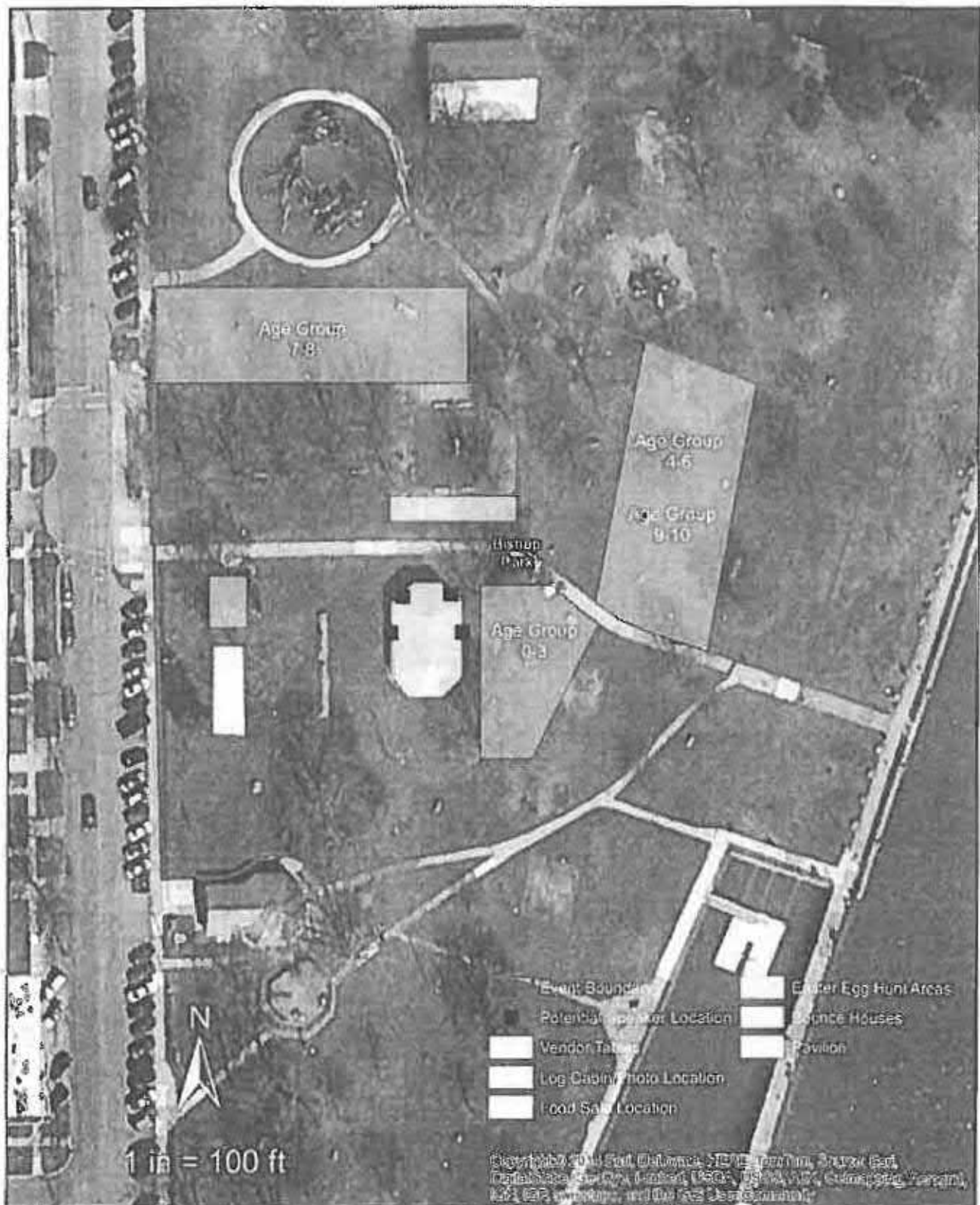
Information of approval is sent to applicant: hold harmless agreement, resolution for your files. Event details are requested from applicant: Exact amount of power needed and locations, insurance documents, copy of liquor license, additional city needs, etc.

Date filing this application: 2-14-18 If submitting this application past the listed deadlines please include a late fee of \$50 with application fee.

I agree that I have read and understand the City of Wyandotte Special Event Application rules and information and agree to comply.

Name: Michelle Kelley Date: 2-14-18

2015 Wyandotte Jaycees Easter Egg Hunt Site Plan



RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS the Wyandotte Jaycees have requested permission to use Bishop Park and any surrounding city sidewalks, streets, and/or property necessary, with permission to include bounce houses and a food vendor placed on site, for the Wyandotte Jaycees Easter Egg Hunt event to be held on March 31, 2018, from 10AM – 1PM.

BE IT RESOLVED that Council concurs with the recommendation of the Special Event Coordinator to approve the use of Bishop Park for the Wyandotte Jaycees Easter Egg Hunt.

BE IT FURTHER RESOLVED that the Wyandotte Jaycees will comply with the following:

- That any costs, overtime or otherwise, for any city staff/material/property for said event will be the responsibility of the Wyandotte Jaycees with fees payable no later than 30 days following the event.
- Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse.
- The Wyandotte Jaycees will be responsible for clean up (glass, spills, broken items, etc.) before, during, and after the event.
- Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial.

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

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th 2018

AGENDA ITEM # **7**

ITEM: Special Event Agreement – Taco Hop

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Below please find the requested date for streets/property the Whiskeys on the Water would like to utilize for their Annual Downriver Taco Hop to take place the 1st Saturday in the month of October in 2018, 2019, 2020, 2021 and 2022 and will conclude at 10pm. Please see agreement for specific event details but the below for general info.

1. The event shall run from 3:00 p.m. on the **1st Saturday in the month of October** in 2018, 2019, 2020, 2021, 2022 and will conclude at 10:00 p.m. Notwithstanding the foregoing, either party may opt out of the remaining years of the event by giving written notice to the other party of such intent within 30 days of the conclusion of the most recent event.
2. Event set up shall be permitted from 8:00am on the Friday prior, till the conclusion of the event. Event set up will include the closing of City Parking Lot #1 as well as the partially closing of Elm St. between Biddle Ave. and the entrance to City Parking Lot #1.
3. Use of the following sidewalk shall be permitted for the event:
 - Elm Street, Van Alstyne to Biddle Ave.

Local businesses and/or residents who are in need of access to parking lot #1 will be given a parking pass 5 day prior to the event and will be asked to utilize parking spaces on ELM St. between Biddle Ave. and Van Alstyne on a first come first serve basis.

Wyandotte's Duties

4. Wyandotte shall provide the fencing and barricades for the designated event space. Brew Foundation Inc. must comply with all Liquor Control Rules and Regulations and state, county and city laws and ordinances.
5. Upon request and if available, Wyandotte shall provide a mobile stage. If not used, the BREW Foundation Inc. shall provide a professional stage with a roof. In either event, the stage shall be placed inside City Parking Lot #1 on the lots far easterly side, facing west.
6. Upon request and if available, Wyandotte shall provide the power for the event.
7. Wyandotte shall provide small dumpsters in the City Parking Lot #1 in the southwest corner of the lot on and provide garbage cans and liners in the area to handle the expected turnout of 2,500-3,000 people.

BREW Foundation Inc. Duties

8. Within 30 days of being presented with an invoice, the BREW Foundation Inc. shall reimburse all reasonable and foreseeable costs that Wyandotte has incurred for city staff, material, and property for the event. A deposit of \$500.00 shall be paid to the City of Wyandotte by the Brew Foundation upon

execution of this agreement which will be applied toward the City costs and clean up. Parties are as follows:

- Police
- Municipal Services
- Stage
- DPS
- Dumpster Rental
- Property - \$250 for the use of Parking Lot #1 for 2018 – additional or an increase of fees can occur yearly.

These cost amounts will vary from year to year (and the Parties acknowledge there may be other reasonable and foreseeable costs in the future).

9. BREW Foundation agrees to weight any tents set up for the event and shall not secure the same with stakes or other anchors that could cause damage.
10. BREW Foundation Inc. shall be responsible for all clean-up, before, during and after the event.
11. BREW Foundation Inc. shall add Wyandotte as an additional insured on their insurance policy.

If there are any costs for any city staff/material/property for said event, the business/company will be responsible for those fees no later than 14 days after said event date. Any tents on the street or sidewalk 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 business/company. This means any glass, spills; broken items will need to be cleaned during the event. The business/company must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached agreement).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations,

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their events.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Rysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation.

MAYOR'S RECOMMENDATION:

J.P.

LIST OF ATTACHMENTS

Agreement

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: February 26th 2018

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the events:

12. The event shall run from 3:00 p.m. on the **1st Saturday in the month of October** in 2018, 2019, 2020, 2021, 2022 and will conclude at 10:00 p.m. Notwithstanding the foregoing, either party may opt out of the remaining years of the event by giving written notice to the other party of such intent within 30 days of the conclusion of the most recent event.
13. Event set up shall be permitted from 8:00am on the Friday prior, till the conclusion of the event. Event set up will include the closing of City Parking Lot #1 as well as the partially closing of Elm St. between Biddle Ave. and the entrance to City Parking Lot #1.
14. Use of the following sidewalk shall be permitted for the event:
 - Elm Street, Van Alstyne to Biddle Ave.

Local businesses and/or residents who are in need of access to parking lot #1 will be given a parking pass 5 day prior to the event and will be asked to utilize parking spaces on ELM St. between Biddle Ave. and Van Alstyne on a first come first serve basis.

Wyandotte's Duties

15. Wyandotte shall provide the fencing and barricades for the designated event space. Brew Foundation Inc. must comply with all Liquor Control Rules and Regulations and state, county and city laws and ordinances.
16. Upon request and if available, Wyandotte shall provide a mobile stage. If not used, the BREW Foundation Inc. shall provide a professional stage with a roof. In either event, the stage shall be placed inside City Parking Lot #1 on the lots far easterly side, facing west.
17. Upon request and if available, Wyandotte shall provide the power for the event.
18. Wyandotte shall provide small dumpsters in the City Parking Lot #1 in the southwest corner of the lot on and provide garbage cans and liners in the area to handle the expected turnout of 2,500-3,000 people.

BREW Foundation Inc. Duties

19. Within 30 days of being presented with an invoice, the BREW Foundation Inc. shall reimburse all reasonable and foreseeable costs that Wyandotte has incurred for city staff, material, and property for the event. A deposit of \$500.00 shall be paid to the City of Wyandotte by the Brew Foundation upon execution of this agreement which will be applied toward the City costs and clean up. Parties are as follows:
 - Police
 - Municipal Services
 - Stage
 - DPS
 - Dumpster Rental
 - Property - \$250 for the use of Parking Lot #1 for 2018 – additional or an increase of fees can occur yearly.

These cost amounts will vary from year to year (and the Parties acknowledge there may be other reasonable and foreseeable costs in the future).

20. BREW Foundation agrees to weight any tents set up for the event and shall not secure the same with stakes or other anchors that could cause damage.
21. BREW Foundation Inc. shall be responsible for all clean-up, before, during and after the event.
22. BREW Foundation Inc. shall add Wyandotte as an additional insured on their insurance policy.

If there are any costs for any city staff/material/property for said event, the business/company will be responsible for those fees no later than 14 days after said event date. Any tents on the street or sidewalk 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 business/company. This means any glass, spills; broken items will need to be cleaned during the event. The business/company must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached agreement).

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

A TACO HOP FUNDRAISER HOSTING AGREEMENT

This Hosting Agreement is made on the date herein, by and between the BREW Foundation Inc. a Michigan 501c3 charity (81-1669455) located at 4379 Ready Rd. South Rockwood, MI. 48179 and the City of Wyandotte (herein referred to as Wyandotte) whose government offices is located at 3200 Biddle Avenue, Wyandotte, MI 48192. This agreement shall be effective on the date of its execution by both Parties.

Recitals

Whereas, Wyandotte and the BREW Foundation Inc. desire to enter into an agreement for the BREW Foundation Inc. to exclusively host an event (Taco Hop) in the City of Wyandotte on the **1st Saturday in October** through 2022. The terms and conditions of the agreement are as follows.

Specific Terms

1. The event shall be called "TACO HOP". All rights to the name shall be retained by the BREW Foundation Inc. and the BREW Foundation Inc. shall indemnify, defend, and hold Wyandotte harmless from any claim of infringement of intellectual property rights by third parties with respect to said name. This will be an over 21 only event featuring local restaurants/food trucks and various specialty craft beers and other spirits along with live local entertainment. The event is a fundraiser to support local charities and has raised and donated over \$32,000 in its first 2 years. Vendors will set up within the permitted footprint area. Several tents will be erected and food and alcohol sales will take place within the permitted fenced in event space.
2. The event shall run from 3:00 p.m. on the **1st Saturday in the month of October** in 2018, 2019, 2020, 2021, 2022 and will conclude at 10:00 p.m. Notwithstanding the foregoing, either party may opt out of the remaining years of the event by giving written notice to the other party of such intent within 30 days of the conclusion of the most recent event.
3. Event set up shall be permitted from 8:00am on the Friday prior, till the conclusion of the event. Event set up will include the closing of City Parking Lot #1 as well as the partially closing of Elm St. between Biddle Ave. and the entrance to City Parking Lot #1.
4. Use of the following sidewalk shall be permitted for the event:
 - Elm Street, Van Alstyne to Biddle Ave.

Local businesses and/or residents who are in need of access to parking lot #1 will be given a parking pass 5 days prior to the event and will be asked to utilize parking spaces on ELM St. between Biddle Ave. and Van Alstyne on a first come first serve basis.

Wyandotte's Duties

5. Wyandotte shall provide the fencing and barricades for the designated event space. Brew Foundation Inc. must comply with all Liquor Control Rules and Regulations and state, county and city laws and ordinances.
6. Upon request and if available, Wyandotte shall provide a mobile stage. If not used, the BREW Foundation Inc. shall provide a professional stage with a roof. In either event, the stage shall be placed inside City Parking Lot #1 on the lots far easterly side, facing west.
7. Upon request and if available, Wyandotte shall provide the power for the event.
8. Wyandotte shall provide small dumpsters in the City Parking Lot #1 in the southwest corner of the lot on and provide garbage cans and liners in the area to handle the expected turnout of 2,500-3,000 people.

BREW Foundation Inc. Duties

9. Within 30 days of being presented with an invoice, the BREW Foundation Inc. shall reimburse all reasonable and foreseeable costs that Wyandotte has incurred for city staff, material, and property for the event. A deposit of \$500.00 shall be paid to the City of Wyandotte by the Brew Foundation upon execution of this agreement which will be applied toward the City costs and clean up. Parties are as follows:
 - Police
 - Municipal Services
 - Stage
 - DPS
 - Dumpster Rental
 - Property - \$250 for the use of Parking Lot #1 for 2018 – additional or an increase of fees can occur yearly.

These cost amounts will vary from year to year (and the Parties acknowledge there may be other reasonable and foreseeable costs in the future).

10. BREW Foundation agrees to weight any tents set up for the event and shall not secure the same with stakes or other anchors that could cause damage.
11. BREW Foundation Inc. shall be responsible for all clean-up, before, during and after the event.
12. BREW Foundation Inc. shall add Wyandotte as an additional insured on their insurance policy.

General Terms

13. Indemnification. BREW Foundation Inc. agrees to defend, indemnify and hold Wyandotte harmless for any and all liability that arises out of the event unless such active arises out of the intentional or grossly negligent conduct of Wyandotte's agents. In such case, Wyandotte agrees to defend, indemnify and hold BREW Foundation Inc. harmless for said liability.

14. Default. If a party fails to perform the duties set forth herein, said party shall be in breach of this agreement and the non-breaching party may pursue any and all remedies available in law or equity against the breaching party including injunctive relief. If a party shall succeed in pursuing legal action as a result of any breach of this agreement, then the other party shall be responsible for the prevailing party's costs and reasonable attorney fees incurred as a result of such action. Force Majeure. Neither party will be responsible for fires, strikes, civil disorders, severe inclement weather, acts of threats of terrorism, acts of war or other casualties or events beyond its reasonable control. Upon the occurrence of such an event, the Parties will have the right to cancel or reschedule the Event.
15. Intellectual Property Rights. The Parties acknowledge and agree that: (i) the other Party's Marks, copyrights or other Intellectual Property Rights will remain the sole property of the other Party; and (ii) nothing in this agreement will confer in the Party any title to, right of ownership, or interest in the other Party's Marks, copyrights or other Intellectual Property, except to the extent provided for herein.
16. Limitation of Liability. In no event shall either party be liable to the other party, its agents, employees or any third party for any incidental, indirect, special or consequential damages arising out of, or in connection with, this contract, whether or not such party was advised of the possibility of such damages.
17. Authority to Execute. The undersigned represent and warrant that he/she has full authority to bind the Parties to all of the terms and conditions of this Agreement.
18. Entire Agreement. This agreement is the entire understanding of the Parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement, and this Agreement supersedes all previous communications or agreements, either oral or written between the Parties. This Agreement may be amended only by written instruments signed by the Parties.
19. Choice of Law. This Agreement will be interpreted and its provisions enforced in accordance with the laws of the State of Michigan.
20. Waiver. Any waiver of any term, requirement or condition imposed under this agreement shall be deemed a limited and specific waiver and shall not be deemed to be continuing in nature or effect any other term of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement by their properly authorized signatories.

BREW Foundation Inc.

By Its: _____

Dated

City of Wyandotte

By Its: _____

Dated:

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets, and property for the 2018 Downriver Taco Hop event to take place on October 6, 2018, from 3:00PM to 10:00PM, subject to the terms of the Taco Hop Fundraiser Hosting Agreement.

BE IT FURTHER RESOLVED that Event set up will include the closing of City Parking Lot #1 as well as the partial closing of Elm St. between Biddle Ave. and the entrance to City Parking Lot #1.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th 2018

AGENDA ITEM # **8**

ITEM: Special Event Application - Wyandotte Boat Club

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Attached please find the Special Event Applications from the Wyandotte Boat Club for their regattas to be held April 28th 2018 and May 5th 2018. Below are the road closures they are requesting:

April 28th 2018: Hebda Cup 6 am to 5 pm
BASF Waterfront Park
Biddle Avenue from Pine to Plum Street

May 5th 2018: WY-HI Rowing Regatta 6 am to 6 pm
BASF Waterfront Park
Biddle Avenue from Pine to Plum Street

If the case of bad weather, the events will run the following days. The Chief of Police, Fire Chief and Superintendent of the Department of Public Service have reviewed this application/event and approved with the recommendation the organization signs a hold harmless agreement as well as add the City of Wyandotte as additional insured. (Please see the attached letter)

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of City property for their events on April 29th and May 6th 2017.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator. It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of City property for their events on April 29th and May 6th 2017.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *S. Rysdale*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *J.P.*

LIST OF ATTACHMENTS

Letter

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: February 26th 2018

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Events Coordinator, Chief of Police, Fire Chief and Superintendent of the Department of Public Service have reviewed this application/event and approved with the recommendation the organization signs a hold harmless agreement as well as add the City of Wyandotte as additional insured.

April 28th 2018: Hebda Cup 6 am to 5 pm
BASF Waterfront Park
Biddle Avenue from Pine to Plum Street

May 5th 2018: WY-HI Rowing Regatta 6 am to 6 pm
BASF Waterfront Park
Biddle Avenue from Pine to Plum Street

If the case of bad weather, the events will run the following days. The Chief of Police, Fire Chief and Superintendent of the Department of Public Service have reviewed this application/event and approved with the recommendation the organization signs a hold harmless agreement as well as add the City of Wyandotte as additional insured. (Please see the attached letter)

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

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

January 25, 2018

The Honorable Mayor Joseph Peterson
and Members of the City Council
City of Wyandotte
3200 Biddle Ave
Wyandotte, MI 48192

Dear Mayor Peterson and Members of City Council:

While we are still in the grips of winter, thoughts of a warmer spring are not far behind.

It is my pleasure to inform you that the 54th Hebda Cup rowing Regatta will be contested on Saturday, April 28th, 2018 and the Wy-Hi Regatta will follow on Saturday, May 5th, 2018. In case of bad weather the competitions will run the following day.

We are expecting both boys and girls high school rowing teams to compete from around the state of Michigan, Ohio, and Pennsylvania.

We ask your permission to use the BASF Waterfront Park for these dates and also ask for your support in providing assistance as has been afforded us in the past by the DPS and Recreation departments.

We once again ask that Biddle Avenue be closed between Pine and Third Streets during the regattas to provide parking and storage for the visiting teams busses and shell-trailers. We will work with the DPS to minimize the time the street is closed.

We receive every year compliments about BASF Park and the hospitality of the city from visiting crews and are proud to play host to these dedicated high school male and female athletes.

We do hear from local businesses that these events bring extra business and dollars for our city, especially the restaurants in the area.

Sincerely yours,
For the Wyandotte Boat Club

Fred Mekolon Jr.
Regatta Chair

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council hereby concurs with the recommendation of the Special Events Coordinator, Chief of Police, Fire Chief, and Superintendent of the Department of Public Service and approves the request of Fred Mekolon Jr., WBC Regatta Chair, to utilize BASF Waterfront Park for the following events:

<u>EVENT</u>	<u>DATE</u>	<u>TIME</u>
54 th Annual Hebda Cup Rowing Regatta	Saturday, April 28, 2018	6AM – 5PM
Wy-Hi Regatta	Saturday, May 5, 2018	6AM – 6PM

(in the case of inclement weather, the regattas would plan to run on the following day)

BE IT FURTHER RESOLVED that the organization must complete a Hold Harmless Agreement as prepared by the Department of Legal Affairs, as well as add the City of Wyandotte as additional insured; AND

BE IT FURTHER RESOLVED that the Chief of Police is hereby designated and authorized to sign said street closing permit documents to close Biddle Avenue from Pine to Plum Street and that the City of Wyandotte hereby holds harmless the County of Wayne for the closure of said street with responsibilities for all damage claims that may arise from said street closing to be assumed by the City of Wyandotte.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

Honorable Mayor and
City Counsel
Wyandotte, MI 48192

February 14, 2018

From: Tammy Caperton, 144 Ford Ave, Wyandotte, MI

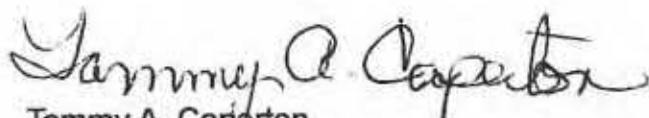
Subject: Use of City Owned Lot

I have a lot next to my house which is owned by the City of Wyandotte. My daughter is a senior at Roosevelt H.S. , of which I would like to give her an open house for graduation. Since my yard is too small, I am request the use of the lot between 144 Ford Ave and Rite Aid.

It would be used to put up a couple of tents, tables and chairs for guest to visit, eat and relax. We are choosing not to rent a hall because we do not have a large family and I am not sure who would come.

I am tentatively requesting to use the lot on Sunday, July 15, 2018, all day.

Please let me know so I can proceed with plans.



Tammy A. Caperton
144 Ford Ave.
Wyandotte, MI 48192
734-407-7008 H
313-586-2386 C

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council grants permission to Tammy Caperton of 144 Ford Avenue to use the city-owned vacant lot between the requestor's residence and Rite Aid for the set up of tents, tables, and chairs for a graduation party on Sunday, July 15, 2018.

BE IT FURTHER RESOLVED that Tammy Caperton shall sign a hold harmless agreement, as prepared by the Department of Legal Affairs, to the City Clerk's Office no later than Friday, July 13, 2018.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # **10**

ITEM: Cancellation of City Council meeting on March 12, 2018

PRESENTER: Lawrence S. Stec, City Clerk



INDIVIDUALS IN ATTENDANCE: Lawrence S. Stec, City Clerk

BACKGROUND: The City Clerk and Deputy City Clerk will be attending the Michigan Association of Municipal Clerks (MAMC) Basic Institute from March 11-March 16, 2018. This training conference is a required component of the 3-year process that leads to the Certified Municipal Clerk designation.

STRATEGIC PLAN/GOALS: To complete training that will allow the City Clerk and Deputy City Clerk to receive CMC designations.

ACTION REQUESTED: Approve the cancellation of the March 12, 2018 meeting.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Post notices and reminders of the meeting cancellation at least 1 week in advance to provide awareness of the cancellation to anyone who may submit an item to the council for approval/consideration.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: None

MODEL RESOLUTION:

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS the City Clerk and Deputy City Clerk will be in attendance of a mandatory training conference from March 11 to March 16, 2018.

BE IT RESOLVED that the City Council meeting on Monday, March 12, 2018, is hereby cancelled due to the absence of the City and Deputy City Clerks.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS the City Clerk and Deputy City Clerk will be in attendance of a mandatory training conference from March 11 to March 16, 2018.

BE IT RESOLVED that the City Council meeting on Monday, March 12, 2018, is hereby cancelled due to the absence of the City Clerk and Deputy City Clerk.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th, 2018

AGENDA ITEM # **11**

ITEM: Hiring of Full Time Yack Arena Foreman

PRESENTER: Justin N. Lanagan, Superintendent of Recreation



INDIVIDUALS IN ATTENDANCE:

BACKGROUND: The current Yack Arena Foreman is set to retire on Wednesday March 7th, and it is necessary to replace the position with a new full-time employee. The City of Wyandotte posted the job internally as well as on the City's website. After the deadline for turning in applications had passed, we had received three applications.

The current Arena Foreman, the Human Resources Director, and myself conducted the interviews on two consecutive days. After sharing the information obtained through the interviews with the rest of the Recreation Commission, it was decided that Matt Dillon was the best candidate for the job. Mr. Dillon has worked at the Ice Box/Brownstown Sports Center since 1981. He has a certification from the University of Toledo in Refrigeration and Refrigeration Handling as well as several certifications from the U.S. Rink Association (formerly know as STAR) dealing with Zamboni operations, ice making, and ice maintenance,

We are requesting that the City Council approve the hiring of Matt Dillon for the position of Yack Arena Foreman pending the passing of a full work physical and drug screen.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation's recommendation to hire Matt Dillon for the position of Yack Arena Foreman.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-756-725-110. Savings of \$5,775 annually due to the position was downgraded to a Classification Level 34 from a Level 36.

IMPLEMENTATION PLAN: The City Administrator's Office and Human Resource Department will coordinate the hiring and implementation of the benefits for the position.

COMMISSION RECOMMENDATION: Concurs with recommendation

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: 1) Copy of Application

- 2) Copy of Resume
- 3) Copy of Employment Offer

RESOLUTION

DATE: February 26th, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE CITY COUNCIL that the Council concurs with the recommendation of the Superintendent of Recreation to fill the vacant Yack Arena Foreman position and

FURTHER RESOLVED BY THE CITY COUNCIL that pending the passing of a work physical and drug screen that the City hire Matt Dillon to fill said vacancy at a Classification Level 34C.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
Desana
Maiani
Sabuda
Schultz



City of Wyandotte, Michigan 48192

APPLICATION FOR EMPLOYMENT

(Please Print Clearly)

The Civil Rights Act of 1964 prohibits discrimination in employment practice because of race, color, religion, sex or national origin. The Age Discrimination in Employment Act prohibits discrimination on the basis of age with respect to individuals who are at least 40 years of age. The laws of Michigan also prohibit all of the above types of discrimination, as well as discrimination based on height, weight, marital status or disability.

EMPLOYMENT DESIRED

Position applied for 2 AM Bus Driver

Have you read the description of this job? ☒ Yes ☐ No Are you qualified to perform these duties? ☒ Yes ☐ No

Other position you would consider _____

Type of employment desired: ☒ Full-Time ☒ Part-Time ☐ Temporary

Date you can start 12-1-2017 Wage expected \$ NEG

PERSONAL INFORMATION

Name Matthew Mark Dillon

Last

First

Middle

Address Woodhaven MI 48183

Street

City

State

Zip

Phone Number _____ Email _____

Other last names used while working, if any _____

Are you a U.S. Citizen? ☒ Yes ☐ No

If no, specify type of entry document and work authorization _____

Have you even been convicted of a crime? ☐ Yes ☒ No

If yes, please give specifics _____

Are there any felony charges pending against you? _____

If yes, please give specifics _____

Have you ever served in the U.S. Military? ☐ Yes ☒ No If yes, indicate branch _____

Dates of duty: From _____ / _____ / _____ To _____ / _____ / _____ Type of Discharge _____
Month Date Year Month Date Year

Do you have a reliable means of transportation to enable you to get to work in a timely manner? ☒ Yes ☐ No

If you are applying for a position requiring the use of an automobile or other motor vehicle, do you have a driver's license and a motor vehicle available for your use? ☒ Yes ☐ No

Are you licensed to drive a motor vehicle other than an automobile? ☐ Yes ☐ No

If yes, what type of license do you hold? _____

Have you ever been employed by the City of Wyandotte? ☒ Yes ☐ No If yes, when? 1990 - PRESENT

Have any of your relatives ever been, or currently are, employed by the City of Wyandotte (including elected officials)?

☐ Yes ☒ No If yes, indicate names and dates: _____

Are you a smoker? ☒ Yes ☐ No If yes, will you abide by the City's smoking policy? ☒ Yes ☐ No

Have you used, possessed or sold any illegal drugs in the past five years? ☐ Yes ☒ No

If yes, state which drugs and explain if you used, possessed or sold them _____

Have you ever been bonded on a job? ☐ Yes ☒ No If yes, when? _____

IN CASE OF AN ACCIDENT OR EMERGENCY, PLEASE NOTIFY:

Name Sheila Dillon Phone Number (734) _____
Address _____
Street City State Zip

PERSONAL REFERENCES

(Not former employers or relatives)

Name and Occupation	Address	Phone Number
Steve C. Stronowski	5414 Elmer	
Chuck Domschke		
Scott St. Andre		

EDUCATION

Identify any special skills, training or licenses you have which are related to the position you are applying for:

	Name of School	City/State	Degree	Major
High School	Lincoln Park H.S.	Lincoln Park ^{IN}	Diploma	
College	Univ of Toledo	Toledo OH	Certificates	
Other				

EMPLOYMENT HISTORY

(Begin with most recent and use additional sheet, if necessary)

Company Name B S C Employed from 6-15 to Present
 Address 21902 Telegraph Brownstown MI 48163
 Street City State Zip
 Type of Business Sports facility Name of Supervisor Ron Zimmerman
 Phone Number 734-676-5500 Starting Salary \$0 K Final Salary _____
 Position Mechanical operations Reason for leaving _____
 Duties Performed Zamboni operation & Repair, Building Repair, Electrical, Plumbing, HVAC
 If presently employed, may we contact your supervisor? ☒ Yes ☐ No

Company Name Ice Box Sports Center Employed from 11-81 to 10-14
 Address Same as Above _____
 Street City State Zip
 Type of Business _____ Name of Supervisor Terry Morian
 Phone Number _____ Starting Salary 3.35 hr Final Salary \$1 K
 Position _____ Reason for leaving _____
 Duties Performed _____
 Have you ever been suspended or discharged from employment? ☐ Yes ☒ No
 If yes, please explain _____

The facts set forth are true and complete. I hereby authorize investigation of all statements contained in this application and full disclosure of my present and prior work record. I grant permission to the City of Wyandotte ("City") to obtain information concerning my general reputation, character, conduct and work quality and authorize any person or organization contacted to furnish information and opinions concerning my qualifications for employment, whether same is a matter of record or not, including personal evaluation of my honesty, reliability, carefulness and ability to take orders from my supervisor. I understand that this may include a record of disciplinary action assessed by previous employers. I hereby release any such person or organization from any and all liability which may result in furnishing such information or opinion. I hereby release the City and any person, organization or prior employer from any obligation to provide me with written notification of such disclosure. I hereby authorize the City of Wyandotte to perform a background investigation which may include address verification, criminal history, employment history, driving record and credit history. I understand employment is contingent upon this investigation and, if employed, false statements in this application shall be considered sufficient cause for dismissal. I understand and agree if, in the opinion of the City, the results of the investigation are unsatisfactory, an offer of employment that has been made may be withdrawn or my employment with the City may be terminated. I understand that the City requires residency within twenty (20) miles of a City boundary for all employees and that if I do not satisfy this requirement at the time of hire that I will have six (6) months to establish and maintain compliance.

I further understand the City may require a medical examination by a City-designated physician (1) after I have received an offer of employment and prior to my commencement of employment duties; and, (2) during the course of my employment as required by business necessity or for job-related purposes. I hereby consent to such examination and recognize that employment is contingent upon receipt of satisfactory medical evaluation. I further understand and agree that prior to commencing employment or after I am employed, I may be requested to submit to tests to determine the presence of alcohol or illegal drugs, and agree to the release of such test results to appropriate personnel, and agree that if I refuse such tests before commencing employment, my offer of employment will be revoked, or if I refuse such test after being employed, my employment will be terminated.

APPLICANTS FOR UNION POSITIONS

I recognize that if I am employed by the City in the position for which I have applied, I will be subject to the provisions of a labor agreement between the City and Union. I further recognize that I have no contract for employment other than the above referenced labor agreement and that no documents, statement, or other communication in any way constitutes an agreement between the City and me and that the Labor agreement will be the only agreement between me and the City and I must abide by that agreement and all City published rules and regulations.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT

Dated: 11-29-2017 Signature: Matthew M. Nelson

APPLICANTS FOR NON-UNION POSITIONS

I agree this application is not an offer of employment. I agree that if I am employed by the City (1) my employment is at will and may be terminated at any time, with or without cause, at the option of either the City or myself; (2) I will receive wages and be subject to the rules and regulations of the Personnel Policy Handbook and such wages, benefits, rules and regulations are subject to change by the City at any time; (3) that my assigned work hours may be modified by the City, and if requested, I will be required to work overtime; (4) and that this constitutes the entire agreement between the City and myself and all prior agreements are null and void, and nothing in any documents published by the City either before or after this agreement, shall in any way modify the above terms; (5) this agreement cannot be modified by any oral or written representation made by anyone employed by the City, either before or after this agreement, except by a written document directed exclusively by me and signed by the Mayor and City Clerk.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT

Dated: 11-29-2017 Signature: Matthew M. Nelson

M A T T H E W M A R K D I L L O N

Refrigeration Technician/Machine Repairman

Professional Summary

To obtain employment in my field of trade, machine repair/maintenance/refrigeration with comparable wages and benefits. Looking for work in the industrial/chemical/steel or related industries. Seeking a full-time, permanent employment with growth potential.

PROFESSIONAL EXPERIENCE

Icebox Arena • Brownstown, Mi. 48183 • 11/1981-present

Professional Ice Arena

Mechanical Operations Mgr.

Manage all mechanical operations in a multi-rink professional ice arena. Duties include but not limited to: pipefitting and pump repair/replacement, welding/fabricating, industrial electrical troubleshooting and repair, as well as 3phase motor/blower repairs. Extensive troubleshooting/repair/maintenance with R-22 freon compressors and refrigeration, evaporative condensers, direct refrigeration and desiccant dehumidification repair and maintenance. Zamboni maintenance and repair. Preventive and predictive maintenance practices. Parts ordering/inventory. Commercial building maintenance also.

M&D Marathon • Gibraltar, Mi. • 6/1978-11/1981

Gas and convenience store

Service Attendant

Provide service to customer's .i.e.; gas pumping, minor repairs, register work.

EDUCATION

1982- Diploma, Lincoln Park H.S., Lincoln Park, Mi.

Major: General Studies

1994- Certificate, Refrigeration Handling, University of Toledo

Major: Refrigeration and Refrigeration Handling

Activities: Golf

References upon request

Matt Dillon
Employment Offer *

<u>Status:</u>	Hired as a permanent, full-time, at-will employee of the City of Wyandotte
<u>Salary Classification:</u>	Class Code 34C of the City of Wyandotte Non-Union Classification System Salary Range: \$41,364.75 - \$49,854.98 Starting Salary: \$45,209.22 <i>Employee will be eligible for any general increases granted to non-union administrative employees.</i>
<u>Retirement Benefits:</u>	Defined Contribution Plan (401A) through ICMA Retirement Corporation - Employer contribution – 10% - Employee contribution – 5%
<u>Health Insurance:</u>	Two Options (Includes Dental & Vision Coverage) 1. BC/BS Community Blue PPO Plan III (\$15/\$30 drug rider) 2. Blue Care Network HMO (\$15/\$30 drug rider) <i>Employee 20% co-payment of premiums required. Payment-in-lieu of health insurance coverage of \$400/month (reduced by actual cost of dental/vision if selected).</i>
<u>Retiree Health Insurance:</u>	Health Savings Plan - Employer contribution - \$50/per pay period - Employee contribution - \$50/per pay period
<u>Long-Term Disability Insurance:</u>	Benefit level of 50% of salary covered by the City
<u>Life Insurance:</u>	\$40,000 coverage (premiums paid by City)
<u>Sick Time Earned:</u>	One (1) sick day per month worked
<u>Vacation Time Earned:</u>	0 through 5 years of service - 12 days 6 through 10 years of service - 15 days 11 through 15 years of service - 18 days 16 through 20 years of service - 21 days 21 through 25 years of service - 24 days 26 years + years of service - 24 days plus an additional 1/2 day per year for each year of continuous service over 25 years.
<u>Personal Leave Days:</u>	Three (3) days per year
<u>Eligible immediately for:</u>	Section 457 deferred compensation program Section 125 Cafeteria Plan

* Contingent upon the approval of the Mayor and City Council and successful background check and physical and drug screen examinations

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the Council concurs with the recommendation of the Superintendent of Recreation to fill the vacant Yack Arena Foreman position; AND

BE IT FURTHER RESOLVED that the City hire Matt Dillon to fill said vacancy at a Classification Level 34C, pending the successful completion of a work physical and drug screen by the candidate.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th, 2018

AGENDA ITEM # **12**

ITEM: Bishop Park Concession Stand Lease Extension 2018

PRESENTER: Justin N. Lanagan, Superintendent of Recreation



INDIVIDUALS IN ATTENDANCE:

BACKGROUND: In 2015 it was a struggle to find a lessee for the Concession Stand and Restrooms at Bishop Park. After advertising in the paper and on the MITN resulted in zero inquiries, we posted advertising on the building itself. Saif Algaithe expressed interest and bid the minimum amount required (\$2,000) and has operated the facility for the past three seasons.

Mr. Algaithe and his staff did an outstanding job and once again expressed a desire to return in 2018. Mr. Algaithe will operate the Concession Stand and Restrooms and pay the City \$2,000.00 in five \$400 installments.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation's recommendation to have the Mayor and City Clerk sign the contract for the 2018 Bishop Park Concession Stand

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-000-651-030. Mr. Algaithe will be responsible for making five \$400 dollar payments that will be due the last business day of each month beginning in May and concluding in September.

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign.

COMMISSION RECOMMENDATION: Concurs with the Recommendation

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: Contract approved by Legal Affairs

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: 1) Copy of 2018 Bishop Park Concession Stand Lease

RESOLUTION:

Date: February 26th, 2018

RESOLUTION by Councilman _____

RESOLVED by the City Council that Council hereby **CONCURS** in the recommendation of the Superintendent of Recreation and the Recreation Commission to award a one year extension to operate the Bishop Park Concession Stand for 2018 to Saif Alghathie, in the amount of \$2,000 provided the proper insurance is placed on file in the City Clerk's Office and all stipulations are adhered to as outlined in said lease. **AND BE IT FURTHER RESOLVED** that the Council authorizes the Mayor and City Clerk to sign said lease agreement on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by

Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
Desana
Maiani
Sabuda
Schultz

AGREEMENT BETWEEN THE CITY OF WYANDOTTE &

FOR THE 2018 OPERATION OF THE BISHOP PARK

CONCESSION-RESTROOM FACILITY

AGREEMENT made and entered into this ____ day of ____, 2018, by and between the City of WYANDOTTE, a Municipal Corporation in the County of Wayne, State of Michigan, hereinafter designated FIRST PARTY, and _____, hereinafter designated SECOND PARTY.

WITNESSETH:

WHEREAS, First Party owns and maintains a public municipal park commonly referred to as Bishop Park; and

WHEREAS, First Party is desirous of permitting a refreshment concession and restrooms to be operated by Second Party at said Bishop Park for the period of April 1st through October 1st, 2018. Said period may be altered by the mutual agreement of both parties.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto,

IT IS AGREED, as follows:

1. First Party agrees to permit Second Party to operate a refreshment concession and maintain the restrooms by cleaning and monitoring said within the building provided by the City of Wyandotte in Bishop Park at such reasonable hours of business as

are fixed by the Department of Recreation of the City of Wyandotte, and must comply with the health and sanitation regulations of the City of Wyandotte and Wayne County Health Department.

2. Second Party agrees to furnish all necessary equipment and materials to operate said concession.

3. Second Party agrees to furnish labor only for the cleaning of the restrooms and operation of the concession. The First Party will supply all cleaning and other necessary supplies to operate the restrooms.

4. Second Party will possess at his/her own expense proper food safety certification and will comply with all health ordinances.

5. It is the desire of the First Party that the prices charged for merchandise shall not be more than those prevailing for similar merchandise in this area. Price list shall be subject to the approval of the Recreation Superintendent. Approved list shall be posted in a conspicuous place.

6. The term of the lease shall be April 1st, 2018, to October 31st, 2018. The concession/restrooms will be operated April 16th through October 1st, 2018, weather permitting, and dates to be confirmed and set by the Superintendent of Recreation.

7. Second Party promises to pay to the First Party the total sum of **(\$2,000 = Five \$400 payments)** _____ per month, due on the following dates: May 31st, June 29th, July 31st, August 31st, and September 28th, 2018.

8. Second Party hereby agrees to maintain the concession stand and restrooms in a sanitary condition in accordance with the regulations of the Departments of Public Service and Recreation at all times. Restrooms to be opened and operating by 9

am each day weather permitting and closed by 9 pm each day, unless otherwise notified by the Superintendent of Recreation.

9. Second Party shall not assign, transfer or sublet the above concession and shall personally operate said concession under their supervision and control, and shall be personally held responsible for the performance of all the covenants and conditions as herein setforth.

10. Second Party further agrees that any beverages will not be sold in glass bottles. **Alcoholic beverages shall be prohibited from sale.**

11. The City reserves the right to add other concession stands for any special events.

12. Second Party agrees he/she shall forthwith procure, at their own expense, and shall maintain during the term of this lease, public liability insurance in the amount of \$1,000,000.00 Bodily Injury, \$1,000,000.00 Personal Injury and \$500,000 Property Damage, the policies of said insurance to provide ten (10) days advance written notice to the First Party prior to cancellation, termination or material change. Second Party shall furnish certificates of the aforesaid insurance coverage. The City of Wyandotte shall be named additional insured and the policies delivered to the City before opening.

13. Second Party agrees that it shall indemnify and save harmless the First Party and its employees, officers, elected officials, commissions, agents, or representatives for and from all claims, demands, liability, payments, suits, actions, recoveries, and judgments of every type and nature, including all liability whatever for injury (including death) to persons, or for any damage to any City of Wyandotte property or

the property of others arising out of either directly or indirectly from second party's operation of the park concession and restroom and all requirements of this agreement.

14. The parties hereto mutually agree that this Agreement may be terminated by either party, without cause, by first giving 30 days written notice to the other party of the terminating party's intent to terminate this Agreement.

15. The parties mutually agree that the First Party may terminate this Agreement on three days notice if the Second Party is in default of any provision of this Agreement for more than five days.

IN WITNESS WHEREOF, the parties hereto, by authority of the representative officials of the First Party and the Second Party have caused these presents to be signed and sealed the day and year set forth.

CITY OF WYANDOTTE
Authorized by

Joseph Peterson, Mayor

Lawrence S. Stec, City Clerk
FIRST PARTY

SECOND PARTY

I hereby certify that the within document
is correct as to legality and form,
subject to receipt of proper insurance.

Name _____

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council hereby CONCURS in the recommendation of the Superintendent of Recreation and the Recreation Commission to award a one-year extension to operate the Bishop Park Concession Stand for 2018 to Saif Alghathie, in the amount of \$2,000 provided the proper insurance is placed on file in the City Clerk's Office and all stipulations are adhered to as outlined in said lease; AND

BE IT FURTHER RESOLVED that the Council authorizes the Mayor and City Clerk to sign said lease agreement on behalf of the City of Wyandotte.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26th 2018

AGENDA ITEM # **13**

ITEM: Special Event Application - Maple Leaf Amusements

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Below please find the requested dates for property Maple Leaf Amusements would like to utilize on May 24th – 28th 2018.

May 24th – 28th 2018 – 24-25th 5 – 10 pm – 26-27th 1 pm – 10 pm – 28th 1 pm – 6 pm

- Permission to utilize the Yack Arena Parking Lot – Both sides
- Permission to close the drive to the Yack Arena from Sycamore to Maple Street
- Permission to utilize city property

If there are any costs for any city staff/material/property for said event, Maple Leaf Amusements will be responsible for those fees no later than 14 days after said event date. Any tents on the street or sidewalk 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 Maple Leaf Amusements. This means any glass, spills; broken items will need to be cleaned during the event. The Maple Leaf Amusements must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached applications).

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their events held:

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Events Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: February 26th 2018

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event on May 24th – 28th 2018 from Maple Leaf Amusements:

May 24th – 28th 2018 – 24-25th 5 – 10 pm – 26-27th 1 pm – 10 pm – 28th 1 pm – 6 pm

- Permission to utilize the Yack Arena Parking Lot – Both sides
- Permission to close the drive to the Yack Arena from Sycamore to Maple Street
- Permission to utilize city property

If there are any costs for any city staff/material/property for said event, Maple Leaf Amusements will be responsible for those fees no later than 14 days after said event date. Any tents on the street or sidewalk 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 Maple Leaf Amusements. This means any glass, spills; broken items will need to be cleaned during the event. The Maple Leaf Amusements must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached applications).

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

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

Heather:

Some thoughts on the special events packet and application:

1) We should add to the "Dates to Remember" for event requesting use of city owned property and put it in one of the categories.

2) Add to "Liquor Liability Endorsement" that city is required to be additional insured party. Also indicate applicant is required to comply with all liquor control commission rules and obtain the necessary license.

3) The applicant must identify their legal status as an entity and provide the following:

A) If a Corporation or LLC, a certificate of good standing and a corporate resolution indicating who is authorized to sign the application, hold harmless and all other city documents on behalf of the entity.

Note: the applicant may receive this from the State of Michigan for \$10.00.

B) If the LLC does not provide a resolution, the city must receive a copy of their "Operating Agreement" which must identify who can act on behalf of the LLC.

4) You may want to consider including some of the items from Grand Rapids such as the right to revoke the permit if their use is in violation of the permit requirements, violates a city ordinance, interferes with or results in a negative impact upon neighboring properties, creates a nuisance, or any other reason to protect the public health, safety or welfare. [This would be in addition to the event cancellation].

5) Add a provision that the event must be conducted in compliance with all city ordinances and state laws.

6) A fee schedule for use of public property should be included (with the statement that the fees are subject to change).

7) Require a deposit when the permit is issued in an amount sufficient to cover city's costs. If the deposit is determined not to be sufficient, the applicant will be billed for any additional costs which must be paid within ten days of the sending of the billing to applicant.

Application for Special Event

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192
P: 734-324-4502 F: 734-324-7283
hthiede@wyan.org www.wyandottestreetartfair.org

Date of proposed event: MAY 24-28 (MEMORIAL DAY) Times: (24-25) 5P-10P (26-27) 1P-10P (28) 1P-5P

Name of Applicant: _____

Name of Business or Organization: MAPLE LEAF AMUSEMENTS

Type of legal entity of your business/organization: _____

Name of individual authorized to sign documents on behalf of your business/organization: ERIN FITZGERALD

Address: 3323 REDSTONE ROAD, BEECHER TOWNSHIP, MI 48615

Email: ERIN@MAPLELEAFAMUSEMENTS.COM Cell Phone: (989) 615-6738

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Event Office.

Site of proposed event: YACK ARENA PARKING LOT (BOTH SIDES)

Estimated maximum number of persons expected at the event for each day: 1,000

Is Alcohol going to be served or provided at this event: NO Do you have a license: N/A

Do you need water hook up for this event? YES

If you will need water hook up, please list where and what the water will be for: FEED TRAILERS - BUNKHOUSES

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event Office along with this application if you require power at your event.

Application fee: \$50 Please make checks or money orders payable to the City of Wyandotte.

If you have any questions regarding this application and its details feel free to contact the Special Event Office at hthiede@wyan.org or 734.324.4502.

11

15. 7. 2.

L - Gen. Exempt
E - Elective

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

4

1894-1895

Spence

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

WHEREAS Maple Leaf Amusements has applied to use city property, including use of the Yack Arena Parking Lot (both sides), and to close the drive to the Yack Arena from Sycamore to Maple Street in conjunction with their event to be held on the following dates and times:

May 24-25, 2018 5PM-10PM
May 26-27, 2018 1PM-10PM
May 28, 2018 1PM-6PM

BE IT RESOLVED that Council approves the application of Maple Leaf Amusements and the aforementioned property use for the said dates and times.

BE IT FURTHER RESOLVED that the Maple Leaf Amusements will comply with the following:

- That any costs, overtime or otherwise, for any city staff/material/property for said event will be the responsibility of the Maple Leaf Amusements with fees payable no later than 14 days following the event.
- Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse.
- The Wyandotte Jaycees will be responsible for clean up (glass, spills, broken items, etc.) before, during, and after the event.
- Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial.

BE IT FURTHER RESOLVED that the Maple Leaf Amusements must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement as prepared by the Department of Legal Affairs.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz


NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # 14

ITEM: Renewal of existing contract for Rat Control.

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: The City of Wyandotte has an existing contract for the Extermination of Rats with Advantage Pest Control. I recommend the attached Amendment to Contract to extend this contract for one year be approved.

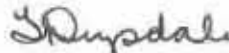
STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by: Matching tools and efforts to the conditions in city neighborhood.

ACTION REQUESTED: Renew the original contract with Advantage Pest Control in the amount of \$ 40,192.88 dollars.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account No. 590-200-926-310.

IMPLEMENTATION PLAN: Once approved, Advantage Pest Control will enter into contract and perform work.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: [Reviewed Amendment W. Look](#)

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: Amendment of contract for Rat Control.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: March 5th, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to extend the contract with Advantage Pest Control for the amount of \$ 40,192.88 from account no. 590-200-926-310; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the necessary Amendment to the existing Contract as presented to City Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Desana	_____
_____	Calvin	_____
_____	Maini	_____
_____	Sabuda	_____
_____	Shultz	_____

**AMENDMENT TO CONTRACT
FILE 4653 RAT CONTROL- CITY OF WYANDOTTE**

ARTICLES OF AGREEMENT, made and entered into this ____ day of _____ 2018,
by and between the CITY OF WYANDOTTE, party of the first part, and Advantage Pest
Control, Trenton, County of Wayne, State of Michigan, party of the second part, to-wit:

1. To this contract shall be added the 2018-2019 Rat Control Program.
2. The contract amount shall be in the amount of \$ 40,192.88.
3. The unit prices and contract conditions will remain the same as in the original contract.
4. Insurance Policies and Certificates will be submitted by the party of the second part to cover the extended period of time

IN WITNESS THEREOF, said parties have hereunto set their hands and seals, in
duplicate, the day and year first above written.

PARTY OF THE FIRST PART

CITY OF WYANDOTTE

Joseph Peterson, Mayor

Larry Stec, City Clerk

PARTY OF THE SECOND PART

Advantage Pest Control

WITNESS

WITNESS

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to extend the contract with Advantage Pest Control in the amount of \$ 40,192.88 to be paid from account no. 590-200-926-310; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the necessary Amendment to the existing Rat Control Contract (Bid File #4653) as presented to City Council.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

FEES
Preliminary PD Review \$400.00
Final PD Review \$300.00

PD PLANNED DEVELOPMENT DISTRICT
CITY OF WYANDOTTE
APPLICATION FOR APPROVAL

15

NOTE TO APPLICANT: Application must be submitted to the Department of Engineering and Building on Thursday before 12:00 p.m. to be placed on the Council Agenda the following Monday. The application must be reviewed by the Department of Engineering and Building to insure proper legal description, proper site plan and required attachments are included.

The Honorable Mayor and City Council Members:

I (We), the undersigned, hereby petition the City Council to approve the Stage I Preliminary Site Plan or Final Site Plan as hereinafter required, and in support of this Application, the following facts are shown:

The property is located at 785 between 6th n 7th
(street address) (street)
and Forest on the side of the street, and is known as Lot (s)
(street address) N-S-E-W
 of , Subdivision,
front footage of feet and a depth of feet.

The property is owned by: Jesus Moreno Street Address 1742 St Anne
(Name)
City Detroit State MI Zip 48216 Phone No. 313319-7158 Fax No.

MASTER PLAN - ORIGINAL LAND USE: Church / School abandon at current state

It is proposed that the property will be put to the following use: P.D. 7 units livable space
condo development

Attached hereto are three (3) prints of a site plan showing the lots or parcel under petition, and are drawn to scale

We attach a statement hereto indicating why, in our opinion, the development requested is necessary for the preservation and enjoyment of substantial property rights, and why such development will not be detrimental to the public welfare, or to the property of other persons located in the vicinity thereof.

Signature of Applicant: Jesus Moreno Print Name Jesus Moreno

Address: 1742 St - Anne City: Detroit State MI Zip 48216 Phone No.

Receipt No. 49522 Date Received: 2/20/18

Engineer's Signature: Mark Kunkel

St. Helena Church Adaptive Reuse

Multi Family Residential

785 Forest St., Wyandotte, MI 48192



owner
Jesus Moreno
785 Forest St.
Wyandotte, MI 48192

architect
THOMAS ROBERTS ARCHITECT, LLC
2007 4th Street
Wyandotte, Michigan 48192
734 (250.4002.9)

Drawing Index

	Cover Sheet
A001	Photo Board
A002	Existing Site Plan
A003	Parking Option 1
A004	Parking Option 2
A100	First Floor Plan
A101	Second Floor Plan
A102	Basement Plan
A200	Exterior Elevations
A300	Interior Elevations



February 16, 2018



17046.0

Planning Commission / Site Plan Approval



West Elevation - Looking East

1 Existing Site Photo
A001



West Elevation - Looking Northeast

2 Existing Site Photo
A001



Parking Area Along Eighth Street - Looking North

3 Existing Site Photo
A001



South Elevation - Looking North

4 Existing Site Photo
A001



South Elevation - Looking Northwest

5 Existing Site Photo
A001



East Elevation - Looking Northwest

6 Existing Site Photo
A001



Northeast Corner - Looking West

7 Existing Site Photo
A001



West Elevation - Looking Southeast

8 Existing Site Photos
A001

THOMAS
ROBERTS
ARCHITECT, LLC
3827 4th Street
Wyandotte, MI 48192
(734) 250-4092

02.15.18	Thomas Roberts, LLC		

ISSUANCES

REVISIONS

Scale

St. Helena Church
789 Forest Street
Wyandotte, Michigan

print date: 02.16.2018

TR
checked by
WD
project manager
WD
architect
RP
owner

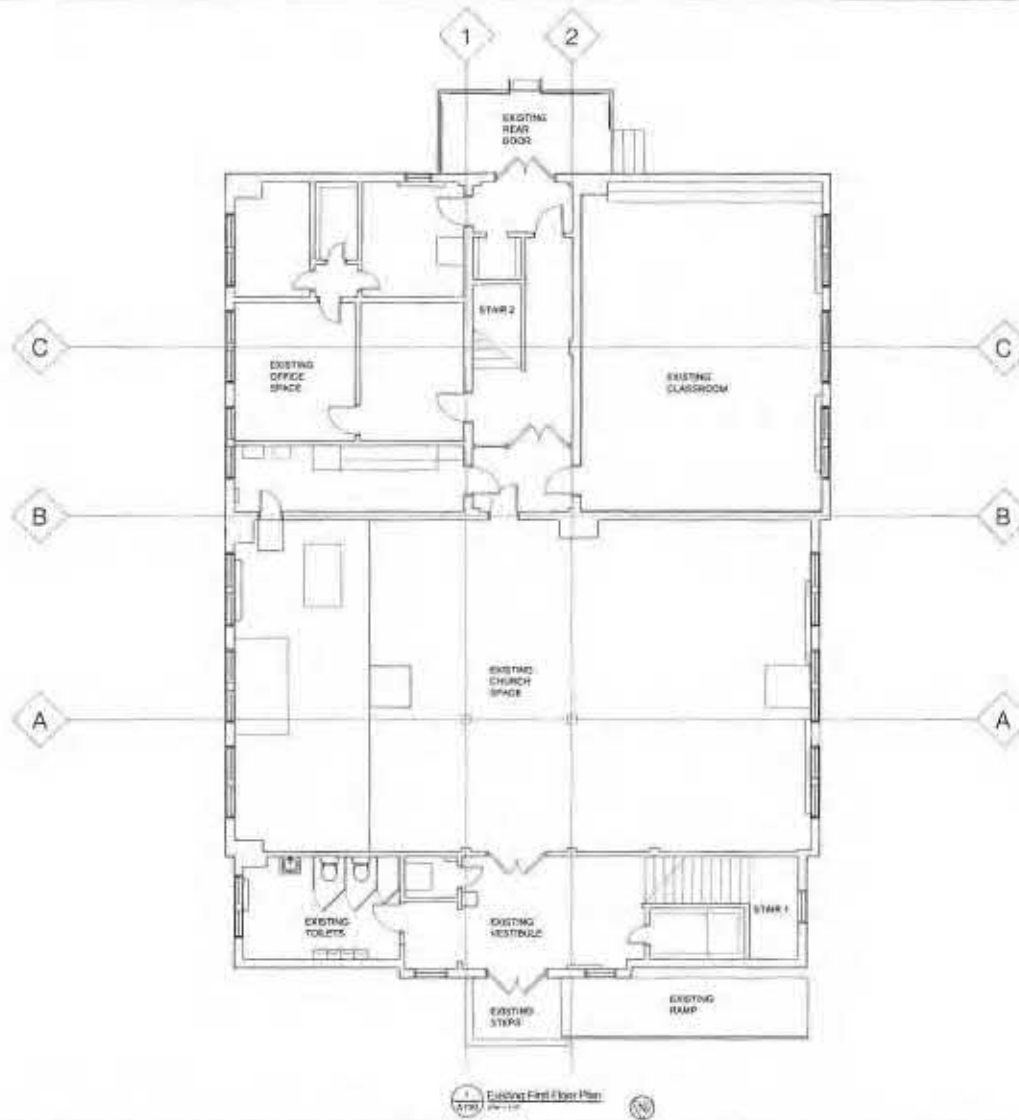
02/17/18

17046

all notes

A001

sheet name



1 Existing First Floor Plan
A100

THOMAS
ROBERTS
ARCHITECT, LLC
2377 4th Street
Wyandotte, MI 48182
(313) 290-4002

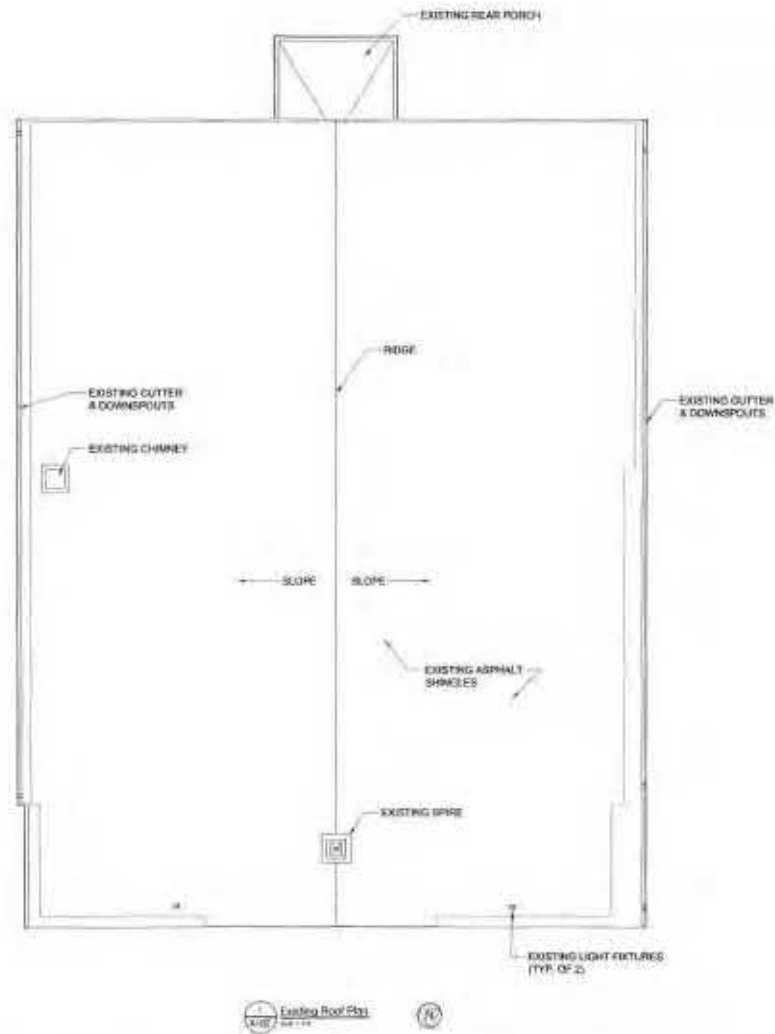
ISSUES	REVISIONS	DATE

St. Helena Church
795 Forest Street
Wyandotte, Michigan

TR
WD
WD
RP

02/17/18
17046
A100

print date: 02.16.2018



THOMAS
ROBERTS
ARCHITECT, LLC
3507 4th Street
Wyandotte, MI 48192
(313) 330-4032

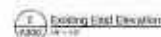
QUANTITIES	REVISIONS	DATE

St. Helena Church
785 Forest Street
Wyandotte, Michigan

print date: 02-16-2018

TR
WD
WD
RP

02/17/18
17046
A102

[illegible]

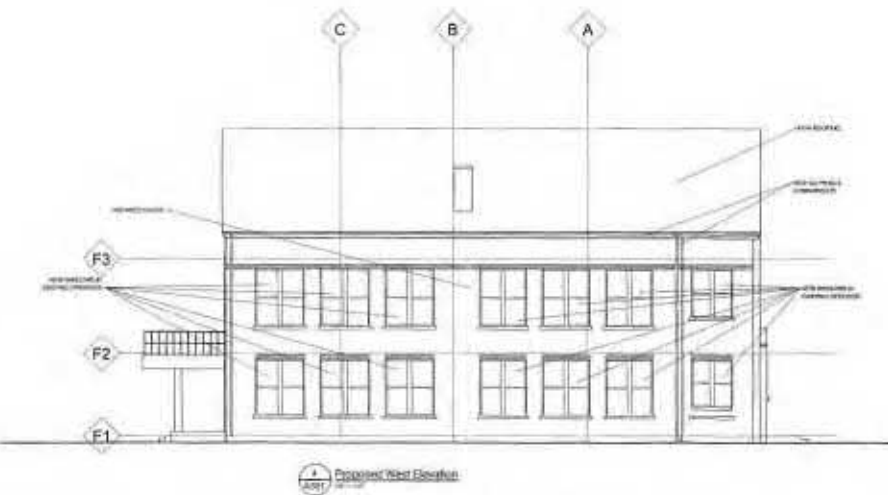
TR	transfer charge
WD	weight measure
WD	weight measure
RP	rate

02/17/18
17066
A300

A300

1000

print date: 02.16.2018



12/17/18
17046
A301

Print Date: 02/16/2018

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the PD Planned Development District Application submitted by Jesus Moreno for 785 Forest is hereby referred to the Planning Commission for the proper public hearing.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: February 26, 2018

AGENDA ITEM # **16**

ITEM: DEMOLITION BIDS FOR VARIOUS STRUCTURES

PRESENTER: Mark Kowalewski – City Engineer



INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: City Council has approved the acquisition of the following six properties:

1331 Walnut	710 Grove	522/524 Plum
608 5 th Street	1147 Lindbergh	227 Walnut

In addition, the following properties were approved for demolition after public hearings: 1768 4th Street and 834 Superior. The City currently has \$12,262 in the fire escrow from the insurance claim for 834 Superior.

Sealed bids to demolish these properties were opened and read aloud on February 12th, 2018. Pro Excavation of Wyandotte was the low bidder.

It is recommended the City enter into contractual agreement with the low bidder, Pro Excavation.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to fostering the maintenance and development of stable and vibrant neighborhoods.

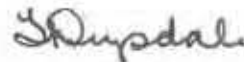
ACTION REQUESTED: Adopt a resolution concurring with the City Engineer selecting Pro Excavation as the contractor of record and authorizing the Mayor and Clerk to execute the contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBERS: TIFA account #492-200-850-519 for \$58,300.00 for structures on City owned lots, account #701-000-278-000 for \$9,800.00 for the fire damaged structure at 834 Superior, and account #492-000-041-040 for \$9,000 for the structure at 1768 4th Street. The contract total would be \$77,100.

IMPLEMENTATION PLAN: Pro Excavation will be directed to begin demolition.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION: [Reviewed Bid W. Look](#)

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Bid Summary, Bid Tab, City Council Show Cause Hearing Minutes for 834 Superior and 1768 4th Street

MODEL RESOLUTION:

DATE: _____

RESOLUTION by Councilperson _____

RESOLVED that Council concurs with the recommendation of the City Engineer in the acceptance of the proposal from Pro Excavation located in Wyandotte, Michigan in the amount of \$58,300.00 for the demolition of the six structures located at 1331 Walnut, 710 Grove, 522/524 Plum, 608 5th Street, 1147 Lindbergh, and 227 Walnut, to be paid from account #492-200-850-519; the amount of \$9,800.00 for demolition of the structure at 834 Superior to be paid from account #701-000-278-000; and the amount of \$9,000.00 for the demolition of 1768 4th Street to be paid from the account #492-000-041-040.

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	_____
_____	DeSana	_____
_____	Maiani	_____
_____	Sabuda	_____
_____	Schultz	_____

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

2018 Demolition of Various Structures
File #4721
Bid Opening: February 12, 2018

Contractor	Bid Amount	Bid Bond
Pro-Excavation Inc. 4036 Biddle Ave. Wyandotte, MI 48192	\$67,300.00	N/A
21 st Century Salvage, Inc. 10750 Martz Rd. Ypsilanti, MI 48197	\$97,645.00	N/A
Homrich 200 Matlin Rd Carleton, MI 48117	\$98,500.00	N/A

Demolition of Various Structures

File 4721 Bid Opening 02/12/18

Compiled 02/12/18

#	Location of Structure	Pro Excavation Wyandotte, MI	21st Century Salvage Ypsilanti, MI	Homrich Carleton, MI
1	1331 Walnut	\$ 10,200.00	\$ 13,650.00	\$ 17,800.00
2	710 Grove	\$ 8,000.00	\$ 17,530.00	\$ 11,400.00
3	1768 4th	\$ 9,000.00	\$ 11,645.00	\$ 12,500.00
4	522/524 Plum	\$ 17,800.00	\$ 18,640.00	\$ 19,700.00
5	608 5th	\$ 7,800.00	\$ 11,780.00	\$ 13,500.00
6	1147 Lindbergh	\$ 7,500.00	\$ 11,680.00	\$ 12,500.00
7	227 Walnut	\$ 7,000.00	\$ 12,720.00	\$ 11,100.00
Project Total		\$ 67,300.00	\$ 97,645.00	\$ 98,500.00
Alt	834 Superior	\$ 9,800.00	\$ 11,520.00	\$ 13,400.00

JES415

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2018-58**

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: February 12, 2018

MOVED BY: Councilperson Calvin

SUPPORTED BY: Councilperson Alderman

RESOLVED that a hearing was held on 12th of February 2018, where all parties were given an opportunity to show cause, if any they had, why the structure at 834 Superior, Wyandotte should not be demolished, removed or otherwise made safe; AND

BE IT FURTHER RESOLVED that the Council considered the property maintenance letter dated December 11, 2017, show cause hearing minutes of January 28, 2018, recommendation of the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND


BE IT RESOLVED that the City Council hereby directs that said property located at 834 Superior, Wyandotte should be demolished, and that the costs to be paid from the Fire Escrow Account held by the City of Wyandotte; AND

BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY (21) days of the date of this resolution if they so desire; AND

BE IT RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure utilizing the Fire Escrow held by the City.

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 February 12, 2018 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

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2017-470**

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: October 30, 2017

MOVED BY: Councilperson Maiani

SUPPORTED BY: Councilperson DeSana

BE IT RESOLVED BY THE CITY COUNCIL that a hearing was held on 30th day of October, 2017, where all parties were given an opportunity to show cause, if any they had, why the dwelling at 1768 4th Street, Wyandotte should not be demolished, removed or otherwise made safe, and

BE IT FURTHER RESOLVED that the Council considered all reports, communications and recommendations dated June 28, 2017 and September 6, 2017, received by the City Council from the City Engineering's Office and the Hearing Officer and all other facts and considerations were brought to their attention at said hearing held at Council meetings; AND

BE IT RESOLVED that the City Council hereby directs that said dwelling located at 1768 4th Street, Wyandotte should be DEMOLISHED and that the cost be assessed against the property in question as a lien. Be it further resolved that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within twenty-one (21) days of the date of this resolution if they so desire.

Motion unanimously carried.

ABSENT: Councilperson Alderman

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 October 30, 2017 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

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer in the acceptance of the proposal from Pro Excavation located in Wyandotte, Michigan in the amount of \$58,300.00 for the demolition of the six structures located at 1331 Walnut, 710 Grove, 522/524 Plum, 608 5th Street, 1147 Lindbergh, and 227 Walnut, to be paid from account #492-200-850-519; the amount of \$9,800.00 for demolition of the structure at 834 Superior to be paid from account #701-000-278-000; and the amount of \$9,000.00 for the demolition of 1768 4th Street to be paid from the account #492-000-041-040.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

RESOLUTION

DATE: February 26, 2018

RESOLUTION by Councilperson _____

RESOLVED that the total bills and accounts of \$2,912,024.75 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 _____

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

Reports & Minutes

CITY OF WYANDOTTE BEAUTIFICATION COMMISSION MEETING MINUTES, APPROVED JANUARY 10, 2018

Members Present: John Darin, Chairman, Kelly Dodson, Andrea Fuller, Noel Galeski, Patricia Iacopelli, April Treece, Alice Ugljesa

Members Excused: Michael Bak, Linda Orta, Stephanie Pizzo, Bill Summerell

Guest(s): None

1. Call to Order: The meeting was called to order by John at 6:03 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Andrea, to approve this meeting's agenda as presented. The motion was approved.
3. Reading and Approval of Previous Minutes:
 - a. November 8, 2017 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Noel, to approve the draft minutes of the November 8, 2017 regular meeting of the Beautification Commission without change. The motion was approved.
 - b. December 13, 2017 Special Meeting: After review of the minutes, Alice made a motion, seconded by Kelly, to approve the draft minutes of the December 13, 2017 special meeting of the Beautification Commission without change. The motion was approved.
4. Chairperson's Report:
 - a. Documents: An updated Attendance Log was distributed. In addition, the lists of 2018 Approved Officers & Coordinators, Meeting Dates, and Special Event Dates, and the FY 2017-2018 Approved Budget Plan were distributed.
 - b. DDA Update: It was noted that Joseph Gruber, DDA Director, has left his position, and the position remains vacant at this time.
5. Treasurer's Report:
 - a. FY 2017-2018 Approved Budget & Expense Report: John reported that there were expenses in the amount of \$402.04 for winter/holiday hanging baskets, \$91.78 for seasonal decorations, \$15.00 BCSEM registration fee, and \$254.85 for holiday lighting awards, leaving a balance of \$4,936.23. There were no expenses posted to the GFM Reserve account, leaving a balance of \$389.97.
 - b. Transition To New Commission Treasurer: Patricia was welcomed in her new Officer role of Treasurer! John noted that all payment requests and reimbursement requests should now be directed to Patricia's attention, copying John as Chair. John will continue to assist Patricia in her transition to her new role.
6. Holiday Lighting & Decorating Awards Presentation Report: The 2nd Annual Holiday Lighting and Decorating Awards Presentation was held this past Monday, January 8, 2018 at the beginning of the City Council meeting. There were 10 residences and 5 businesses honored! Alice reported that she will deliver the remaining awards to the recipients. Andrea reported that the contest received over 3000 hits on Facebook, and that the promotional ads, flyer, and electronic signs promotions were all positive and helped increase participation. The ornaments were very attractive and very well-received. The Commission will continue to work on improving the event. It was noted also that the Commission would like to meet with the DDA leadership on a consultative basis regarding city street holiday lighting and the Arrowhead Pavilion plantings.
7. Public & Media Relations and Event Marketing Report: Andrea reported that she is continuing to monitor the Commission Hotline & email. It was noted that there was a very nice article in a recent News-Herald paper highlighting the Commission's Beautification Awards!

8. "Adopt-A-Spot in Wyandotte" Program Update: John reported that he communicated the Adopt-A-Spot application approval to Nabeel Althalaya & BP City Station.
9. Community Garden Update: April reported that applications are being received for this coming gardening season!
10. Seasonal Decorations Update: It was noted that the seasonal decorations all look great. Many thanks to Michael for working on the Winter/Holiday Hanging Baskets!
11. Old Business: Alice reported that the Eagle Scout has built 10 planter boxes. They are intended to hold planters. John will contact the Engineering Department to determine status of the Commission's Biddle Avenue planter box permit application.
12. New Business: There was no New Business.
13. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
14. Next Meeting: The next regular meeting of the Beautification Commission has been scheduled for **Wednesday, February 14, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
15. Adjournment: The meeting was adjourned at 7:05 pm.

A handwritten signature in black ink, appearing to read "John M. Darin", followed by a long horizontal flourish line.

John M. Darin
Chairman,
Wyandotte Beautification Commission

CITY OF WYANDOTTE
BEAUTIFICATION COMMISSION MEETING MINUTES, DRAFT
FEBRUARY 14, 2018

Members Present: John Darin, Chairman, Kelly Dodson, Andrea Fuller, Noel Galeski, Patricia Iacopelli, Linda Orta, April Treece, Alice Ugljesa

Members Excused: Michael Bak, Stephanie Pizzo, Bill Summerell

Guest(s): None

1. Call to Order: The meeting was called to order by John at 6:03 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Patricia, to approve this meeting's agenda as presented. The motion was approved.
3. Reading and Approval of Previous Minutes:
 - a. January 10, 2018 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Linda, to approve the draft minutes of the January 10, 2018 regular meeting of the Beautification Commission without change. The motion was approved.
4. Chairperson's Report:
 - a. Documents: An updated Attendance Log was distributed.
 - b. Commissioners (5) Terms Expiring April, 2018: John reported that the terms of 5 commissioners will expire in April, 2018. The affected commissioners are Kelly Dodson, Andrea Fuller, Noel Galeski, Stephanie Pizzo, and Bill Summerell. John will email the Mayor recommending re-appointments.
 - c. Board & Commission Training Opportunities: John distributed and reviewed a Training Opportunities document from the Redevelopment Ready Communities Program that was forwarded from the City Clerk's Office. These training programs will be reimbursable if related to Beautification Commission activities. Commissioners were advised to review the list of programs, and advise the Commission if they are interested in attending.
 - d. Special Events Office Supporting Earth Day Activities: John reported that he was contacted by the Special Events Office regarding their upcoming April 20th Third Friday event, which is focusing on Earth Day (April 21st) and recycling. There was much discussion. John will contact Heather Theide to follow-up.
5. Treasurer's Report:
 - a. FY 2017-2018 Approved Budget & Expense Report: John reported that there was one expense in the amount of \$20.00 for BCSEM annual municipal membership dues, leaving a balance of \$4,916.23 in the Commission's primary TIF account. There were no expenses posted to the GFM Reserve account, leaving a balance of \$389.97.
6. Public & Media Relations and Event Marketing Report:
 - a. Inquiry from Brownstown Historical Society: Andrea reported that she is continuing to monitor the Commission hotline & email. She reported that the Commission was contacted by Debbie Galik, President of the Brownstown Historical Society, regarding the Commission's Home and Business Beautification Awards. She had a lengthy conversation with Ms. Galik, and explained in detail our entire process regarding our various award events. Ms. Galik was very satisfied.
 - b. Inquiry From Grosse Ile Garden Club: John reported that he was contacted by Sue from the Grosse Ile Garden Club, which maintains 80 hanging baskets on public lighting poles. She inquired regarding how the Commission maintains our planter pots so full and beautiful. John had a lengthy discussion with her, described the process, and referred her to Alice for more specific information on watering & fertilizing. Alice reported that she discussed same with Sue, who was very satisfied.

7. "Adopt-A-Spot in Wyandotte" Program Update: There was nothing significant to report.
8. Community Garden Update: April reported that applications are being received for this coming gardening season.
9. Old Business:
 - a. New Planter Boxes: Alice reported that the Eagle Scout has built 10 planter boxes, approx. 22" square. They are intended to hold planters. John will contact the Engineering Department to determine status of the Beautification Commission's Biddle Avenue planter box permit application. The Commission will begin discussion on placement at our March meeting.
 - b. Remaining Holiday Lighting Awards: Alice reported that she has distributed the remaining awards, with the exception of one award which was missing. Alice will contact Michael to arrange for immediate purchase of a replacement award.
 - c. Commission Consultative Interest in Downtown Area Beautification and Design Projects: There was much discussion on this subject of interest for a number of commissioners. There was consensus established that the Commission desires to coordinate our landscape designs and local area decorations with the city's designs, in a consultative role. There has been negative feedback received by various commissioners from members of the general public regarding the city's decorations. John will communicate the Commission's interests regarding specific design elements to Patt Slack, DDA President, and invite her, at the consensus request of the commissioners, to the Commission's March meeting.
10. New Business:
 - a. Re-Designing Fountain Area Plantings: Alice discussed the current fountain-area plantings, and reported that they are labor-intensive and difficult to maintain. She recommended that the Commission re-design the fountain-area plantings, including removing the shrubs, and adding colorful grasses. She also requested that commissioners each visit and assess the fountain-area site for discussion and planning at the March meeting. There was consensus among the commissioners to evaluate this site for potential landscape planting re-design, per Alice's recommendation, at our March meeting.
11. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
12. Next Meeting: The next regular meeting of the Beautification Commission has been scheduled for **Wednesday, March 14, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
13. Adjournment: The meeting was adjourned at 7:45 pm.



John M. Darin
Chairman,
Wyandotte Beautification Commission

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Post Date from 02/14/2018 - 02/14/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of	Distribution	Amount
O	629475	02/14/2018	ktrudell	F2	27TH DISTRICT COURT	
M1			101-000-001-000	101-000-650-010	FINES DIST COURT WYAN	63,962.28
M3			101-000-001-000	101-000-650-012	DIST CT RIVERVIEW CASES	21,640.90
M2			101-000-001-000	101-000-650-011	WORK FORCE-WYANDOTTE	5,589.00
M6			101-000-001-000	101-000-650-017	WORK FORCE-RIVERVIEW	1,490.00
M7			101-000-001-000	101-000-650-018	COURT TECHNOLOGY WYANDOTT	2,310.00
M9			101-000-001-000	101-000-650-020	COURT DRUG TESTING FEES	3,693.00
AS			101-000-001-000	101-000-650-021	COURT SCREENING ASSESSMEN	5,300.50
AW			101-000-001-000	101-000-650-024	CHEMICAL AWARENESS	2,085.00
						106,070.68 CITY CHECK 1149
JANUARY 2018						
RECEIPT# 257041						
O	629476	02/14/2018	ktrudell	F2	CITY OF LINCOLN PARK	
DI			101-000-001-000	101-000-068-013	DWNRIVR CENTRAL DISPATCH	68,750.43 CITY CHECK 67702
CENTRAL DISPATCH OCT-DEC 2017						
REC# 257042						
O	629478	02/14/2018	ktrudell	F2	TWO SEVEN OH INC	
M2			101-000-001-000	101-303-850-550	Capital Equipment	22,811.04 CITY CHECK 3246
GRANT FOR ANIMAL SHELTER						
REC# 257043						
Total of 3 Receipts						197,632.15

Receipt # Description	Date	Cashier	Wkstn	Received Of Distribution	Amount
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*** TOTAL OF CREDIT ACCOUNTS ***

101-000-068-013 DWNRIVR CENTRAL DISPATCH					68,750.43
101-000-650-010 FINES DIST COURT WYAN					63,962.28
101-000-650-011 WORK FORCE-WYANDOTTE					5,589.00
101-000-650-012 DIST CT RIVERVIEW CASES					21,640.90
101-000-650-017 WORK FORCE-RIVERVIEW					1,490.00
101-000-650-018 COURT TECHNOLOGY WYANDOTT					2,310.00
101-000-650-020 COURT DRUG TESTING FEES					3,693.00
101-000-650-021 COURT SCREENING ASSESSMEN					5,300.50
101-000-650-024 CHEMICAL AWARENESS					2,085.00
101-303-850-550 Capital Equipment					22,811.04

TOTAL - ALL CREDIT ACCOUNT 197,632.15

*** TOTAL OF DEBIT ACCOUNTS ***

101-000-001-000 Cash					197,632.15
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TOTAL - ALL DEBIT ACCOUNTS 197,632.15

*** TOTAL BY FUND ***

101 General Fund					197,632.15
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TOTAL - ALL FUNDS: 197,632.15

*** TOTAL BY BANK ***

GEN GENERAL OPERATING FUND					

Tender Code/Desc.	
(CCK) CITY CHECK	197,632.15

TOTAL: 197,632.15

TOTAL - ALL BANKS: 197,632.15

*** TOTAL OF ITEMS TENDERED ***

Tender Code/Desc.	
(CCK) CITY CHECK	197,632.15

TOTAL: 197,632.15

*** TOTAL BY RECEIPT ITEMS ***

(1) AS: COURT SCREENING ASSESSMEN					5,300.50
(1) AW: CHEMICAL AWARENESS					2,085.00
(1) DI: DWNRIVR CENTRAL DISPATCH					68,750.43
(1) M1: FINES DIST COURT WYAN					63,962.28
(1) M2: WORK FORCE-WYANDOTTE					5,589.00
(1) M3: DIST CT RIVERVIEW CASES					21,640.90
(1) M6: WORK FORCE-RIVERVIEW					1,490.00
(1) M7: COURT TECHNOLOGY WYANDOTT					2,310.00
(1) M9: COURT DRUG TESTING FEES					3,693.00
(1) MZ: MISC CASH/VARIOUS					22,811.04

TOTAL - ALL RECEIPT ITEMS: 197,632.15

Post Date from 02/22/2018 - 02/22/2018 Open Receipts

Receipt # Description	Date	Cashier	Wkstn	Received Of Distribution	Amount
O XV 631701	02/22/2018	ktrudell	F2	ARBOR PROFESSIONAL SOLUTIONS	
		101-000-001-000		101-000-041-024 A/R ANN ARBOR COL-RESCUE	801.42 CITY CHECK 023186
RESCUE COLLECTIONS JANUARY 2018 REC# 257044					
O COBRA 631703	02/22/2018	ktrudell	F2	ITEDIUM INC	
		732-000-001-000		732-000-231-020 Payroll W/H-Hospital Insur	43.00 CITY CHECK 081177
COBRAGUARD - PECK REC# 257045					
O RE 631706	02/22/2018	ktrudell	F2	TRAVELERS	
		101-000-001-000		101-000-655-040 RECEIPTS-MISCELLANEOUS	7,181.00 CITY CHECK 90525706
TOTALLED DPS VEHICLE #1FTSX30L02EB41933 REC# 257046					
O DA DI 631709	02/22/2018	ktrudell	F2	CITY OF ALLEN PARK	
		101-000-001-000		101-000-068-015 D/T/F Downriver Animal Con	27,055.06
		101-000-001-000		101-000-068-013 DWNRIVR CENTRAL DISPATCH	38,774.50
					65,829.56 CITY CHECK 100676
CENTRAL ANIMAL CONTROL CENTRAL DISPATCH REC# 257047					
O EP 631714	02/22/2018	ktrudell	F2	CITY OF WYANDOTTE	
		731-000-001-000		731-000-392-040 Res. Police & Fire Employee	587.09 CITY CHECK 129371
POLICE DEFINED BENEFIT REC# 257048					
O RE 631715	02/22/2018	ktrudell	F2	WAYNE COUNTY TREAS	
		101-000-001-000		101-000-655-040 RECEIPTS-MISCELLANEOUS	293.00
					117.00 CITY CHECK 2829653
					176.00 CITY CHECK 2529654
					293.00
SCHMIDT, BRAD JURY DUTY REC# 257049					
Total of 6 Receipts					74,735.07

User: ktrudell

Post Date from 02/22/2018 - 02/22/2018 Open Receipts

DB: Wyandotte

Receipt # Description	Date	Cashier	Wkstn	Received Of Distribution	Amount
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*** TOTAL OF CREDIT ACCOUNTS ***

101-000-041-024 A/R ANN ARBOR COL-RESCUE					801.42
101-000-068-013 DWNRIVR CENTRAL DISPATCH					38,774.50
101-000-068-015 D/T/F Downriver Animal Control					27,055.06
101-000-655-040 RECEIPTS-MISCELLANEOUS					7,474.00
731-000-392-040 Res. Police & Fire Employee Contrib					587.09
732-000-231-020 Payroll W/H-Hospital Insurance					43.00
TOTAL - ALL CREDIT ACCOUNT					74,735.07

*** TOTAL OF DEBIT ACCOUNTS ***

101-000-001-000 Cash					74,104.98
731-000-001-000 Cash					587.09
732-000-001-000 Cash					43.00
TOTAL - ALL DEBIT ACCOUNTS					74,735.07

*** TOTAL BY FUND ***

101 General Fund					74,104.98
731 Retirement System Fund					587.09
732 Retiree Health Care Fund					43.00
TOTAL - ALL FUNDS:					74,735.07

*** TOTAL BY BANK ***

GEN GENERAL OPERATING FUND					
	<u>Tender Code/Desc.</u>				
	(CCK) CITY CHECK				74,104.98
	TOTAL:				74,104.98
RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM					
	(CCK) CITY CHECK				630.09
	TOTAL:				630.09
	TOTAL - ALL BANKS:				74,735.07

*** TOTAL OF ITEMS TENDERED ***

	<u>Tender Code/Desc.</u>				
	(CCK) CITY CHECK				74,735.07
	TOTAL:				74,735.07

*** TOTAL BY RECEIPT ITEMS ***

(1) DA: DR CENTRAL ANIMAL CONTROL					27,055.06
(1) DI: DWNRIVR CENTRAL DISPATCH					38,774.50
(1) EP: PD EMPLOYEE PENSION CONTR					587.09
(2) RE: RECEIPTS-MISCELLANEOUS					7,474.00
(1) XV: A/R ANN ARBOR COL-RESCUE					801.42
(1) COBRA: COBRA GUARD (ITEDIUM)					43.00
TOTAL - ALL RECEIPT ITEMS:					74,735.07

CITY OF WYANDOTTE FIRE COMMISSION MEETING

The Fire Commission meeting was held in the 2nd Floor Conference Room at Police Headquarters on Tuesday, January 23, 2018. Commissioner Harris called the meeting to order at 6:39 p.m.

ROLL CALL:

Present:	Commissioner Harris Commissioner Heck Commissioner Melzer Chief Carley
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Recording Secretary:	Lynne Matt
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READING OF JOURNAL

Motioned by Commissioner Melzer, supported by Commissioner Heck to approve the minutes as recorded for the meeting held on January 9, 2018. Motion carried unanimously.

UNFINISHED BUSINESS

1. *Update on building renovations Station 1*
Chief Carley submitted pictures to commissioner's showing demo of station 1 underway.

COMMUNICATIONS

DEPARTMENTAL

1. *Department bills submitted January 3, 2018 in the amount of \$2,481.31*
Commissioner Melzer motioned to pay bills and accounts submitted as stated above; supported by Commissioner Heck. Roll call; motion carried.
2. *Daily Reports*
Commissioner Melzer motioned to receive and place on file reports; supported by Commissioner Heck. Motion carried.

Fire Commission Meeting

Page 2

January 23, 2018

LATE ITEM

Commissioner Melzer stated that Municipal Service was changing meters on his street and fire department was called because neighbors fire alarm went off and he was wondering why municipal guy left. Chief stated he didn't really leave he just didn't know who to call or what alarm company it was and that no one really knows why alarm was set off.

ADJOURNMENT

No further business comes before the Commission, upon motion duly made and supported; the meeting adjourned at 6:52 p.m.

Respectfully submitted,

 2-13-18

Bobie Heck
Secretary

MI/lm

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, January 18, 2018, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Benson, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Adamczyk, Duran, Lupo,

ALSO PRESENT: Ben Tallerico, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

Communications were received and placed on file.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER MAYHEW, supported by Commissioner Sarnacki, to approve the minutes of the regular Meeting of December 21, 2017. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING** Request from Thien Nam Vu Ta Owner and Appellant, for a Certificate of Occupancy for a restaurant at 1753 Ford Avenue, Wyandotte, in a O-S Zoning District where the proposed conflicts with Section 1101.A of the City of Wyandotte's Zoning Ordinance.

MOTION BY COMMISSIONER PARKER, supported by Commissioner Benson, WHEREAS, the Planning Commission received a request from Thien Nam Vu Ta, Owner and Appellant for a Certificate of Occupancy for a restaurant at 1753 Ford Avenue; AND

WHEREAS, the Planning Commission held the required public hearing on January 18, 2018, where comments were heard and made part of the file;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission approves the Certificate of Occupancy for a restaurant at 1753 Ford Avenue, Wyandotte, Michigan for the following reason:

The adopted Master Plan for this area is Commercial Use. Further, a Restaurant is an allowable special use in the O-S District.

YEAS: BENSON, MAYHEW, PARKER, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: ADAMCZYK, DURAN, LUPO

MOTION PASSED

PUBLIC HEARING – Request from Captain's, Les Salliotte and Rick DeSana, Owner and Appellant, for a Certificate of Occupancy for a Rear Outdoor Café at 126 Oak Street, Wyandotte, in a CBD Zoning District, where the proposed conflicts with Section 2200.S.2 of the City of Wyandotte's Zoning Ordinance.

MOTION BY COMMISSIONER PASKO, supported by Commissioner Rutkowski, RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the application and plan for the outdoor café at 126 Oak Street as requested by Captain's (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Private Property at the rear of 126 Oak Street, Wyandotte, is hereby **approved** with compliance of all ordinance requirements and other conditions listed below:

1. The outdoor café is subject to all conditions applicable to an outdoor café on private property in the Central Business District (CBD) Zoning District, Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner/Applicant dated November 13, 2017.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3rd Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15. No afterhours smoking or drinking allowed.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Occupancy is limited to 127 persons.
9. Due to the required ADA handicap parking space and adjacent property's existing fire escape stair, the requirement of the eight (8) foot solid fence to screen the adjacent residential properties to the north will be replaced with a new building and an eight (8) foot solid wood privacy fence extending from the new building to the east property line/adjacent property's fire escape stairs.
10. No persons shall be in the Outdoor Café for any reason other than allowed and as specified in Item 5 above.
11. Rear garage doors close at 12 midnight except for the times as specified in Item 5 above.
12. Sound attenuating or buffering material shall be applied to the patio fence and building walls and be so designed to reduce the noise escaping from the patio area. Review and approval of the measures will be by the City Engineer.

YEAS: MAYHEW, PARKER, PASKO, RUTKOWSKI, SARNACKI

NAYS: BENSON

ABSENT: ADAMCZYK, DURAN, LUPO

MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Mayhew to:
Pay Beckett & Raeder for Planning Consultant fee for January 2018 in the amount of \$700.00

YEAS: BENSON, MAYHEW, PARKER, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: ADAMCZYK, DURAN, LUPO

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to adjourn the meeting at 8:15 p.m.

Request from Thien Nam Vu Ta Owner and Appellant, for a Certificate of Occupancy for a restaurant at 1753 Ford Avenue, Wyandotte, in a O-S Zoning District where the proposed conflicts with Section 1101.A of the City of Wyandotte's Zoning Ordinance.

Chairperson Pasko opened the hearing and asked Mr. Tallerico to review with the Commission this request.

Chairperson Pasko opened the hearing and asked Mr. Tallerico to explain the special use section of the Ordinance.

Mr. Tallerico explained that the Ordinance allows for a restaurant use under the special use in the O-S Service District. Mr. Tallerico further explained that this area is Master Planned commercial use which a restaurant would qualify. Mr. Tallerico continued further that the former use was an old store.

Mr. Benti, brother to the owner. Mr. Benti stated that it is their dream to open a restaurant and currently they own a nail salon in Trenton and want to expand their businesses. Mr. Benti stated that the restaurant will be Vietnamese.

Commissioner Mayhew asked what the hours of the restaurant will be.

Mr. Benti stated that the restaurant will be open for lunch and dinner. Mr. Benti continued further that the building will be made more attractive which will help the City. Mr. Benti continued that they will be talking to their contractor to see what can be done to the building to make it more attractive.

Mr. Thien Ta, owner, indicated that they will be adding windows to the building.

Commissioner Mayhew asked if the property was inspected by the City.

Mr. Thien Ta indicated that the City has performed the commercial inspection.

Mr. Benti stated that they would like to fix up the building and make an improvement to Wyandotte.

Mr. James Placinski, 2085 18th Street. Mr. Placinski indicated that he lives six (6) house from this proposed restaurant and has lived in this neighborhood for his whole life and he is against this restaurant. Mr. Placinski indicated that he has seen businesses come and go from this site and there are plenty of restaurants in this area and adding another restaurant will not add to the property values of the residential properties.

Mr. Placinski stated that he does not believe there is enough parking and he feels that the property should be kept to what the Ordinance allows. Mr. Placinski indicated that restaurants should stay on Fort Street and Biddle and that this use is not a good location.

Mr. Tallerico indicated that the owner is not requesting a variance this is a special use to the zoning and the area is zoned office which allows for special use as a restaurant.

Mr. Placinski asked if all the parking would be off street or does the street parking count.

Mr. Tallerico indicated that it is all off street.

Mr. Thien Ta indicated that the previous use was a liquor store and his restaurant will be family friendly and not like the other places in the area which are carry out pizza place. Mr. Thien Ta further indicated that this restaurant will benefit the City.

Chairperson Pasko asked if there was anyone else present that wished to express their thoughts on the hearing. There being no further discussion, the hearing was closed.

One (1) communication was received in favor of this request.

PUBLIC HEARING – Request from Captain's, Les Salliotte and Rick DeSana, Owner and Appellant, for a Certificate of Occupancy for a Rear Outdoor Café at 126 Oak Street, Wyandotte, in a CBD Zoning District, where the proposed conflicts with Section 2200.S.2 of the City of Wyandotte's Zoning Ordinance.

Chairperson Pasko opened the hearing and asked if there was anyone present who wishes to express their opinion regarding this request.

Wayne Dutton, Thomas Roberts, Architect for owners. Mr. Dutton explained that he had submitted the plan of the proposed rear outdoor café.

Commissioner Mayhew asked how tall the new building would be.

Mr. Dutton stated it would be a single story about 16' to 18' in height, brick exterior flat roof similar to the current building on the site.

Commissioner Benson asked about the occupancy load.

Mr. Dutton stated that it would be increased to 127 occupants given that additional toilet facilities will be constructed on this site, which allows for the additional occupancy load.

Chairperson Pasko read the letter received from the City Engineer, Fire Chief and Police Chief.

Commissioner Mayhew asked what type of materials the fence would be constructed of.

Mr. Dutton stated that it would be a 6 foot wooden fence to match the fence along the west property line.

Commissioner Mayhew asked if the fence could be increased to eight (8) feet.

Mr. Dutton stated that he would have no problem with a solid eight (8) foot fence.

Commissioner Parker asked if the tables would be fixed.

Mr. Dutton stated no.

Joe Voszatka, 3166 Van Alstyne. Mr. Voszatka stated that he has worked with the City in the past and he is not here to speak for or against the café, but to speak about the Section 2200 Special Use and Conditions the Commission can place on the approval.

Mr. Voszatka passed out a redline version of the Ordinance and it was made part of the file. Mr. Voszatka stated that the Commission needs to make sure the outdoor café meets the standard items 1 – 7 and if the café meets all standard items, it can be approved.

Mr. Bruce Yinger, 117 Chestnut. Mr. Yinger stated that he has made several complaints, specifically regarding the hours of operation. Mr. Yinger indicated further that the outdoor café stays open past midnight routinely. Mr. Yinger stated that he understands when it is 3rd Friday or special events, but is it all the time. Mr. Yinger further stated that if the occupancy load is increased, there will be more problems.

Chairperson Pasko stated that the Commission will be reviewing the layout and the hours.

Mr. Yinger indicated that the new building is nice, but they are serving after midnight. Mr. Yinger further questioned the seating in that there will be more people standing than sitting which could cause problems. Mr. Yinger stated that the building should be enclosed. Further Mr. Yinger stated that there needs to be a clarification on the use of the outdoor café for smoking after midnight. Mr. Yinger stated that the TV's and the fireplaces are on and it should be closed. Mr. Yinger indicated that Captain's continue to operate after midnight with no enforcement.

Joe Hirsch, 144 Chestnut. Mr. Hirsch indicated that the building is very nice, but he is concerned with the expansion and them being routinely opened past midnight and calling it a smoking area. Mr. Hirsch indicated that the TV's and fire pits burn and people are drinking. Mr. Hirsch stated that the Police respond but no tickets are issued.

Mr. Hirsch stated that parking and foot traffic is spilling over into the neighborhood and with them not closing at midnight, it should not be allowed to expand. Mr. Hirsch continued to state further that allowing the outdoor café to expand would impact the values of the neighborhood.

Mr. John Howey, owner of 116 Oak. Mr. Howey indicated that his family has owned the adjacent apartment building for 50 years and he is opposed to this café, it is not fair to the tenants to have to listen to the noise until 2:00 a.m. and it is unacceptable that there is smoke going into units it is not fair to the tenants.

Mr. Howey indicated that the area where the outdoor café is located should be enclosed so the noise and the smoke does not bother the tenants.

Mr. Howey further indicated that increasing the occupancy load to 127 will cause problems since they can't control the café with 75 occupants. Mr. Howey further indicated that it is not fair to the tenants to allow people on the café to smoke and talk.

Mary Guilioz, 145 Chestnut. Ms. Guilioz indicated that she lives right behind the bar and there are problems with loud noises and there needs to be a buffer between the residential and the bar. Ms. Guilioz indicated that she and her husband have medical issues and loud noises cause stress and they don't need that. Ms. Guilioz continued that something needs to be done to help with the issues and she wants the Commission to keep in mind if they lived there what they would want.

Dean Robinette, Attorney for Rickles Entertainment (owner of Captains). Mr. Robinette indicated that they are in favor of the outdoor with approval of the submitted plan. Mr. Robinette indicated that there were police calls and a ticket was issued, but the ticket was dismissed with no violation found.

Mr. Robinette indicated that the noise concern has been checked and the decibel level was at 50 lower then what is allowed.

Mr. Robinette indicated that the Commission received a letter from the Police Chief indicating that he had no concerns with this request. If there were issues, the Police Chief would have raised concerns.

Mr. Robinette indicated that the Michigan Law has to designate a spot for smoking and the back patio is used for smoking, he continued that it could be dangerous to leave your drinks unattended to go out and smoke so people bring them with them.

Mr. Robinette indicted that the new building would provide a buffer to absorb the noise and the 8 foot high fence will also help.

Mr. Robinette stated that if there were issues with noise, the adjacent apartment building would be expected to have vacancies which they do not.

Mr. Robinette indicated that Wyandotte is a destination for places like Captains and he would like to see the plan approved and a renewal permit for the patio for 2018.

Commissioner Benson stated that it is his understanding that Michigan Law does not allow for smoking where food or drinks are being served so it does concern him that they are smoking on the outdoor café.

Mr. Robinette indicated that there is a letter in the Commission's packet from May 9, 2017, regarding the outdoor café being used as a smoking area.

Commissioner Benson stated that he is familiar with the letter and indicated that was not related to just Captains.

Mr. Robinette stated that in his opinion, taking drinks out and smoking is not a violation of the law.

Commissioner Benson stated that in his opinion, after midnight and drinks present it is in violation.

Commissioner Parker asked if smoking was allowed before the café is closed at midnight on the outdoor patio.

Mr. Robinette indicated that they will have to make sure they meet the law regarding smoking.

Chairperson Pasko stated that in his opinion, regarding smoking, if the outdoor café is closed and someone takes a drink out and smokes, they are in violation.

Mr. Robinette stated that according to the Court, they were not in violation from the ticket that was issued, you can smoke with your drink on the café and come right back in.

Commissioner Benson asked if a smoking area is provided during other times, and asked where is it located.

Rick DeSana, 126 Oak, owner present. Mr. DeSana indicated that they don't have to provide a smoking area.

Mr. Yinger stated that he received a letter from the City Attorney dated June 8th that clarifies that issue of serve.

Mr. Hirsch asked if the new garage doors will be closed at midnight.

Mr. DeSana indicated that the new garage doors on the back will serve the same as front, close based on weather.

Mr. Hirsch indicated that in Royal Oak the outdoor cafes close at midnight and in Plymouth at 11:30 p.m. and stated that the bar is 50 feet from the residential property and asked if there is no smoking area, where will patrons smoke.

Mr. DeSana stated that he checked Royal Oak and they have occupancy on their cafes until 2:30 a.m.

Chairperson Pasko stated they would have to go out front to the sidewalk and smoke.

Chairperson Pasko asked if there was anyone else present that wished to express their thoughts on the hearing. There being no further discussion, the hearing was closed.

Communications were received from the City Engineer, Police Chief, Fire Chief and one (1) communication was received from the public hearing.

PC#1753 Ford Rec 1/10/18

To The planning commission of the city of Wyandotte:

I am Abbas Almonisi, the owner of Wyandotte Sumo, at 1730 Ford Ave across the street from the site at 1753 Ford Ave. I would love to see a Restaurant of a different culture open up. Please I urge you to approve that and encourage the owner to do that.

Thank You
ABG.

WYANDOTTE ZONING ORD.

Rec 1/18/18
From Mr. Voszatka

there are no street addresses, other means of identification may be used.

4. Statement of when and where the special land use hearing will be considered.

5. Indication of when and ~~where~~ written comments will be received concerning the request.

SEC. 2201 D.

D. Standards. No special land use shall be recommended by the engineering department or approved by the planning commission unless it shall find the following:

1. The establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare, or the natural environment.

2. The special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.

3. The establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

5. Adequate measures have been or will be taken to provide ingress or egress ~~so designed~~ as to minimize traffic congestion in the public streets.

6. The special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in Article XXII.

7. A decision on a special land use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed.

E. Conditions and guarantees. Prior to the granting of any special land use, the planning commission shall stipulate the conditions and restrictions upon the establishment, location, construction, maintenance, and operations of the special land use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in this section. In all cases in which special land uses are granted, the planning commission shall require any evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Any conditions imposed shall remain unchanged except upon the mutual consent of the planning commission and the land owner. The planning commission shall maintain a record of changes granted in the conditions.

F. Effect of denial of a special land use. No application for a special land use which has been denied wholly or in part by the ~~planning commission~~

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
January 23, 2018

ROLL CALL

Present: Chief Brian Zalewski
Commissioner John Harris
Commissioner Doug Melzer
Commissioner Bobie Heck

Absent: NONE

Others Present: Deputy Chief Archie Hamilton

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Harris at 6:00 p.m.

The Minutes from the regular Police Commission meeting on January 9, 2018 were presented.

Melzer moved, Heck seconded,
CARRIED, to approve the regular minutes of January 9, 2018, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

NONE

DEPARTMENTAL

1. Police Hire

Chief Zalewski would like to give a Conditional Offer of Employment to Mr. Cade Barwig, who is currently attending a police academy and is expected to graduate in May of 2018. This candidate would replace Officer Runyon who recently left the department and returned to his hometown to continue his law enforcement career.

Mr. Barwig would have to graduate from the academy and pass both the physical and psychological exams in order to proceed with hiring.

Mr. Barwig graduated from Roosevelt High School and remains a member of the Wyandotte community.

Melzer moved, Heck seconded,
CARRIED, to provide a Conditional Offer of Employment to Mr. Cade Barwig contingent upon him graduating from the academy and passing both the psychological and physical exams.

2. Bills and Accounts – January 23, 2018, \$19,318.32

Melzer moved, Heck seconded,
A Roll Call was held and the Motion
CARRIED, to approve payment of the bills for January 23, 2018, \$19,318.32

NEW BUSINESS.

1. Purchasing of Services to Assist with Accreditation

Deputy Chief Hamilton outlined services Lexipol would provide if chosen to assist with our accreditation process. This company specializes in providing up-to-date policies to employees and testing said employees to make sure they read and understand the policies.

As part of their services, Lexipol would store our accreditation files and policies and would provide access to the State should they need to review our information.

Power DMS is another company that could assist with the accreditation process, but they are much more limited than Lexipol. Power DMS only stores information; they do not create or monitor policies.

The fee for Lexipol's services is \$12,145 annually.

Lexipol's policies will meet Michigan's standards, and will help us meet the accreditation standards. And, again, the company will send emails to the employees with updates and test them to make sure they read and understand the policies.

We have two years to complete the accreditation process, but hope to complete it in a year and a half or so.

The contract with Lexipol would be a year-to-year contract, and we can terminate it if it no longer fits our needs. The Commissioners would like to review the contract annually to make sure we continue to benefit from Lexipol's services.

Chief Zalewski and Deputy Chief Hamilton spoke with neighboring communities that currently use Lexipol, and those communities are very satisfied with the service.

Melzer moved, Heck seconded,
CARRIED, to approve acquiring the services of Lexipol for \$12,145 annually contingent upon the approval of City Administrator, Todd Drysdale.

Members of the Audience

ADJOURNMENT

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 6:37 p.m.

Melzer moved, Heck seconded,
CARRIED, to adjourn meeting at 6:37 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department

 2-13-18

SMIA

Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 01/01/2018 00:00:00 - 01/31/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911	0	0	2	2	0%	0:02:01	0:04:24	0:06:19	0:25:29	0:12:45
	911C	0	0	3	3	0%	0:05:00	0:03:31	0:08:53	0:52:14	0:17:25
	ABANDONED AUTO	0	68	12	80	4%	1:08:31	0:09:55	0:10:50	77:21:52	0:58:01
	ACCIDENT/NON TRAFFIC AREA	0	0	1	1	0%	0:06:37	0:07:31	0:17:23	0:31:32	0:31:32
	ACCIDENT/PERSONAL INJURY	0	0	3	3	0%	0:09:24	0:03:43	1:08:46	4:05:41	1:21:54
	ACCIDENT/PROPERTY DAMAGE	0	1	33	34	2%	0:03:14	0:05:24	0:31:00	20:54:56	0:36:55
	ALARM	0	2	49	51	3%	0:05:04	0:04:51	0:08:12	15:27:01	0:18:11
	ANIMAL BITE	0	0	1	1	0%	0:01:06	0:00:00	0:00:00	0:01:22	0:01:22
	ANIMAL COMPLAINT	0	8	11	19	1%	1:01:33	0:12:05	0:19:04	26:04:32	1:22:21
	ASSAULT & BATTERY	0	0	6	6	0%	0:04:10	0:04:56	0:46:03	5:31:02	0:55:10
	ASSIST OTHER AGENCY	0	6	15	21	1%	0:01:55	0:09:49	0:20:45	10:28:05	0:29:55
	BREAKING & ENTERING	0	0	5	5	0%	0:07:36	0:10:00	1:05:11	6:53:55	1:22:47
	BREAKING & ENTERING IN PROGRES	0	0	1	1	0%	0:00:49	0:01:28	0:41:46	0:44:03	0:44:03
	BUILDING CHECK	0	1	1	2	0%	0:14:26	0:01:12	0:11:54	0:39:26	0:19:43
	BUSINESS STOP	0	4	0	4	0%	0:00:01	0:00:00	0:03:55	0:15:43	0:03:56
	CHECK WELL BEING	0	1	54	55	3%	0:07:14	0:05:23	0:17:53	27:24:42	0:29:54
	CHILD ABUSE/NEGLECT	0	0	3	3	0%	0:02:50	0:02:08	0:16:49	0:47:19	0:15:46
	CITIZEN ASSIST	0	5	17	22	1%	0:06:38	0:06:46	0:11:00	8:09:57	0:22:16
	CIVIL DISPUTES	0	2	16	18	1%	0:04:25	0:06:30	0:20:56	9:22:26	0:31:15
	CRIMINAL SEXUAL CONDUCT	0	0	4	4	0%	0:02:30	0:00:53	0:50:11	2:47:21	0:41:50
	CRIMINAL SEXUAL CONDUCT IP	0	1	0	1	0%	0:00:00	0:00:00	0:21:17	0:21:17	0:21:17
	DEATH INVESTIGATION	0	0	4	4	0%	0:04:08	0:02:17	2:07:33	8:55:49	2:13:57
	DETAIL	0	16	0	16	1%	0:00:01	0:07:50	0:53:06	15:04:51	0:56:33
	DISORDERLY	0	1	26	27	1%	0:03:58	0:05:01	0:30:48	17:45:37	0:39:28

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	DOMESTIC	0	1	49	50	3%	0:03:10	0:03:39	0:31:12	31:00:00	0:37:12
	EMBEZZLEMENT	0	1	2	3	0%	0:08:27	0:03:49	0:36:13	2:13:13	0:44:24
	FELONIOUS ASSAULT	0	0	1	1	0%	0:00:17	0:00:15	0:31:55	0:32:28	0:32:28
	FIGHT	0	0	4	4	0%	0:01:11	0:06:37	1:36:02	6:55:22	1:43:51
	FIRE	0	0	3	3	0%	0:00:18	0:03:37	0:35:16	1:57:34	0:39:11
	FIREWORKS	0	0	1	1	0%	0:02:17	0:23:24	0:12:14	0:37:56	0:37:56
	FLEEING & ELUDING	0	1	2	3	0%	0:01:00	0:09:32	4:55:37	15:07:57	5:02:39
	FOLLOW-UP	0	33	6	39	2%	0:00:34	0:05:47	0:15:51	11:10:52	0:17:12
	FOUND PROPERTY	0	4	8	12	1%	0:09:09	0:05:12	0:20:38	5:29:28	0:27:27
	FRAUD	0	3	5	8	0%	0:18:29	0:09:52	0:41:05	7:41:07	0:57:38
	FUEL	0	13	0	13	1%	0:00:01	0:00:00	0:03:23	0:44:16	0:03:24
	GAS PUMP	0	4	0	4	0%	0:00:01	0:00:00	0:04:28	0:17:54	0:04:29
	HARASSMENT	0	2	5	7	0%	0:05:45	0:06:57	0:16:39	3:47:23	0:32:29
	HIT & RUN ACCIDENT	0	1	22	23	1%	0:04:50	0:06:03	0:18:54	12:28:32	0:32:33
	IDENTITY THEFT	0	1	7	8	0%	0:02:25	0:04:48	0:07:22	1:52:08	0:14:01
	INDECENT EXPOSURE	0	0	1	1	0%	0:03:27	0:24:41	0:12:59	0:41:08	0:41:08
	JUVENILE COMPLAINT	0	1	2	3	0%	0:03:02	0:01:03	0:07:58	0:32:06	0:10:42
	LARCENY	0	1	23	24	1%	0:12:18	0:08:26	0:21:12	15:17:29	0:38:14
	LIQUOR LAW VIOLATION	0	1	1	2	0%	0:03:05	0:01:03	1:19:44	2:46:41	1:23:21
	LOST PROPERTY	0	2	0	2	0%	0:00:01	0:00:00	1:06:20	2:12:43	1:06:22
	MALICIOUS DESTRUCTION	0	1	13	14	1%	0:05:21	0:06:39	0:18:27	6:40:20	0:28:36
	MENTAL	0	1	2	3	0%	0:01:42	0:03:25	0:45:41	2:28:59	0:49:40
	MISCELLANEOUS	0	19	18	37	2%	0:02:53	0:07:05	0:25:40	16:32:15	0:26:49
	MISSING PERSON	0	0	4	4	0%	0:03:17	0:09:22	0:13:56	2:02:02	0:30:31
	MISSING PERSON - RECOVERED	0	0	2	2	0%	0:04:47	0:07:14	0:05:14	0:34:30	0:17:15
	NARCOTICS INVESTIGATION	0	1	0	1	0%	0:00:01	0:00:00	0:07:12	0:07:13	0:07:13
	NEIGHBORHOOD DISPUTE	0	0	1	1	0%	0:04:53	0:02:11	0:11:02	0:18:07	0:18:07
	NOISE COMPLAINT	0	1	9	10	1%	0:03:52	0:05:03	0:11:25	3:23:25	0:20:21

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	OPERATING UNDER THE INFLUENCE	0	14	3	17	1%	0:00:10	0:03:01	1:50:03	31:22:35	1:50:44
	ORDINANCE VIOLATION	0	49	3	52	3%	0:01:41	0:10:55	0:10:10	11:07:39	0:12:50
	OVERDOSE	0	0	2	2	0%	0:12:41	0:01:53	0:14:44	0:58:37	0:29:19
	PARKING COMPLAINTS	0	24	19	43	2%	0:12:20	0:10:51	0:08:33	16:26:41	0:22:57
	PATROL CHECK	0	313	0	313	17%	0:00:01	0:03:41	0:09:31	50:06:57	0:09:36
	PRISONER TRANSPORT	0	3	0	3	0%	0:00:00	0:00:00	0:18:17	0:54:52	0:18:17
	RADAR ENFORCEMENT	0	5	0	5	0%	0:00:02	0:00:00	0:21:41	1:48:30	0:21:42
	RECEIVING & CONCEALING	0	0	1	1	0%	0:03:48	0:01:55	3:21:03	3:26:46	3:26:46
	RECKLESS DRIVING	0	0	2	2	0%	0:03:08	0:04:02	0:09:05	0:32:32	0:16:16
	RECOVERED STOLEN VEH / PROP	0	0	1	1	0%	0:04:45	0:00:00	0:00:00	1:19:56	1:19:56
	RESCUE EMERGENCY	0	0	19	19	1%	0:02:05	0:03:28	0:23:27	9:11:27	0:29:01
	RESIDENTIAL CHECK	0	21	2	23	1%	0:05:58	0:01:29	0:03:05	4:03:54	0:10:36
	RETAIL FRAUD	0	0	7	7	0%	0:02:03	0:13:04	0:31:17	5:24:49	0:46:24
	ROBBERY	0	0	1	1	0%	0:07:47	0:00:48	2:33:28	2:42:03	2:42:03
	RUNAWAY JUVENILE	0	0	2	2	0%	0:02:43	0:06:32	0:48:49	1:56:07	0:58:04
	SEARCH WARRANT	0	1	0	1	0%	0:00:01	0:00:00	1:54:05	1:54:06	1:54:06
	STOLEN VEHICLE	0	2	8	10	1%	0:07:10	0:07:34	0:13:58	4:00:51	0:24:05
	SUICIDE	0	0	5	5	0%	0:01:53	0:04:46	0:17:37	2:01:23	0:24:17
	SUSPICIOUS INCIDENT	0	5	30	35	2%	0:03:35	0:04:50	0:10:21	10:04:54	0:17:17
	SUSPICIOUS PERSON	0	20	18	38	2%	0:04:47	0:02:33	0:15:27	12:08:17	0:19:10
	SUSPICIOUS VEHICLE	0	6	12	18	1%	0:03:29	0:04:46	0:07:26	4:10:28	0:13:55
	TAMPERING WITH AUTO	0	0	2	2	0%	0:02:27	0:02:51	0:05:34	0:38:57	0:19:29
	THREATS	0	0	13	13	1%	0:03:48	0:04:47	0:30:24	7:07:43	0:32:54
	TRAFFIC HAZARD	0	8	9	17	1%	0:02:10	0:04:42	0:09:40	4:02:59	0:14:18
	TRAFFIC STOP	0	441	0	441	24%	0:00:01	0:00:00	0:06:13	45:55:51	0:06:15
	TRESPASSING	0	0	1	1	0%	0:02:03	0:05:13	0:03:07	0:10:23	0:10:23
	VEHICLE INSPECTION	0	1	0	1	0%	0:00:01	0:00:00	0:00:17	0:00:18	0:00:18

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	VIOLATION OF PARK RULES	0	1	0	1	0%	0:00:01	0:00:00	0:06:02	0:06:03	0:06:03
	VIOLATION OF PUBLIC HEALTH COE	0	6	1	7	0%	0:00:27	0:03:44	1:19:31	9:22:11	1:20:19
	VIOLATION ROAD LAWS	0	33	0	33	2%	0:00:01	0:00:00	0:45:45	25:10:28	0:45:46
	WARRANT	0	24	12	36	2%	0:01:21	0:18:33	0:31:52	22:14:14	0:37:04
	WEAPONS	0	0	1	1	0%	0:09:40	0:04:58	0:26:57	0:41:35	0:41:35
	Subtotals for No Summary Code	0	1185	632	1817	100%	0:05:16	0:05:59	0:34:02	707:43:26	0:42:05
	Subtotals for WYPD	0	1185	632	1817	100%	0:05:16	0:05:59	0:34:02	707:43:26	0:42:05

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
February 13, 2018

ROLL CALL

Present: Deputy Chief Archie Hamilton
Commissioner John Harris
Commissioner Bobie Heck

Absent: Chief Brian Zalewski (excused)
Commissioner Doug Melzer (excused)

Others Present: Lieutenant Neil Hunter

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Harris at 6:26 p.m.

The Minutes from the regular Police Commission meeting on January 23, 2018 were presented.

Heck moved, Harris seconded,
CARRIED, to approve the regular minutes of January 23, 2018, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

1. **Thank You Letter** – The Southgate Police Department sent a thank you letter to Chief Zalewski, Officers Sabo and Haskin and the entire Department for their assistance regarding the passing of Southgate Officer Christopher Cassette.

Heck moved, Harris seconded,
CARRIED, to receive the thank you letter from the Southgate Police Department and place on file.

DEPARTMENTAL

1. **Police Statistics** - January 2018

Deputy Chief Hamilton indicated nothing out of the ordinary is happening in the community.

Heck moved, Harris seconded,
CARRIED, to receive the January 2018 Police Statistics and place on file

2. Officer and Civilian of the Year Awards Banquet

The awards banquet will be held on March 31, 2018 at the F.O.P. Hall, and will begin at 6:00 p.m. The Officer of the Year is Anthony Jantz, and Beth Rinna is the Civilian of the Year.

There will also be another 32 awards of varying degrees that will be handed out to deserving officers that evening.

The Mayor and City Council will be invited.

3. Bills and Accounts – February 13, 2018, \$32,475.94

Heck moved, Harris seconded,
CARRIED, to approve payment of the bills for February 13, 2018, \$32,475.94

NEW BUSINESS.

1. Barricaded Gunman

Deputy Chief Hamilton informed the Commissioners of a recent barricaded gunman situation. The whole shift performed extremely well and did an amazing job addressing this incident. Considering the circumstances, everything worked out very well.

Members of the Audience

ADJOURNMENT

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 6:49 p.m.

Heck moved, Harris seconded,
CARRIED, to adjourn meeting at 6:49 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department



RETIREMENT COMMISSION MEETING MINUTES
THURSDAY, January 18, 2018

Meeting called to order at 9:05 a.m. by Commissioner LaManes

ROLL CALL:

PRESENT: Commissioners Brohl, Harkleroad, LaManes, Roberts and Szczechowski

ABSENT: Commissioners Browning and Lyon

Todd Drysdale – City Administrator (Invited/Didn't attend)

ALSO PRESENT: William Look – City Attorney

Frank Deeter—Oppenheimer & Company

Lawrence Stec – City Clerk /Secretary to Retirement Commission

MOTION by Commissioner Harkleroad, **SUPPORTED** by Commissioner Brohl

RESOLVED that the minutes held under the date of December 21, 2017 be approved as recorded without objection.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Harkleroad, **SUPPORTED** by Commissioner Brohl

RESOLVED by the Wyandotte Employee Retirement Commission Meeting Schedule be changed to: 3rd Fridays every month – starting at 9:00 a.m. beginning February 16, 2018, through December, 2018, and

BE IT FURTHER RESOLVED, the new 2018 dates are as follows: February 16, March 16, April 20, May 18, June 15, July 20, August 17, September 21, October 19, November 16 and December 21 approved as presented without objection.

MOTION UNANIMOUSLY CARRIED

PRESENTATIONS:

MOTION by Commissioner Harkleroad, **SUPPORTED** by Commissioner Roberts

RESOLVED by the Wyandotte Employees Retirement Commission that the report from

Mr. Frank Deeter of Oppenheimer & Company, Inc. regarding December 2017 market segment fluctuations be received and placed on file.

MOTION UNANIMOUSLY CARRIED

Mr. Deeter highlighted the following items:

- Earnings up 1.23%
- 2017 year-end report forthcoming in February
- Amount of cash to be raised for payout to be determined in February
- International markets continue to rise
- Emerging markets up 10.2%. Not an error, but don't expect it all the time
- The recently passed tax bill may have a negative effect on fixed accounts
- Fed expected to raise interest with three, one quarter percent increases
- At some point, fixed rates will slow due to inflation
- All of the requested money transfers from last year have been completed

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Roberts
RESOLVED by the Wyandotte Employees Retirement Commission that the report to be presented by Todd Drysdale on the Wyandotte Employee Retirement Health Care be held in abeyance till next month's meeting.
MOTION UNANIMOUSLY CARRIED

COMMUNICATIONS:

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Roberts
RESOLVED by the Wyandotte Employees Retirement Commission that the report presented by William Look on the Ordinance Amendment for: Part 2—Code of Ordinances—Chapter 2—Administration—Article—Retirement System—Division 1.—Generally be held in abeyance for one month.
MOTION UNANIMOUSLY CARRIED

Further explanation: Seeking the input from Mr. Drysdale, pending the determination of the impact of moving the date from September 30th to October 31, and the relevance of the September 30th date, as stated in Section 2-245(a). It is also requested that a legal review be performed to determine what possible ramifications may occur as a result of moving the date from September 30th to October 31st of each year.

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Brohl
WHEREAS the Retirement Commission Election was held on January 9th and 10th, 2018, to elect a Commissioner to represent a Fire Member. The successful candidate is as follows:

Fire Member – Tom Lyon, (2 votes), term to expire 01/31/2022

BE IT RESOLVED that the Retirement Commission hereby receives and places on file the aforementioned election results.
MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Roberts
RESOLVED that the 2018 Retirement Commission updated Term Expirations be received and placed on file.
MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Brohl
RESOLVED that the 2018 Retirement Commission will hold an election for the position of Chairman of the Retirement Commission at the February 2018 meeting, and
BE IT FURTHER RESOLVED, all future Retirement Commission elections for the Chairman position will be held in December of succeeding years, with the term commencing in January of the following year's meeting.

ADJOURNMENT:

MOTION by Commissioner Harkleroad, SUPPORTED by Commissioner Brohl
RESOLVED, that the meeting be adjourned at 9:42 a.m.
MOTION UNANIMOUSLY CARRIED



Lawrence S. Stec, Secretary
Wyandotte Employee's Retirement Commission
January 18, 2018

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF February 7, 2018
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was **called to order** by Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Duran
Flachsmann
Gillon
Nevin
Olsen
Szymczuk
Trupiano

MEMBERS ABSENT: Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the January 3, 2018, meeting.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Wienclaw

Motion passed

#3262 – GRANTED

Michael Yuchuck, 913 Cherry, Wyandotte (owner & appellant)

for a variance to obtain **Certificate of Occupancy for an existing front yard fence at 913 Cherry**, that part of Lots 2 and 3 Lying E of DT and I RR ROW, Plat of Eureka Iron Co.'s Sub, Block 262, in a RA zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

Section 2406.A.1:

No residential or nonresidential fence or wall shall be erected in a required front yard, except, that on lots with a side lot line adjacent to an alley or a street, a decorative or ornamental fence shall be allowed, such as, but not limited to, a split-rail or a two-rail fence; but not to include chain link or fences of solid type construction and not exceeding four (4) feet in height, may be constructed along the alley, street line, or extension of the side yard to the front of said lot.

Homeowner has an existing non-conforming front yard fence that was cited by the housing inspector under the Certificate of Approval Inspection that he is appealing to the Zoning Board of Appeals to allow for this fence to remain.

Existing front yard fence does not hinder or discourage any future development adjacent to current land or buildings, does not hinder pedestrian or vehicular traffic, and does not impair the purpose of the ordinance as written.

A motion was made by Member DiSanto, supported by Member Olsen to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Wienclaw

Motion passed

#3263 – GRANTED

Toqueer Hassan, 49165 Rockefeller Drive, Canton (appellant) and Fort Street Plaza, 1806 N. Telegraph, Dearborn (owner)

for a variance to obtain **Certificate of Occupancy for a pharmacy at 1209 Fort Street, E 84 FT OF LOTS 152 TO 156 INCL BELMONT SUB**, in a B-2 zoning district, where the proposed conflicts with Section 2403.2.c of the Wyandotte Zoning Ordinance.

SECTION 2403.2.c:

Pharmacy requires 5 parking spaces. The current parking spaces are taken by the restaurant and the pizzeria.

This site currently has two uses. A certificate of Occupancy was issued September 8, 2016, for a Pizza Restaurant, which requires 10 parking spaces. A Certificate of Occupancy was issued December 22, 2016, for a restaurant which requires 16 parking spaces. There are 26 parking spaces provided.

The pharmacy requires 5 parking spaces for a total requirement of 31, where only 26 are provided.

Proposed parking at pharmacy will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent or purpose of the ordinance as written.

A motion was made by Member DiSanto, supported by Member Szymczuk to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Wienclaw

Motion passed

COMMUNICATIONS:

A motion was made by Member Trupiano, supported by Member Olsen, to place all communications on file. Motion passed.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:50 p.m. **The next scheduled meeting of the Board will be held on March 7, 2018.**


Peggy Green, Secretary

Appeal #3262

Chairperson Duran read the appeal and asked that it be explained.

Mr. Yuchuck explained that he is requesting a variance for the fence for the entire yard. The fence was built in the 1950's, it does not impede traffic, and the house is located on a dead end street by the railroad tracks. There is no obstruction to any driveway. The reason for the fence is for safety, and the property is enclosed, the railroad is 75' from the front door. Mr. Yuchuck added that just last year someone was killed by the train about 150 yards from his house.

Member Gillon asked how long he has owned the home. Mr. Yuchuck replied 3 years. Member Gillon commented that Mr. Yuchuck has done a good job with the improvements to the home.

One communication was received from DTE.

Appeal #3262

Chairperson Duran read the appeal and asked that it be explained.

Kal Khalil (owner) and Toqueer Hassan (appellant), present.

Mr. Khalil explained that there are 26 spaces, there are also spaces in front of the building and 3 to 4 parking spots in the back. Mr. Khalil continued that the pharmacy does a lot of deliveries, and has different hours than the restaurants. Mr. Khalil added that the other two tenants have no problem with this use.

Chairperson Duran asked what the hours of the pharmacy would be. Mr. Hassan replied 9:00-5:30 (Monday – Friday), 10:00-2:00 (Saturday), closed on Sundays.

Member DiSanto commented that the building has been vacant for a long time, and a pharmacy is a permissible use.

One communication was received from DTE.

One communication was received in favor of this appeal.

DTE Gas Company
One Energy Plaza – GO-838
Detroit, MI 48226



DTE Energy

4 of 6

January 31, 2018

City of Wyandotte
Wyandotte Planning Commission
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

ZBA #3262

Re: Notice of public hearing:
Variance for front yard fence at 913 Cherry

- (X) Not Involved. See Remarks
- () Involved: but asking you to hold action on this petition until further notice.
- () Involved: but no objections to the property change -- provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- () Involved: the nature of our services, and the estimated costs of abandonment of such all gas mains & services

REMARKS:

This letter supersedes the previous letter on the above subject matter dated January 25, 2018. As this request is to maintain an existing condition DTE Gas Company has no involvement or objections to the request.

Please abide by Public Act 174. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

David L Gabrielse
David L Gabrielse

Drafter/SE Region

DTE Gas Company
One Energy Plaza – GO-838
Detroit, MI 48226



DTE Energy

5 OF 6

January 25, 2018

City of Wyandotte
Wyandotte Planning Commission
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

ZBA #3263

Re: Notice of public hearing:
Certificate of Occupancy 1209 Fort St, Wyandotte, mi.

☒ **Not Involved. See Remarks**

☐ Involved: but asking you to hold action on this petition until further notice.

☐ Involved: but no objections to the property change -- provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

☐ Involved: the nature of our services, and the estimated costs of abandonment of such all gas mains & services

REMARKS:

DTE Gas Company has no involvement, nor objection for the Certificate of Occupancy for 1209 Fort St, Wyandotte, mi. or variance for parking requirements

Please abide by Public Act 174. **Three (3) working days before you dig call MISS DIG at:**
1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

David L Gabrielse
David L Gabrielse

Drafter/SE Region

6 of 6

appeal # 32 63

Feb 3 2018.

Leaves Green.
going Good: Even with the offer of
6 months "free Rent" the place remains vacant.
Give the man a break and allow the variance.

The Pizzeria is mostly in and out pick-up
or delivery, few if any diners.

The Sushi Place appears to be on life-support-
hardly anybody in parking lot

a pharmacy is another in and out operation

26 parking spaces are more than adequate

Joe Broeck

1259 23rd St.
Windsor, MI