



AGENDA

REGULAR SESSION

MONDAY, JULY 23, 2018 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE ROBERT ALDERMAN

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

1. Tax Rate Budget Hearing – 2018 Tax Rate to support 2019 Fiscal Year Operations

UNFINISHED BUSINESS

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

2. Approval of Council Meeting Minutes – July 2, 2018
3. The Senior Alliance 2019 Annual Implementation Plan for Aging Services
4. Special Assessment Placements – Various Services

NEW BUSINESS

5. Appointment to Building Code Board of Appeals – T. Roberts
6. Wayne County Tax Foreclosed Properties
7. City Purchase of 1343 Walnut
8. Alley Vacation Public Hearing Scheduling

BILLS & ACCOUNTS

REPORTS & MINUTES

Beautification Commission	June 13, 2018
Daily Cash Receipts	July 11, 2018
Municipal Service Commission	July 11, 2018
Zoning Board of Appeals	June 6, 2018

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

ADJOURNMENT

PUBLIC HEARINGS

Budget Hearing 2018 Tax Rate to Support 2019 Fiscal Year Operations

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 23, 2018

AGENDA ITEM # 1

ITEM: 2018 City Tax Rates to Support 2019 Fiscal Year Operations

PRESENTER: Todd A. Drysdale, City Administrator *Drysdale*

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The following City property tax rates are being submitted for your adoption for the 2019 Fiscal Year pursuant to sections 211.23 E and 211.34 D of Michigan Compiled Laws and Public Act 40 of 1995:

City Operating	\$14.9921/Thousand \$ of Taxable Value
Refuse Collection and Disposal	\$ 2.5063/Thousand \$ of Taxable Value
Debt	\$ 2.5063/Thousand \$ of Taxable Value
Drain #5 Operation and Maintenance	\$ 2.7453/Thousand \$ of Taxable Value

The attached resolution will satisfy the above referenced Public Act requirements. Also, the above rates reflect the maximum authorized rates that can be considered.

Please refer to the attachment for details and the source of said tax levies

STRATEGIC PLAN/GOALS: To be financially responsible

ACTION REQUESTED: Approve the necessary tax rates as presented.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Approved tax rates will be incorporated into the budget being prepared for the 2019 Fiscal Year which will be adopted prior to October 1, 2018.

IMPLEMENTATION PLAN: Approved tax rates will be used for the tax bills mailed on August 1, 2018. The issuance of tax bills will be coordinated through the City Treasurer's and City Assessor's Office.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: 1. Schedule of City Tax Rates

MODEL RESOLUTION:

RESOLVED BY CITY COUNCIL that

WHEREAS, this City Council of the City of Wyandotte has been advised by the City Assessor that the 2018 State Taxable Valuation for property located within the City of Wyandotte is \$540,328,514 as compared to \$531,367,091 State Taxable Valuation for the 2017 tax year plus 2018 additions;

NOW, THEREFORE, BE IT RESOLVED THAT the City Administrator has recommended that the Wyandotte City Tax Rate for the Fiscal Year Ending September 30, 2019, shall be set at \$14.9921 operating, \$2.5063 refuse collection and disposal, \$2.5063 debt service (to include \$159,627 related to the renovation of the Yack Arena, \$249,673 related to the construction of a new Police/District Court facility, \$249,173 for the renovation of 3200 Biddle Avenue, \$231,700 for the renovation of the Central Fire Station, \$60,000 for the purchase of new ambulances, and \$50,000 for the purchase of new police vehicles), and \$2.7453 for the operation and maintenance of Drain #5 for a total tax levy of \$22.7500 per thousand dollars assessed valuation of the State Taxable Value; and

BE IT RESOLVED by the City Council that the communication from the City Administrator submitting the proposed tax rates for the 2019 Fiscal Year is hereby received and made part of the hearing file scheduled for tonight's meeting;

City of Wyandotte
Tax Rate Millages - City Rates
Fiscal Year Ended September 30, 2019

<u>Millage</u>	<u>Authorized</u>	<u>Headlee</u>	<u>Origin</u>
Operating	\$12.5000	\$12.0044	Charter of Wyandotte, Michigan
Operating	\$3.0000	\$2.9877	Charter of Wyandotte, Michigan (Voter Approval May 6, 2014)
Debt Levy	\$3.0000	\$2.5063	Charter of Wyandotte, Michigan
Refuse Collection	\$3.0000	\$2.5063	Public Act 290 of 1927, PA 298 of 1917, PA 30 of 1975
Drain #5-O&M	N/A	N/A	Council Resolution

Note that the debt levy and the S/W Relief Drain Operation and Maintenance levy are limited to the amount required to pay obligations during the 2019 Fiscal Year.

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED BY CITY COUNCIL that:

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NOW, THEREFORE, BE IT RESOLVED THAT the City Administrator has recommended that the Wyandotte City Tax Rate for the Fiscal Year Ending September 30, 2019, shall be set at \$14.9921 operating, \$2.5063 refuse collection and disposal, \$2.5063 debt service (to include \$159,627 related to the renovation of the Yack Arena, \$249,673 related to the construction of a new Police/District Court facility, \$249,173 for the renovation of 3200 Biddle Avenue, \$231,700 for the renovation of the Central Fire Station, \$60,000 for the purchase of new ambulances, and \$50,000 for the purchase of new police vehicles), and \$2.7453 for the operation and maintenance of Drain #5 for a total tax levy of \$22.7500 per thousand dollars assessed valuation of the State Taxable Value; and

BE IT RESOLVED by the City Council that the communication from the City Administrator submitting the proposed tax rates for the 2019 Fiscal Year is hereby received and made part of the hearing file scheduled for tonight's meeting.

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: July 23, 2018

RESOLUTION by Councilperson _____

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

2. Approval of Council Meeting Minutes – July 2, 2018
3. The Senior Alliance 2019 Annual Implementation Plan for Aging Services
4. Special Assessment Placements – Various Services

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
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, July 2, 2018, and was called to order at 7:00pm with Honorable Mayor Joseph R. Peterson presiding. The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilperson Robert Alderman, Christopher Calvin, Megan Maiani, Leonard Sabuda, Donald Schultz, & Mayor Joseph R. Peterson

Absent: Councilperson Robert DeSana

Also Present: Theodore Galeski, City Assessor; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence S. Stec, City Clerk

PRESENTATION

Nola Markley presented the Mayor with a painting.

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2018-294 CONSENT AGENDA APPROVALS

By Councilperson Schultz, supported by Councilperson Maiani

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

1. Approval of Council Meeting Minutes – June 25, 2018
2. Traffic Control Order #2018-02 – Handicap Parking Signs at 1751 8th St.
3. Cancellation of July 9, 2018 Council Meeting

Motion unanimously carried.

2018-295 MINUTES

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED that the minutes of the meeting held under the date of June 25, 2018, be approved as recorded, without objection.

Motion unanimously carried.

2018-296 TRAFFIC CONTROL ORDER 2018-02 – 1751 8TH ST.

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED that Council concurs with the recommendation of Deputy Chief Hamilton as set forth in Traffic Control Order 2018-02 for the installation of “Handicap Parking” signs at 1751 8th Street.

BE IT FURTHER RESOLVED that the Department of Public Service be directed to install said sign.

Motion unanimously carried.

2018-297 CANCELLATION OF JULY 9, 2018 COUNCIL MEETING

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED that the City Council meeting on Monday, July 9, 2018, is hereby cancelled.

Motion unanimously carried.

NEW BUSINESS**2018-298 TAX RATE BUDGET HEARING SCHEDULING**

By Councilperson Schultz, supported by Councilperson Maiani

WHEREAS the City Administrator has filed a copy of the communication relative to the 2019 Fiscal Year Operating Budget and Corresponding Operating Tax Millage Rate;

NOW, THEREFORE, BE IT RESOLVED that this Council shall hold a Budget Meeting, in accordance with Public Act 40 of 1995, in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on July 23, 2018, at 7:00 pm.

BE IT FURTHER RESOLVED that the City Council will act on the 2018 operating millage rate pursuant to Public Act 75 of 1991, at the July 23, 2018, Council meeting after the closure of the required Budget Hearing.

Motion unanimously carried.

2018-299 HIRING OF PROBATIONARY POLICE OFFICERS – SASU, SINZ, THOMPSON

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED that council concurs with the determination that vacancies exist for the position of police officer and the council authorizes the filling of such vacancies and

BE IT FURTHER RESOLVED that subsequent to a written examination, physical agility test, and interview panel conducted by the police department, candidates Alexandru Sasu, Cameron Sinz, and Darin Thompson are being offered employment as probationary police officers contingent upon their successful completion of a drug screen, physical, and psychological examination.

YEAS: Councilpersons Alderman, Calvin, Maiani, Sabuda, Schultz & Mayor Peterson

2018-300 WMS CABLE DEPT. PASS-THROUGH COSTS

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED by the City Council to receive and place on file the Memo and billing language approved by the Municipal Services Commission on 6/27/2018 regarding the periodic pass-through adjustment for local broadcast retransmission fees and content provider programming royalties effective 7/1/2018, as recommended by WMS management.

Motion unanimously carried.

2018-301 MEMORIAL PARK SOFTBALL FIELD GRANT ACCEPTANCE

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED that Council hereby approves the acceptance of the Community Foundation for Southeast Michigan Grant in the amount of \$25,000 for the improvements to Memorial Park Softball Field that will allow the relocation of the RHS Softball Field from FOP Park to Memorial Park; AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to sign the grant agreement.

Motion unanimously carried.

2018-302 SALE OF 1522-1528 10TH ST.

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 1522-1528 10th Street now known as 1526 10th Street is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 1522-1528 10th Street to Joseph and Megan Chlipala in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Joseph and Megan Chlipala does not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency; AND

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 1522-1528 10th Street, between Joseph and Megan Chlipala and the City of Wyandotte for \$10,000 as presented to Council.

Motion unanimously carried.

2018-303 REZONING – 2250 OAK ST. & 2809 23RD ST.

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED that the communication from the Planning Commission regarding the rezoning of the property known as 2250 Oak Street and 2809 23rd Street, Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council denies the request for rezoning to Planned Development.

Motion unanimously carried.

2018-304 PHASE II FINAL SITE PLAN – 785 FOREST

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED that the communications from the Planning Commission and the City Engineer dated July 2, 2018, is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council approves the Phase II Final Site Plan for the property at 785 Forest; AND

BE IT RESOLVED that the Council authorizes the Mayor and City Clerk to execute Grant of License/Hold Harmless Agreement as presented to Council.

Motion unanimously carried.

2018-305 WYANDOTTE 911 DISPATCH CENTER HVAC UNIT REPLACEMENT

By Councilperson Schultz, supported by Councilperson Maiani

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer and Police Chief in accepting the bid submitted by Expert Mechanical Service, Inc., Wyandotte, Michigan, for installation of a heat pump in Command/ Dispatch Area in the amount of \$18,280.00 from account #101-000-257-091.

Motion unanimously carried.

BILLS & ACCOUNTS

2018-306 BILLS & ACCOUNTS

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED that the total bills and accounts of \$1,558,437.30 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Daily Cash Receipts	June 28, 2018
Municipal Service Commission	June 27, 2018
Police Commission	June 12, 2018 & June 26, 2018
Recreation Commission	June 13, 2018

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

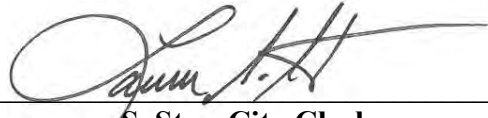
None

ADJOURNMENT**2017-307 ADJOURNMENT**

By Councilperson Schultz, supported by Councilperson Maiani

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:53 p.m.

Motion unanimously carried.

A handwritten signature in black ink, appearing to read 'Lawrence S. Stec', is written over a horizontal line.

Lawrence S. Stec, City Clerk

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED that the minutes of the meeting held under the date of July 2, 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**_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 23, 2018

AGENDA ITEM # 3

ITEM: The Senior Alliance 2019 Annual Implementation Plan for Aging Services

PRESENTER: Mayor Joseph R. Peterson



INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: The Senior Alliance (TSA) provides services to older adults within the 34 communities of southern and western Wayne County. The Office of Services to the Aging requires TSA to request a resolution approving the Annual Implementation Plan (AIP) from each local unit of government in their planning and services area. (A copy of the plan is available for your review at The Senior Alliance website: www.aaa1c.org and the link was provided to you via email on July 10, 2018)

STRATEGIC PLAN/GOALS: To provide transparency in all city matters and to comply with and enforce all the requirements of our laws and regulations.

ACTION REQUESTED: Adopt a resolution approving the TSA's AIP.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Provide a copy of certified resolution to the Senior Alliance.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Letter from The Senior Alliance

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 23, 2018

WHEREAS, the City of Wyandotte, Wayne County, Michigan recognizes the role of the Senior Alliance as the designated Area Agency on Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers; and

WHEREAS, the 34 communities of Southern and Western Wayne County, including the City of Wyandotte, comprises the Planning and Service Area to the agency's governing body; and

WHEREAS, the Office of Services to the Aging require local Area Agencies on Aging to request approvals of their Annual Implementation Plan from their local governments; and

WHEREAS, The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws; and

WHEREAS, The Senior Alliance has held a public hearing for client, caregiver, and service provider population feedback which contributed to the development of the Annual Implementation Plan for Fiscal Year (FY) 2019;

NOW, THEREFORE, BE IT RESOLVED, that this honorable body of the City of Wyandotte approves the Annual Implementation Plan for FY 2019, as presented to the City.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

July 2, 2018

The Honorable Mayor Joseph Peterson
City of Wyandotte
3200 Biddle
Wyandotte, MI 48192

Dear Mayor Joseph Peterson,

As you know, The Senior Alliance: Area Agency on Aging 1-C (TSA), is committed to providing services that empower people with needs to live with dignity in the community of their choice, by providing available services. On June 28, 2018, The Senior Alliance's Board of Directors approved the agency's 2019 Annual Implementation Plan (AIP) which reports progress made under the 2017-2019 Multi-Year Plan (MYP), and outlines goals and objectives to be achieved in FY 2019.

Aging and Adult Services Agency (AASA) requires TSA to request a resolution approving the AIP from each local unit of government in our planning and service area. The final 2019 AIP for TSA that will be submitted to the State Commission on Services to the Aging for approval is available on our website: <http://www.aaa1c.org>. To view and print the AIP, click on the Annual Implementation Plan link on the left side of our homepage to open the Adobe .pdf document. Under the "File" tab, choose to either "Save As" to keep a local copy or "Print" to produce a hardcopy. A printed copy of the AIP will be sent to you via US postal mail or email only at your request.

Please share this document with your municipality's legislative body and consider a resolution approving TSA's AIP no later than August 10, 2018. We are also requesting that your local unit of government send email notification of your approval or related concerns regarding the AIP as soon as possible. A sample resolution is enclosed.

If you have any questions regarding the AIP, please contact me by phone (734.727.2058) or via email (JMaciejewski@tsalink.org)

Your community's continued support of TSA and our mission to provide services to older adults, individuals with disabilities, their families and caregivers throughout our region is deeply appreciated.

Thank you in advance for your consideration.

Sincerely,



Jason Maciejewski
Chief Information & Planning Officer
The Senior Alliance
Area Agency on Aging 1-C

Enclosures (2)

cc: Tamera Kiger, Executive Director, The Senior Alliance

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

WHEREAS, the City of Wyandotte, Wayne County, Michigan recognizes the role of the Senior Alliance as the designated Area Agency on Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers; and

WHEREAS, the 34 communities of Southern and Western Wayne County, including the City of Wyandotte, comprises the Planning and Service Area to the agency's governing body; and

WHEREAS, the Office of Services to the Aging require local Area Agencies on Aging to request approvals of their Annual Implementation Plan from their local governments; and

WHEREAS, The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws; and

WHEREAS, The Senior Alliance has held a public hearing for client, caregiver, and service provider population feedback which contributed to the development of the Annual Implementation Plan for Fiscal Year (FY) 2019;

NOW, THEREFORE, BE IT RESOLVED, that this honorable body of the City of Wyandotte approves the Annual Implementation Plan for FY 2019, as presented to the City.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

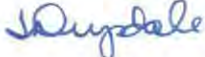
NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 23, 2018

AGENDA ITEM # 4

ITEM: Various Services performed by the City of Wyandotte

PRESENTER: Todd Drysdale, City Administrator 

INDIVIDUALS IN ATTENDANCE: N/A

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

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

ACTION REQUESTED: Approve said charges to be placed as a special assessment against properties on the 2018 Summer Tax Roll.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The City Treasurer to spread said charges on the 2018 Summer Tax Roll.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation.



LIST OF ATTACHMENTS: Special Assessment Roll for 2018 Summer Tax Roll

MODEL RESOLUTION:

RESOLVED by City Council that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND

BE IT FURTHER RESOLVED that Council directs the City Treasurer to spread said charges on the 2018 Summer Tax Roll.

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	_____

07/09/2018
08:56 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/15
DB: Wyandotte

Live Run

Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 001 05 0132 303	CHARETTE, BRUCE	WEEDS	40.00	0.00	40.00
57 006 03 0344 000	BLANCHETTE, CHARLES	WEEDS	10.00	0.00	10.00
57 006 05 0011 000	DREAN, DAMA DARICE	WEEDS	40.00	0.00	40.00
57 013 15 0009 000	MOSER, LAUREN/HERSHBERGER, DENNIS	WEEDS	40.00	0.00	40.00
57 016 05 0302 000	KAVAYA, BRUCE	WEEDS	40.00	0.00	40.00
----->	Totals WEEDS		170.00		
----->	Grand Total		170.00		

07/09/2018
12:33 PM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/14
DB: Wyandotte

Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 021 14 0036 002	SECRETARY OF VETERAN AFFAIRS	TREE	3700.00	0.00	3700.00

-----> Totals TREE 3,700.00

-----> Grand Total 3,700.00

07/09/2018
09:55 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

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DB: Wyandotte

		Live Run			
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 001 01 0129 000	267 2ND LLC	OUT	150.79	0.00	150.79
57 001 04 0068 000	NPV INVESTMENT LLC	OUT	145.64	0.00	145.64
57 001 07 0096 000	WHITE, JOHN	OUT	392.43	0.00	392.43
57 004 20 0041 304	FIRST METRO WYANDOTTE LLC	OUT	64.37	0.00	64.37
57 011 09 0011 000	MAZLOUM, MAHMOUD	OUT	186.83	0.00	186.83
57 012 11 0012 000	LOKUTA, PHILLIP/DEBORAH	OUT	1171.61	0.00	1171.61
57 013 18 0030 002	DALTON, JOSEPH	OUT	80.90	0.00	80.90
57 013 18 0032 000	RUDALEV 2 REFINANCE LLC	OUT	128.79	0.00	128.79
57 018 01 0045 002	WELLS FARGO BANK	OUT	69.90	0.00	69.90
57 018 01 0321 000	PIZZO, FILIPPO	OUT	64.37	0.00	64.37
57 018 02 1022 002	OCWEN LOAN SERVICING LLC	OUT	288.58	0.00	288.58
57 019 15 0036 000	LABATE, NICHOLAS	OUT	79.61	0.00	79.61
57 019 27 0010 000	BRANCHEAU, ASHLEY	OUT	172.73	0.00	172.73
57 020 28 0019 000	FEERER, FRANK C.	OUT	153.46	0.00	153.46
----->	Totals	OUT	3,150.01		
----->	Grand Total		3,150.01		

07/09/2018
08:24 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 1/18
DB: Wyandotte

Live Run					
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 001 04 0058 000	WAYNE COUNTY TREASURER	GRASS	200.00	0.00	200.00
57 001 04 0198 000	ROBINSON, MICHAEL	GRASS	40.00	0.00	40.00
57 003 01 0102 002	PORTWOOD, DAWN	GRASS	200.00	0.00	200.00
57 003 01 0234 303	RISK, ED	GRASS	200.00	0.00	200.00
57 003 02 0037 000	VANSLINGERLANDT, WILLIAM	GRASS	200.00	0.00	200.00
57 003 04 0002 303	N & S PROPERTY SOLUTIONS LLC	GRASS	400.00	0.00	400.00
57 003 07 0014 000	DOMINIC REAL ESTATE INVESTMENT LLC	GRASS	200.00	0.00	200.00
57 003 08 0549 000	LAPORTE, TIMOTHY	GRASS	400.00	0.00	400.00
57 004 02 0073 000	GUERRA, HERNAN	GRASS	200.00	0.00	200.00
57 004 10 0036 000	TRENTON COMMERCIAL PROPERTIES LLC	GRASS	400.00	0.00	400.00
57 004 10 0058 000	SIMPSON, TIMOTHY	GRASS	200.00	0.00	200.00
57 004 10 0062 000	CHARTER ONE BANK	GRASS	400.00	0.00	400.00
57 004 10 0129 000	CALLAHAN, BRENDA	GRASS	400.00	0.00	400.00
57 004 17 0012 000	BURK, JEFFREY	GRASS	200.00	0.00	200.00
57 004 23 0006 002	FINNIGAN, TIM	GRASS	200.00	0.00	200.00
57 004 23 0111 002	WELLS FARGO BANK	GRASS	200.00	0.00	200.00
57 004 26 0008 000	CARTER, LORI JEAN	GRASS	200.00	0.00	200.00
57 005 07 0114 002	VINCENT, PAUL/DIANE	GRASS	200.00	0.00	200.00
57 006 01 0006 301	JP MORGAN CHASE BANK	GRASS	200.00	0.00	200.00
57 006 03 0275 002	SAWICKI, HELEN	GRASS	200.00	0.00	200.00
57 007 10 0051 301	WELLS FARGO HOME MORTGAGE	GRASS	200.00	0.00	200.00
57 010 05 0012 000	DEUTSCHE BANK NATIONAL TRUST CO	GRASS	200.00	0.00	200.00
57 012 10 0082 000	OCWEN LOAN SERVICING	GRASS	600.00	0.00	600.00

07/09/2018
08:24 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES

Page: 2/18
DB: Wyandotte

		Live Run			
Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
57 013 15 0035 301	PERZANOWSKI, TINA	GRASS	200.00	0.00	200.00
57 013 25 0015 000	SEWELL JEFFREY	GRASS	200.00	0.00	200.00
57 014 03 0054 302	INVESTMENT PARTNERS OF MICHIGAN LLC	GRASS	200.00	0.00	200.00
57 014 06 0017 000	GRAND TRUNK WESTERN RAILROAD	GRASS	8114.10	0.00	8114.10
57 015 05 0011 304	NAPIER, LEAH	GRASS	200.00	0.00	200.00
57 015 31 0001 000	SUNSET INVESTORS GROUP LLC	GRASS	200.00	0.00	200.00
57 016 03 0027 000	ROBERTSON, RICHARD/DONNA	GRASS	400.00	0.00	400.00
57 017 03 0282 002	LITTERAL, CHRISTOPHER M	GRASS	200.00	0.00	200.00
57 017 16 0270 000	JANES, CARIE	GRASS	200.00	0.00	200.00
57 018 01 0045 002	WELLS FARGO BANK	GRASS	200.00	0.00	200.00
57 018 01 0073 002	SINKIEWICZ, STANLEY/DOROTHY	GRASS	200.00	0.00	200.00
57 018 01 0418 002	RED OAK PROPERTIES LLC	GRASS	200.00	0.00	200.00
57 018 02 0674 000	DAY, THERESA	GRASS	200.00	0.00	200.00
57 018 02 0817 000	H & H RESIDENTIAL LLC	GRASS	200.00	0.00	200.00
57 018 02 1022 002	OCWEN LOAN SERVICING LLC	GRASS	200.00	0.00	200.00
57 018 09 0019 002	TAYLOR, DARLENE	GRASS	200.00	0.00	200.00
57 020 10 0007 001	COOPER, BLANCHE	GRASS	200.00	0.00	200.00
57 020 10 0011 000	PIZZO DEVELOPMENT GROUP LLC	GRASS	200.00	0.00	200.00
57 020 11 0005 000	MARCETIC, HEATHER	GRASS	200.00	0.00	200.00
57 021 05 0011 000	SAADNAVI LLC	GRASS	200.00	0.00	200.00
57 021 10 0048 300	RODRIGUEZ, SIERRA	GRASS	200.00	0.00	200.00
57 022 11 0166 301	CUCINELLA, JAY	GRASS	200.00	0.00	200.00

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Totals GRASS 18,354.10

07/09/2018
08:24 AM

Tax Assignment Report for CITY OF WYANDOTTE & MUNICIPAL SERVICES
Live Run

Page: 3/18
DB: Wyandotte

Cust ID	Customer Name	Item Code	Balance	Additional	Tot Transferred
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----->	Grand Total		18,354.10		
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RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND

BE IT FURTHER RESOLVED that Council directs the City Treasurer to spread said charges on the 2018 Summer Tax Roll.

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: July 23, 2018

AGENDA ITEM # 5

ITEM: Appointment to the Building Code Board of Appeals

PRESENTER: Mayor Joseph R. Peterson



INDIVIDUALS IN ATTENDANCE: Mayor Joseph R. Peterson

BACKGROUND: The Building Code Board of Appeals shall be comprised of seven (7) members. One must be a registered design professional with structural or architectural experience. The others must be registered design professional, construction superintendents or contractors with experience in various areas of building construction.

Due to the resignation of David Zanley, a vacancy now exists on the Building Code Board of Appeals. Mayor Peterson is recommending the appointment of Thomas Roberts, a licensed architect. Term will expire April 2020.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution supporting the appointment of Thomas Roberts, AIA, 2927 4th, Wyandotte, MI 48192, as a member of the Building Code Board of Appeals. Term to expire April 2020.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Letter of Resignation from David Zanley and resume of Thomas Roberts

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 23, 2018

RESOLUTION by Councilperson_____

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson to appoint Thomas Roberts, AIA, 2927 4th, Wyandotte, MI 48192 to the Building Code Board of Appeals to fill the unexpired term of David Zanley. Term to expire April 2020.

AND BE IT FURTHER RESOLVED Council thanks David Zanley for his service on the Building Code Board of Appeals.

I move the adoption of the foregoing resolution.

MOTION by Councilperson_____

Supported by Councilperson_____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Joseph R. Peterson

From: Mark Kowalewski
Sent: Monday, July 16, 2018 11:27 AM
To: Joseph R. Peterson
Cc: Julie Sadlowski; Kelly Roberts; Danielle Eichler; Jesus Plasencia
Subject: FW: Building Board Agenda for Monday July 16, 2018

Mayor,

FYI

Mark A. Kowalewski, PE
City Engineer
City of Wyandotte
3200 Biddle, suite 200
Wyandotte, MI 48192
1-734-324-4554

From: David Zanley <davidzanley@gmail.com>
Sent: Friday, July 13, 2018 10:28 AM
To: Danielle Eichler <deichler@wyandottemi.gov>
Cc: Mark Kowalewski <mkowalewski@wyandottemi.gov>
Subject: RE: Building Board Agenda for Monday July 16, 2018

Danielle, I will not be able to attend the 7/16 meeting. Unfortunately, I need to resign from the Board because I no longer work in Wyandotte, and can't make it to any 5pm meetings. If the meetings were later I would be glad to serve, but just can't make it at 5pm. Please mention to the others that I enjoyed my time on the Board. Let me know if there is anything else you need from me.

Thanks,
Dave Zanley
Sent from [Mail](#) for Windows 10

RESUME



Thomas Roberts, AIA

Tom has developed a diversified background over the past 25 years that includes historic preservation, interior design, urban planning and landscape architecture. He is an adjunct professor of design at the University of Detroit Mercy and has served on the board of the Michigan Historic Preservation Network. This breadth of experience enables Tom to contribute to the design of diverse project types.

Professional Education

BA, University of Detroit Mercy SOA, 1994

Professional Registration

Michigan, 2003-P, License Num. 1301051413
36CFR61 Certified Historic Architect, 2006-P

Historic Preservation Project Experience

Armory Arts Project, Jackson MI
Belding Memorial Library Expansion, Belding MI
Chelsea Center for the Arts, Chelsea, MI
Christ Church Detroit, Detroit, MI
Detroit Artist Market, Detroit MI
Detroit Golf Club Restoration, Detroit MI
Detroit Yacht Club Restoration Master Plan, Detroit MI
Fine Arts Building, Detroit MI
Franklin Hills Country Club Restoration, Franklin MI
Maritime Academy Master Plan, Belle Isle MI
Hamtramck Façade Improvement Program, Hamtramck,
Howell Opera House Master Plan, Howell MI
Lebowsky Center, Owosso MI
Masonic Temple Arts Center, Wyandotte MI
Michigan Theater Master Plan, Jackson MI
Morris Performing Arts Center, South Bend IN
Pewabic Pottery Campus Expansion Plan, Detroit MI
Ss. Peter and Paul Jesuit Church, Detroit, MI
Tibbits Opera House, Coldwater MI
Trillium Theater Evaluation, Wyandotte MI
The Vogue Theatre, Manistee, MI
Water Works Park Museum, Detroit MI

Memberships | Affiliations

American Institute of Architects, 2003-P
National Trust for Historic Preservation, 1997-P
Michigan Historic Preservation Network, 2001-P

Service to the Community

Detroit Yacht Club Strategic Planning Committee, 2003
City of Wyandotte "Cool Cities" Co-Chair, 2004-2006
Michigan Historic Preservation Network Board, 2001-P

Awards / Recognition

AIA Detroit Young Architect, 2008
AIA Michigan Young Architect, 2009
Governor's Award for Historic Preservation, 2013
AIA Detroit Honor Award, 2015
AIA Michigan Honor Award, 2016

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED that Council CONCURS in the recommendation of Mayor Peterson to appoint Thomas Roberts, AIA, 2927 4th, Wyandotte, MI 48192 to the Building Code Board of Appeals to fill the unexpired term of David Zanley. Term to expire April 2020; AND

BE IT FURTHER RESOLVED that Council thanks David Zanley for his service on the Building Code Board of Appeals.

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: July 23, 2018

AGENDA ITEM # 6

ITEM: Wayne County Tax Foreclosed Properties

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City has been notified by the Wayne County Treasurer that ten (10) parcels are available for the City to purchase under the First Right of Refusal (see attached list). The City should purchase these properties for economic redevelopment.

The City has an existing Agreement with Realty Transition LLC for the assignment of tax reverted properties. Their current Agreement was entered into on July 10, 2017, and they acquired six (6) properties:

Two (2) parcels were rehabilitations

One (1) parcel had the title cleared and deeded back to the City

Three (3) parcels were demolitions and deeded back to the City

See attached Status Report from Realty Transition LLC.

The Agreement with Realty Transition, LLC under Paragraph 15 allows for a three (3) year extension (see attached). Realty Transition LLC has complied with all terms of the 2017 Agreement.

Therefore, the undersigned recommends the City Council confirm the notification to Wayne County of our interest in acquiring the 2018 First Right of Refusal Parcels and authorize the extension of the Assignment with Realty Transition LLC for 2018.

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

ACTION REQUESTED: Approve the City to acquire the properties and extend the Assignment of Certain Tax Reverted Properties Offered to City of Wyandotte by County of Wayne with Realty Transition LLC.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense: None, acquisition is assigned to Realty Transition LLC. Revenue: 10% or \$5,897.47 Administrative Fee paid by Realty Transition LLC.

IMPLEMENTATION PLAN: Inform Wayne County to acquire the properties and extend the Assignment of Certain Tax Reverted Properties Offered to City of Wyandotte by County of Wayne with Realty Transition LLC.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: Reviewed by W. Look

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: 2018 First Right of Refusal Parcels from Wayne County; 2016 Assignment with Realty Transition LLC; 2017 Assignment with Realty Transition LLC; 2017 Status Report from Realty Transition LLC; 2018 Amendment to Assignment Agreement with Realty Transition LLC.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 23, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the City Council that Council concurs with the recommendation of the City Engineer regarding the purchase of Wayne County Tax Reverted Properties for economic redevelopment; AND

BE IT RESOLVED that Council approves the acquisitions of the following properties known as:

Tax Id No.: 57-003-04-0002-303	1005 22 nd Street	\$5,436.51
Tax Id No.: 57-003-08-0306-000	1924 Ford Avenue	\$7,309.05
Tax Id No.: 57-004-01-0127-303	239 Bondie	\$3,231.58
Tax Id No.: 57-004-02-0073-000	634 Lincoln	\$4,612.06
Tax Id No.: 57-004-26-0025-002	863 8 th Street	\$4,996.11
Tax Id No.: 57-012-05-0009-303	309 Spruce	\$1,385.92
Tax Id No.: 57-012-10-0082-000	543 Ford Avenue	\$15,041.09
Tax Id No.: 57-014-08-0010-302	944 Elm	\$1,306.13
Tax Id No.: 57-018-01-0073-002	3889 15 th Street	\$7,346.72
Tax Id No.: 57-020-09-0009-000	616 Orange	<u>\$8,309.52</u>

TOTAL \$58,974.69

BE IT FURTHER RESOLVED that Council approves the Amendment to Agreement with Realty Transition LLC, and authorizes the Mayor and City Clerk to execute same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Sale No.	Description	Offer Price	Due Tax Amt
Q 5791	57-003-04-0002-303 1005 22ND WYANDOTTE 11456 TO 11459 11463.1 N 1/2 OF LOTS 2 TO 8 INCL ALSO N 47.5 FT OF W 1/2 OF LOT 9 HARBOR VIEW SUB T3S R11E L61 P57 WCR	\$5,436.51	\$11,856.09
Q 5792	57-003-08-0306-000 1924 FORD WYANDOTTE 10657 LOT 306 SCHORR GROVE SUB T3S R11E L48 P45 WCR	\$7,309.05	\$10,794.33
Q 5793	57-004-01-0127-303 239 BONDIE WYANDOTTE 6119.2 6120 THE E 23.15FT OF LOT 127 ALSO LOT 128 ASSESSOR'S WYANDOTTE PLAT NO. 7 PC 121 L65 P34 WCR K-50.85	\$3,231.58	\$4,628.90
Q 5794	57-004-02-0073-000 634 LINCOLN WYANDOTTE 09290 LOT 73 FORD MANOR SUB P. C. 121 L38 P45 WCR	\$4,612.06	\$6,927.77
Q 5795	57-004-26-0025-002 863 8TH WYANDOTTE 09042 9043 N 15 FT LOT 25 ALSO LOT 26 AND S 15 FT LOT 27 CUNNINGHAM-TOBIAS CO. GODDARD PARK SUB PC. 112 L39 P55 WCR	\$4,996.11	\$8,514.32
Q 5796	57-012-05-0009-303 309 SPRUCE WYANDOTTE 00902.2 LOT 9 EXC THE W 15 FT AND EXC THE E 5 FT THEREOF NORTHSIDE SUB, BLOCK 95 T3S R11E, L22 P45 WCR	\$1,385.92	\$1,831.89
Q 5797	57-012-10-0082-000 543 FORD WYANDOTTE 01227 LOT 82 THE WYANDOTTE HOME COMPANY'S SUB T3S R11E L39 P57 WCR	\$15,041.09	\$30,045.86
Q 5799	57-014-08-0010-302 944 ELM WYANDOTTE *03583.2* W 31 FT OF LOT 10 EXC E 15.50 FT THEREOF DEBO'S SUB, BLOCK "B" T2S R11E L17 P76 WCR- K-17.52	\$1,306.13	\$1,925.51
Q 5800	57-018-01-0073-002 3889 15TH WYANDOTTE 13918 S 10FT LOT 73 ALSO LOT 74 ALSO N 4FT LOT 75 ALSO W 75FT ADJ VAC ALLEY TAYLOR PARK SUB T3S R11E L43 P30 WCR	\$7,346.72	\$12,231.62
Q 5801	57-020-09-0009-000 616 ORANGE WYANDOTTE 01839 LOT 9 PLAT OF PART OF WYANDOTTE, BLOCK 176 T3S R11E, L1 P142 WCR	\$8,309.52	\$12,678.89

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/3/2018

58974.69

ASSIGNMENT OF CERTAIN TAX REVERTED PROPERTIES
OFFERED TO CITY OF WYANDOTTE BY COUNTY OF WAYNE

THIS AGREEMENT has been entered into as of August 8th, 2016
Between CITY OF WYANDOTTE, a Michigan municipal corporation, whose address is 3200 Biddle
Avenue, Wyandotte, Michigan 48192 ("Assignor"), and Realty Transition LLC, whose
address is 22805 Goddard Road, Taylor, Michigan 48180 ("Assignee").

Regarding the properties listed on the Attachment 1 which the Assignor is able to acquire
hereinafter referred to as ("Property").

The Parties agree as follows:

1. Assignment.

Assignor agrees to assign and Assignee agrees to accept the Property and all
appurtenances thereto, for the price and under the terms and conditions contained in
this Agreement. In the event Assignor is unable to acquire all of the properties listed
on Attachment 1 for any reason, Assignee agrees to purchase the remaining
properties. Assignment shall occur prior to August 31, 2016, 2016. Assignee
shall inspect properties to determine if they are occupied. Assignee agrees to accept
all properties subject to any existing occupants. Assignee agrees to perform in
accordance with their submitted proposal Attachment 2 and email clarification
Attachment 3.

2. Assignment Price.

The Assignment Price for said Property shall be an amount equal to the costs incurred
by the Assignor to acquire the Property, plus the Administrative Fee described in
Paragraph 3.

3. Terms of Payment.

Upon execution of this Agreement, Assignee shall deliver to Assignor prior to
August 31, 2016, 2016, certified funds in the amount of \$28,872.30 to be
held by Assignor. The funds shall be immediately available to Assignor to purchase the
Property from the County of Wayne and to pay all costs associated with the negotiation
and administration of this agreement including legal fees and staff costs. In the event
the funds are insufficient to satisfy the obligations of Assignee to Assignor, Assignee
shall deliver additional certified funds as directed by Assignor within 24 hours of receipt
of notice from Assignor.

Assignee shall pay to Assignor an Administration Fee of 10% or \$2,887.23 to pay for
the City costs and services for this Agreement.

4. Outstanding Violations.

Assignee shall pay all outstanding ordinance violations, utilities, cable and other
assessments, or invoices associated with the Property prior to August 31,
2016, 2016.

5. Owner-Occupied Residential Properties

Taxes must be paid when due and the property maintained in accordance with all City Codes and Ordinances. Every effort shall be made by Assignee to sell homes to be owner occupied. Performance of owner occupied sales will be a consideration on future sales of tax reverted properties.

6. As-Is.

Assignee represents and warrants it is an experienced investor and residential and commercial property developer. Assignee understands and agrees it is purchasing the Property in an "AS IS" condition. Assignor makes no representations or warranties whatsoever regarding the marketability of title or any other matter related to any such properties. Title to the Property will be conveyed by means of a Quit Claim Deed at closing. If Assignee desires title insurance, it is at Assignee's cost.

7. Rehabilitation, Demolition and Compliance with Applicable Law.

Assignee shall complete the rehabilitation of the Property in full compliance with applicable codes and ordinances including, without limitation, all real estate laws, ordinances, codes, rules, and regulations related to the obligations of Assignee hereunder. Assignee shall be responsible for all permit and inspection fees and complying with all federal and state laws, rules and regulations with respect to the ownership and development of the Property. A City Upon Sale Inspection shall be paid for and obtained by the Assignee within forty-five (45) days that the quit claim deed is signed by Assignor and prior to commencement of rehabilitation. Necessary permits shall be obtained prior to commencement of work and work shall not be deemed completed prior to inspection and approval by the appropriate inspectors. A minimum of thirty thousand dollars (\$30,000.00) in renovations must be made on an average to each individual property. A work plan shall be submitted to the Assignor within thirty (30) days that the quit claim deed is signed by Assignor which indicates description of work, schedule and, estimated budget. Monthly reports shall be submitted by Assignee on status of homes. Exterior of home shall be maintained including grass cutting and snow removal upon purchase. All debris and junk vehicles shall be removed from the property within thirty (30) days of the date the quit claim deed is signed by assignor. Exterior property maintenance issues shall be corrected in ninety (90) days of the date the quit claim deed is signed by the Assignor. Homes remaining occupied after ninety (90) days of the date the quit claim deed is signed by Assignor or when a lease is signed whichever occurs first shall be registered as rental. Houses remaining vacant after 180 days of the date the quit claim deed is signed by Assignor shall be registered as vacant structures.

The properties identified as demolition shall be demolished and deeded back to the City of Wyandotte in a form of a Warranty Deed.

If there is default by Assignee in any of terms of this Agreement, then there will be no future sales of tax reverted properties to Assignee. Default means a failure of Developer to satisfy all requirements of the Agreement.

8. Completion and Transfer.

Assignee shall rehabilitate the Property within 12 months of the date the Quit Claim deed is signed by Assignor. Property shall not be transferred by Assignee prior to obtaining a final Certificate of Approval for the Property which is being transferred.

9. Taxes and Assessments. Assignee shall pay all taxes, utilities and other assessments when due.
10. Assignee Indemnification. Assignee shall indemnify and hold harmless Assignor and its officials, employees and agents from and against all losses, liabilities, or claims, including claims from any and all liability associated with squatters, holdover tenants or other occupancy of subject property, whether threatened or pending, which may be asserted against Assignor, its officials, employees and agents as a result of Assignee's failure to perform a term or condition of this Agreement. In the event Assignor incurs legal fees or costs to enforce this Agreement, Assignee contractually agrees to reimburse Assignor for all such legal fees and costs immediately.
11. Waiver. The waiver by either party of a breach of any term or provision of this Agreement will not operate as a waiver of a subsequent breach of the same term or provision by such party or of a breach of any other term or provision of this Agreement. The delay or failure of either party to provide notice under this Agreement will not constitute a waiver by such party of any breach under the Agreement.
12. Assignment: Neither party may assign this Agreement without prior written consent of the other party.
13. Entire Agreement. With respect to the subject matter of this Agreement, this Agreement shall constitute the entire agreement between the parties and shall supersede all prior contracts, written and oral, and all discussions.
14. No Third-Party Beneficiary. None of the provisions contained in this Agreement are intend by the parties, nor shall they be deemed to confer any benefit on any person or entirety not a party to this Agreement.
15. Amendment. This Agreement may be amended only upon the written consent of both parties. The City of Wyandotte reserves the right to extend all provisions of this Agreement to perform similar work in other areas for an additional period of three (3) consecutive years. This Agreement extension will only be authorized when initiated by the City, approved by the Wyandotte City Council and agreed to by the Assignee.
16. If agreement is signed on behalf of a corporation, LLC, or Partnership, that entity must provide a resolution of the entity authorizing who may sign on behalf of the entity.

ASSIGNEE:

REALTY TRANSITION, LLC



BY: Shady Awad

IT'S: Manager

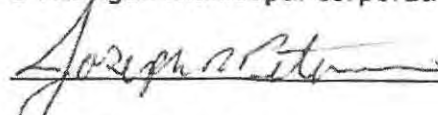
BY: _____

IT'S: _____

ASSIGNOR:

CITY OF WYANDOTTE

a Michigan municipal corporation



BY: Joseph R. Peterson

IT'S: Mayor



BY: Lawrence S. Stec

IT'S: City Clerk

ASSIGNMENT OF CERTAIN TAX REVERTED PROPERTIES
OFFERED TO CITY OF WYANDOTTE BY COUNTY OF WAYNE

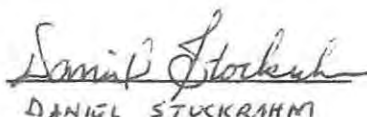
AGREEMENT, made and entered into this 10th day of July, 2017, by and between the CITY OF WYANDOTTE ("City"), party of the first part, and REALTY TRANSITION LLC ("LLC"), 22805 Goddard Road, Taylor, Michigan 48180, County of Wayne, State of Michigan, Assignee to-wit:

1. City and LLC agree to extend the above referenced Agreement for tax foreclosures in 2017.
2. Added to the Agreement are the properties listed on Attachment A which the Assignor is able to acquire hereinafter referred to as "Property".
3. Assignment shall occur prior to July 25, 2017.
4. Assignee shall deliver to Assignor prior to July 25, 2017, certified funds in the amount of \$31,823.06 to be held by Assignor. In addition, Assignee shall deliver to Assignor an Administrative Fee of 10% or \$3,182.31 to pay for the City costs and services for this Agreement.
5. Insurance Policies and Certificates shall be submitted by the Assignee, to the City to cover the extended period of time at the time of Assignment.
6. The City after inspection of the Property will determine and place in writing the future use of the properties. These uses include:
 - LLC to rehabilitate then sell to owner occupants.
 - LLC to clear title then deed back to the City for One Dollar (\$1.00).
 - LLC to demolish then deed back to the City for One Dollar (\$1.00).
7. All other conditions of the Agreement remain unchanged and in full force and effect.

IN WITNESS THEREOF, said parties have hereunto set their hands and seals, in duplicate, the day and year first above written.

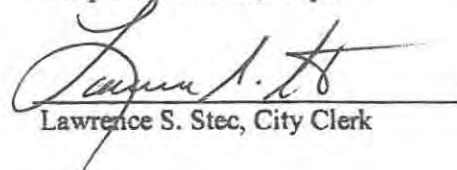
Witnessed by:



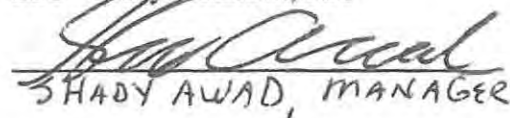

DANIEL STUCKRAHM

City - CITY OF WYANDOTTE


Joseph R. Peterson, Mayor


Lawrence S. Stec, City Clerk

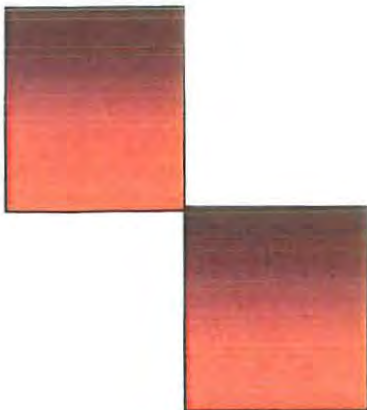
LLC - Realty Transition, LLC


SHADY AWAD, MANAGER



Wyandotte Residential Reclamation Program

JULY 2018



*14801 Southfield Road
Allen Park, Michigan 48101
313.450.5313*



Realty Transition, LLC

2017 Residential Reclamation Program

INTRODUCTION

For 2017, Realty Transition LLC contracted with the City of Wyandotte to rehab and sell two vacant properties, and to demolish one additional home.

DEMO HOME

Realty Transition contracted to demolish the home at 2129 11th Street. This home required asbestos removal and extensive EPA reporting and clean up; total costs for this project was in excess of \$20,000.00. Demolition is complete.

REHAB HOMES

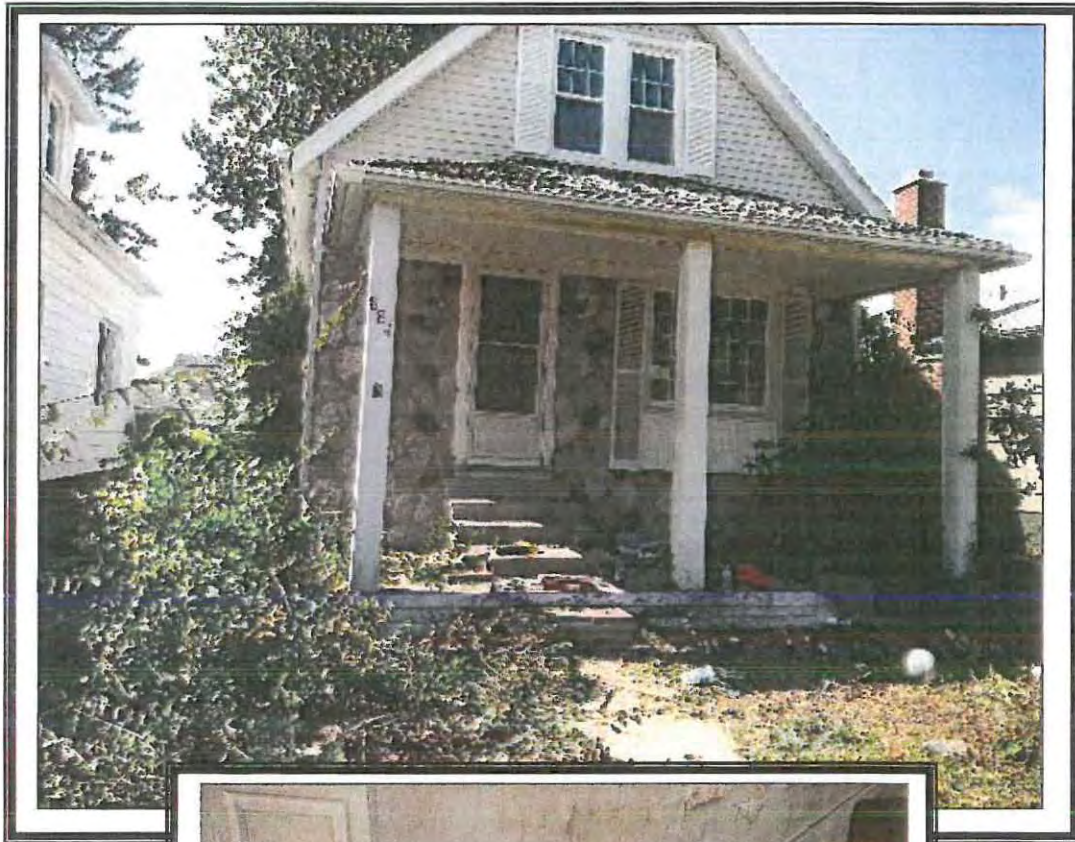
The status of each non-demo property as of July 12, 2018 is as follows:

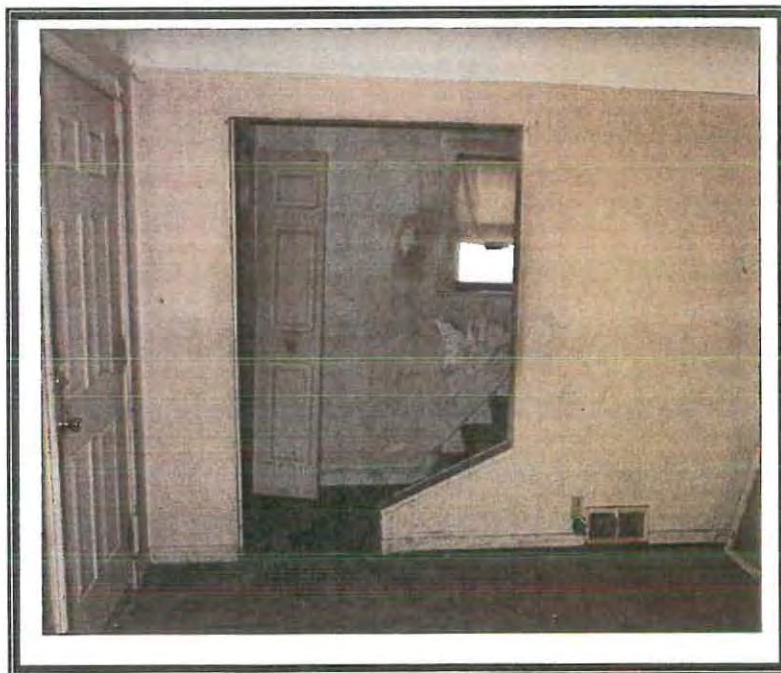
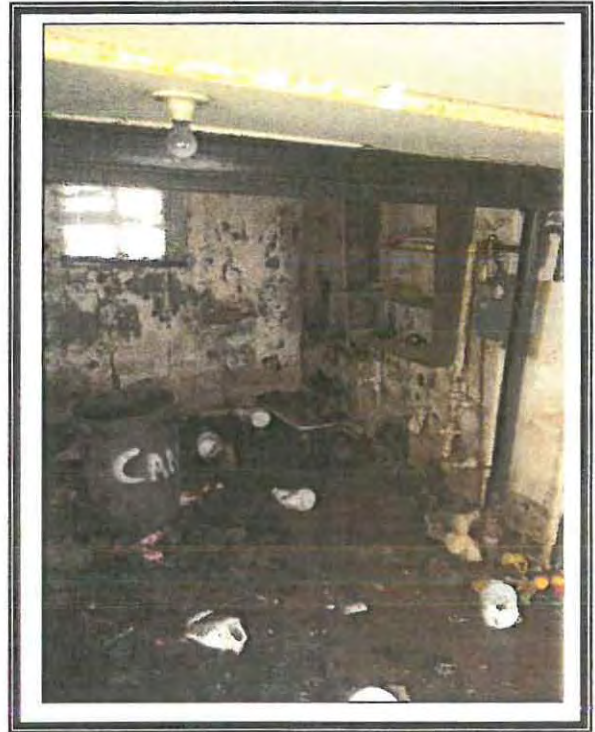
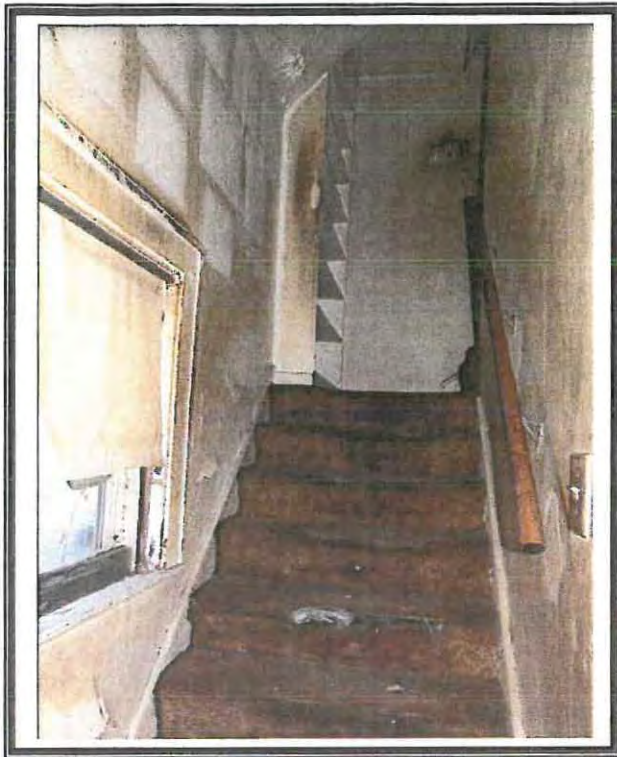
884 8th Street

The property at 884 8th Street was a severely distressed vacant home. It has been rehabbed consistent with the local building codes and Realty Transitions standards for quality upgrades.

Major work required included cement and roof work as well as plumbing, heating and electrical upgrades. In addition to our standard rehab work, a new kitchen and bathroom was required. Total costs to acquire and rehab this home exceeded \$90,000.

BEFORE

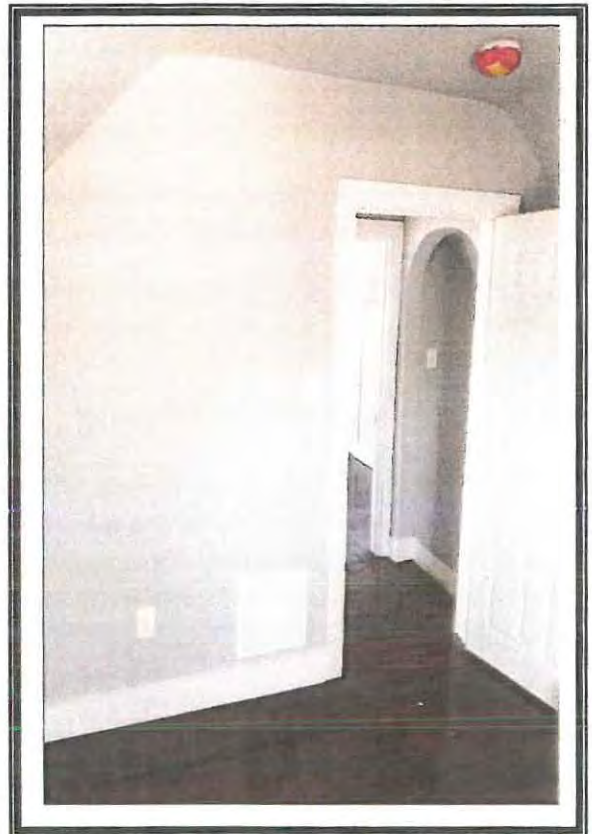
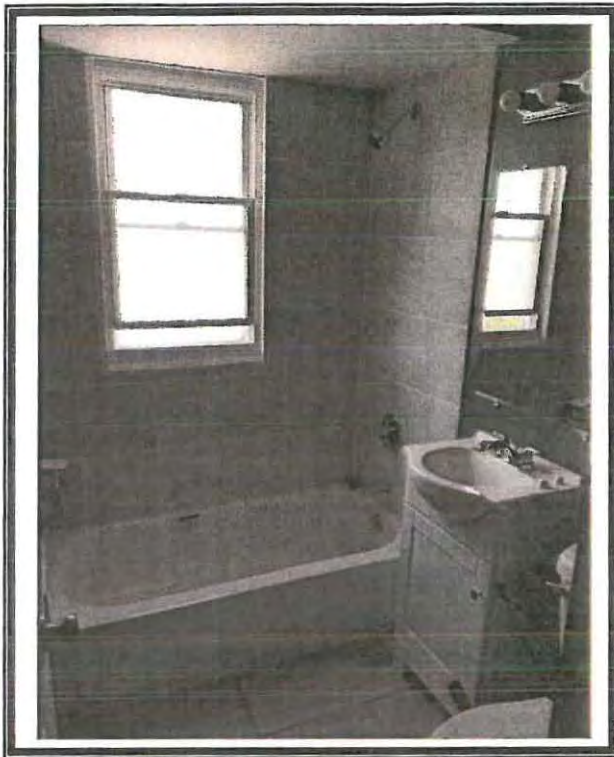




AFTER – READY TO MARKET

LIST PRICE \$129,000





1473 20th Street

The property at 1473 20th Street was a vacant home. It has been rehabbed consistent with the local building codes and Realty Transitions standards for quality upgrades.

Our initial inspection revealed this home required major work which included new floors and windows as well as plumbing, heating and electrical upgrades. Total costs to acquire and rehab this home exceeded \$50,000.

All initial inspections will be done prior to the rehab and all required architectural drawings will be completed and approved. This home is expected to be finished within three months.

BEFORE





AFTER – \$140,000
SOLD IN 5 DAYS HOMEOWNER FHA





Summary

The 2017 rehab program with the City of Wyandotte is finished, with all homes complete and the 2129 11th Street property demolished at Realty Transition's expense. Overall there are no issues to report and the project has been a complete success.

Sincerely,

The Realty Transition Team

AMENDMENT TO AGREEMENT
ASSIGNMENT OF CERTAIN TAX REVERTED PROPERTIES
OFFERED TO CITY OF WYANDOTTE BY COUNTY OF WAYNE

AGREEMENT, made and entered into this _____ day of _____, 2018, by and between the CITY OF WYANDOTTE, Assignor, and REALTY TRANSITION LLC, 14801 Southfield, Allen Park, Michigan 48101, County of Wayne, State of Michigan, Assignee to-wit:

1. Added to the Agreement are the properties listed on Attachment A which the Assignor is able to acquire hereinafter referred to as "Property".
2. Assignment shall occur prior to July 25, 2018.
3. Assignee shall deliver to Assignor prior to July 25, 2018, certified funds in the amount of \$58,974.69 to be held by Assignor. Assignee shall deliver to Assignor an Administrative Fee of 10% or \$5,897.47 to pay for the City costs and services for this Agreement.
4. Insurance Policies and Certificates will be submitted by the Assignee, to the City to cover the extended period of time.
5. The City after inspection of the Property will determine and place in writing the future use of the properties. These uses include:
 - Rehabilitations then sell to owner occupant
 - Clear title then deed back to the City
 - Demolish then deed back to the City.
6. All other conditions of the Agreement dated August 8, 2016, between Assignor and Assignee which are not in conflict with the Amendment remain unchanged and in full force and effect.

IN WITNESS THEREOF, said parties have hereunto set their hands and seals, in duplicate, the day and year first above written.

Witnessed by:

ASSIGNOR: CITY OF WYANDOTTE

Joseph R. Peterson, Mayor

Lawrence S. Stec, City Clerk

ASSIGNEE: Realty Transition, LLC



Shady Awad



ATTACHMENT A
2018 FIRST RIGHT OF REFUSAL PARCLES

TAX ID NO.	ADDRESS	FUTURE USE
003-04-0002-303	1005 22ND Street	Rehab
003-08-0306-000	1924 Ford Ave	REHAB
004-01-0127-303	239 Bondie	Vacant Lot - Clear Title
004-02-0073-000	634 Lincoln	Demo - Clear Title
004-26-0025-002	863 8th Street	Demo - Clear Title
012-05-0009-303	309 Spruce	Vacant Lot - Clear Title
012-10-0082-000	543 Ford	Rehab
014-08-0010-302	944 Elm	Vacant Lot - Clear Title
018-01-0073-002	3889 15th Street	Rehab
020-09-0009-000	616 Orange	Demo - Clear Title

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the City Council that Council concurs with the recommendation of the City Engineer regarding the purchase of Wayne County Tax Reverted Properties for economic redevelopment; AND

BE IT RESOLVED that Council approves the acquisitions of the following properties known as:

Tax Id No.: 57-003-04-0002-303	1005 22 nd Street	\$5,436.51
Tax Id No.: 57-003-08-0306-000	1924 Ford Avenue	\$7,309.05
Tax Id No.: 57-004-01-0127-303	239 Bondie	\$3,231.58
Tax Id No.: 57-004-02-0073-000	634 Lincoln	\$4,612.06
Tax Id No.: 57-004-26-0025-002	863 8 th Street	\$4,996.11
Tax Id No.: 57-012-05-0009-303	309 Spruce	\$1,385.92
Tax Id No.: 57-012-10-0082-000	543 Ford Avenue	\$15,041.09
Tax Id No.: 57-014-08-0010-302	944 Elm	\$1,306.13
Tax Id No.: 57-018-01-0073-002	3889 15 th Street	\$7,346.72
Tax Id No.: 57-020-09-0009-000	616 Orange	<u>\$8,309.52</u>

TOTAL \$58,974.69

BE IT FURTHER RESOLVED that Council approves the Amendment to Agreement with Realty Transition LLC, and authorizes the Mayor and City Clerk to execute same.

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: July 23, 2018

AGENDA ITEM # 7

ITEM: City Purchasing 1343 Walnut, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is an eyesore in the neighborhood. The property became available for the City to purchase for \$29,000.00.

Lot Size: 30' x 120'

2018 SEV: \$33,700

Market Value: \$67,400

Demolition Cost: \$12,000.00

Once purchased, the home would be demolished and the property would be offered to the adjacent property owners.

STRATEGIC PLAN/GOALS: This is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in insuring that the City is committed to maintaining and developing excellent neighborhoods by enabling and empowering neighborhood organizations and associations, matching tools and efforts to the conditions in city neighborhoods, tracking infrastructure conditions in all neighborhoods. The city will work to establish and sustain the quality of street lighting, sidewalks, curbs, gutters and pavement, continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas

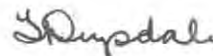
ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire the property, authorize the Mayor and City Clerk to execute the Purchase Agreement and authorize the City Engineer to demolish the property.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition.

IMPLEMENTATION PLAN: Mayor and City Clerk execute the Purchase Agreement. Close on the property and then demolish structure.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION: Purchase Agreement prepared by legal. W. Look

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Purchase Agreement, Picture and Map

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 1343 Walnut in the amount of \$29,000.00 to be appropriated from TIFA Area Funds;
AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary closing documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement; AND

BE IT RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

William R. Look

Richard W. Look
(1912-1993)

OFFER TO PURCHASE REAL ESTATE

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

City
Township of
Village

Wyandotte, Wayne County, Michigan, described as follows:
Lot 29 Lynch and Steffes Subdivision as recorded in Liber 21 Page 60 Wayne County Records

being known as
1343 Walnut Street, together with all improvements and appurtenances,
including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna,
gas conversion unit and permit if any, now on the premises, and to pay
therefore the sum of Twenty-Nine Thousand (\$29,000.00) Dollars, subject to the
existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions;

THE SALE TO BE CONSUMMATED BY: A

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

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

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

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

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

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

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

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

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

The closing of this sale shall take place at the office of _____.

However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained.

Additional conditions, if any: **1. Contingent upon City Council approval, 2. Seller agrees not to enter into any third party agreements including with any telecommunications companies wishing to install equipment on said property prior to closing**

City of Wyandotte:

IN PRESENCE OF:

JOSEPH R. PETERSON, Mayor L. S. Purchaser

LAWRENCE S. STEC, Clerk L. S. Purchaser

Address _____

Dated _____ Phone: _____

BROKER'S ACKNOWLEDGMENT OF DEPOSIT

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

Address _____

Phone _____ By: _____ Broker

This is a co-operative sale on a _____ basis with _____

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

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

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

IN PRESENCE OF:

DONNA LAURIN, a single woman L. S. Seller

L. S. Seller

3326 20TH ST WYANDOTTE, MI 48192 Address 1343 Walnut Wyandotte MI 48192

Dated: July 5TH 2018 Phone 1734 283-5009

PURCHASER'S RECEIPT OF ACCEPTED OFFER

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

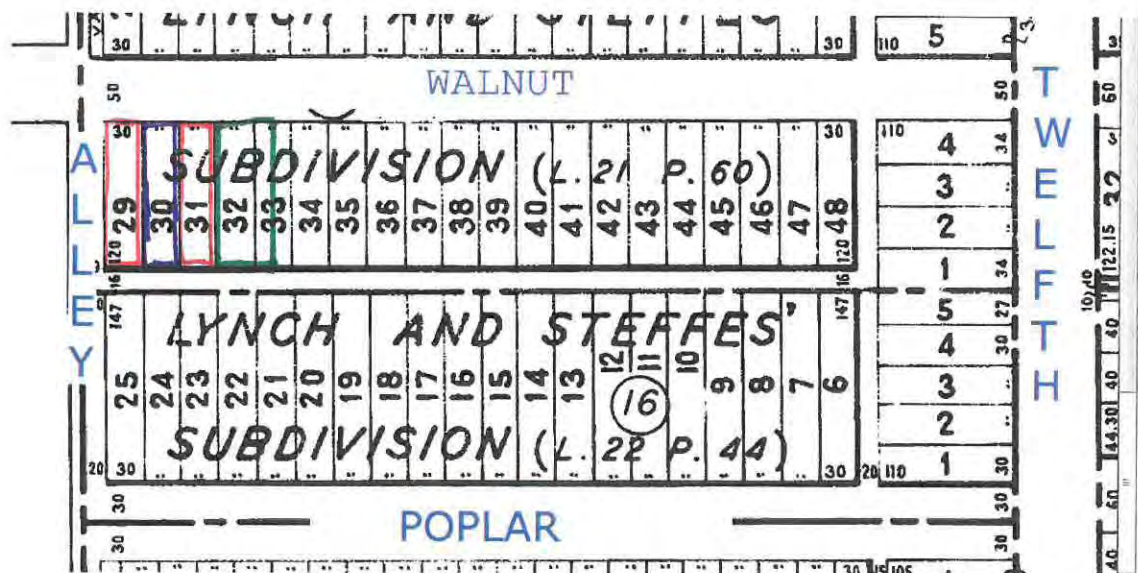
Dated _____ L. S. Purchaser



57 013 15 0029 000

1343 WALNUT

07-14-14



1327 Walnut - LOT 32 ALSO WLY 15.00 FT OF LOT 33 LYNCH LOT NO. 6 L21 P60 Lot Size: 45' x 120'

1331 Walnut - LOT 31 LYNCH AND STEFFES SUB OF LOT NO. 6 T3S R11E L21 P60 Lot Size: 30' x 120'

city

1337 Walnut - LOT 30 LYNCH AND STEFFES SUB OF LOT NO. 6 T3S R11E L21 P60 Lot Size: 30' x 120'

1343 Walnut - LOT 29 LYNCH AND STEFFES SUB OF LOT NO. 6 T3S R11E L21 P60 Lot Size: 30' x 120'

city

RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 1343 Walnut in the amount of \$29,000.00 to be appropriated from TIFA Area Funds; AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary closing documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement; AND

BE IT RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for 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: July 23, 2018

AGENDA ITEM # 8

ITEM: Request regarding building on a vacated alley

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: On December 18, 2017, City Council directed the City Engineer to require the removal of thirty-two (32) structures from City Easements. This has been accomplished.

The communication also indicated that the north/south alley between 15th Street to 16th Street and Pennsylvania to St. Ignace is functioning as a vacated alley although no evidence was located that the alley was ever vacated. It is recommended that a public hearing be scheduled to vacate this alley with easement to permit only the building of fences or hard surfaced parking areas. This alley is similar to other vacated alleys recorded easements and the fences and/or hard surfaced parking areas will add a complexity to repairs, but the repairs will be able to be completed.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objective of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents.

ACTION REQUESTED: Schedule the public hearing to vacate the alley between 15th Street to 16th Street and Pennsylvania to St. Ignace

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Schedule the public hearing to vacate the alley between 15th Street to 16th Street and Pennsylvania to St. Ignace

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shupdale*

LEGAL COUNSEL'S RECOMMENDATION: Concur W. Look

MAYOR'S RECOMMENDATION: *ALP*

LIST OF ATTACHMENTS: Map of area and proposed hearing notices.

Kelly Roberts

From: Mark Kowalewski
Sent: Thursday, July 12, 2018 8:51 AM
To: Kelly Roberts
Subject: FW: FW: Council Item

Mark A. Kowalewski, PE
City Engineer
City of Wyandotte
3200 Biddle, suite 200
Wyandotte, MI 48192
1-734-324-4554

From: Paul LaManes
Sent: Tuesday, July 10, 2018 4:03 PM
To: Charlene Hudson <chudson@wyandottemi.gov>; Mark Kowalewski <mkowalewski@wyandottemi.gov>
Subject: RE: FW: Council Item

Concur

Thank you,

Paul L. LaManes
Interim General Manager
Wyandotte Municipal Services
3200 Biddle Avenue, Suite 200
Wyandotte, MI 48192
PH: 734-324-7194
FX: 734-324-7119
www.wyan.org
Email: plamanes@wyandottemi.gov



From: Charlene Hudson
Sent: Tuesday, July 10, 2018 3:54 PM
To: Mark Kowalewski <mkowalewski@wyandottemi.gov>
Cc: Paul LaManes <plamanes@wyandottemi.gov>
Subject: Re: FW: Council Item

Yes eventually the repairs can be made in a vacated situation it will be difficult.

I am fine with your new wording but will ask Paul to concur.

Thanks,

Charlene

Charlene Hudson

On Jul 10, 2018 2:56 PM, Mark Kowalewski <mkowalewski@wyandottemi.gov> wrote:
Charlene,

Would replacing the last sentence of the background section to the following be acceptable?: "This alley is similar to other vacated alleys with recorded easements and fences or hard surfaced parking areas will add complexity to repairs but the repairs will be able to be completed."

The sentence previously indicated: "This alley is similar to other vacated alleys and the fences will not interfere with any recorded easements or ability to make repair."

Mark A. Kowalewski, PE
City Engineer
City of Wyandotte
3200 Biddle, suite 200
Wyandotte, MI 48192
1-734-324-4554

From: Mark Kowalewski
Sent: Thursday, July 5, 2018 2:22 PM
To: Charlene Hudson <chudson@wyandottemi.gov>
Cc: Paul LaManes <plamanes@wyandottemi.gov>; Kelly Roberts <kroberts@wyandottemi.gov>
Subject: FW: Council Item

Charlene,

Attached is an alley vacation communication to City Council we spoke about. Bill has requested Municipal Services concur with the last sentence of the background section. That is that this vacation will not interfere with your easement. Only fences and driveways will be permitted.
Thanks,

Mark A. Kowalewski, PE
City Engineer
City of Wyandotte
3200 Biddle, suite 200
Wyandotte, MI 48192
1-734-324-4554

From: Kelly Roberts
Sent: Thursday, July 5, 2018 12:22 PM
To: Mark Kowalewski <mkowalewski@wyandottemi.gov>
Subject: FW: Council Item

Here are Bill's comments



Kelly Roberts / Development Coordinator
City of Wyandotte

RESOLUTION

Wyandotte, Michigan

RESOLUTION BY COUNCILPERSON _____

At a regular session of the City Council of the City of Wyandotte.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE.

That it is a necessary public improvement for the health, welfare, comfort and safety of the People of the City of Wyandotte, and is deemed advisable to vacate the north/south eighteen (18) foot public alley between 15th Street and 16th Street, south of St. Ignace and north of Pennsylvania in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

The eighteen (18) foot wide alley abutting lots 26 to 47, Basney Subdivision No. 2 of Part of the S. E. ¼ of Sec. 31, T. 3S., R.11 E., City of Wyandotte, Wayne County, Michigan.

RESOLVED FURTHER, that this Council will meet on Monday, _____, 2018, at 7:00 p.m., in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, in said City, to hear objections to the proposed vacation of said described land as a public alley.

RESOLVED FURTHER, that the City Clerk shall give notice of such meeting, with a copy of this Resolution, in a newspaper published and circulating in said City, in accordance with the provisions of the City Charter.

I move the adoption of the foregoing Resolution.

Councilperson _____

Supported by Councilperson _____

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

NOTICE OF HEARING OF OBJECTIONS TO THE
PROPOSED VACATION OF AN ALLEY
IN THE CITY OF WYANDOTTE

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte has heretofore determined that it is advisable and necessary to vacate the north/south eighteen (18) foot public alley between 15th Street and 16th Street, south of St Ignace and north of Pennsylvania in the City of Wyandotte, Wayne County, Michigan more particularly described as:

The eighteen (18) foot wide alley abutting lots 26 to 47, Basney Subdivision No. 2 of Part of the S. E. $\frac{1}{4}$ of Sec. 31, T. 3S., R.11 E., City of Wyandotte, Wayne County, Michigan.

That said Council will meet on Monday, _____, 2018, at 7:00 P.M., Local Time, in the Council Chambers in the City Hall of said City, 3200 Biddle Avenue, Wyandotte, Michigan, to hear objections to the proposed vacation of said described land as a public alley, in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

Dated at Wyandotte, Michigan, this _____ day of _____, 2018.

LAWRENCE S. STEC
City Clerk
City of Wyandotte

RESOLUTION

Wyandotte, Michigan

Date: _____

RESOLUTION by Councilperson _____

Supported by Councilperson _____

At a regular session of the City Council of the City of Wyandotte.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE

WHEREAS, this Council by resolution has deemed it advisable and necessary for the health, welfare, comfort and safety of the people of the City of Wyandotte, to vacate the north/south eighteen (18) foot public alley between 15th Street and 16th Street, South of St. Ignace and north of Pennsylvania in the City of Wyandotte, County of Wayne, Michigan, more particularly described as:

The eighteen (18) foot wide alley abutting lots 26 to 47, Basney Subdivision No. 2 of Part of the S. E. ¼ of Sec. 31, T. 3S., R. 11 E., City of Wyandotte, Wayne County, Michigan.

WHEREAS, due notice has been given of the hearing of objections to said vacation; and

WHEREAS, said hearing having taken place in accordance with such notice, and _____ objections having been offered, and this Council still being of the opinion that said vacation is advisable; now, therefore,

BE IT RESOLVED that the above described alley shall be and the same is hereby declared VACATED as a public alley, reserving to the City of Wyandotte, a Municipal Corporation of the State of Michigan, its successors and assigns forever and in perpetuity from the date hereof, an easement on, over, under, across, and within the eighteen (18) foot right-of-way of the above described alley for the purpose of constructing, operating, maintaining and repairing existing and future public utilities, sewers and drains, and that said City of Wyandotte, its contractors, employees, agents successors, assigns and lessees shall at all times have free ingress to and egress from said alley right-of-way, to construct, operate, maintain and repair said existing and future utility lines of every nature, and sewers and drains.

BE IT FURTHER RESOLVED that there is hereby reserved to Ameritech, its successors and assigns, an easement on, over, under, across and within said eighteen (18) foot wide right-of-way for the purpose of constructing, erecting, operating, maintaining, and repairing its existing and future telephone communication system consisting of poles, lines, wires, cables and apparatus; and that said Ameritech, its contractors, employees, agents, successors and assigns shall at all times have full ingress to and egress from said eighteen (18) foot wide right-of-way for said purpose.

BE IT FURTHER RESOLVED that no structures, or any article or thing whatsoever shall be constructed or maintained on, over, under, across, or within the eighteen (18) foot right-of-way of the above described alley except the erection of fences or the construction of hard surfaced parking areas by the abutting property owners and that in the exercise of the easement and ingress and egress rights heretofore reserved herein said City of Wyandotte shall not be liable for any injury or damage to, or disturbance of, nor shall it have any duty to pay for or replace, any animate or inanimate improvement (including fences and hard surfaced parking areas) on, over, under, across, or within said eighteen (18) foot right-of-way.

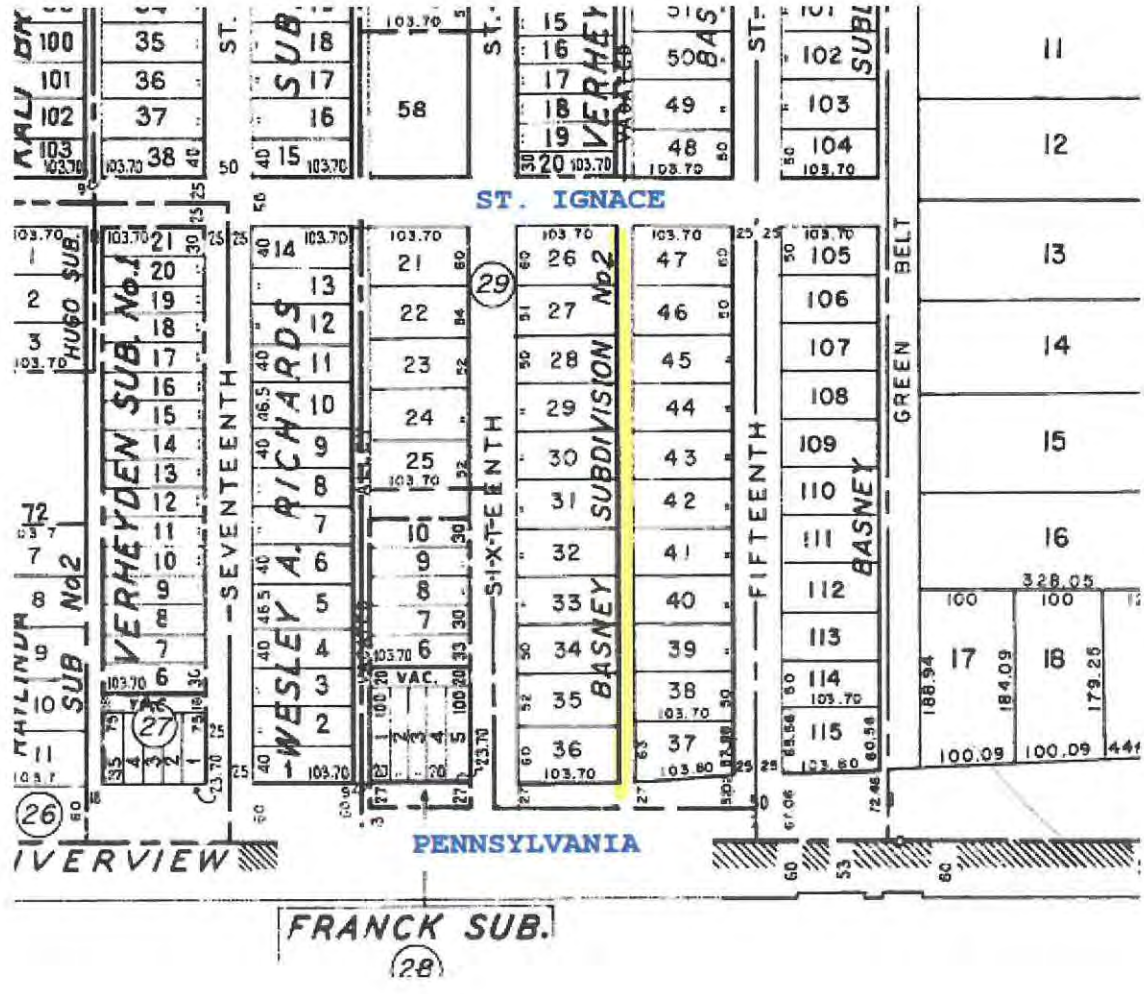
I move adoption of the following Resolution.

COUNCILPERSON _____

SUPPORTED BY _____

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

north



RESOLUTION

DATE: July 23, 2018

RESOLUTION by Councilperson _____

At a regular session of the City Council of the City of Wyandotte.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE.

That it is a necessary public improvement for the health, welfare, comfort and safety of the People of the City of Wyandotte, and is deemed advisable to vacate the north/south eighteen (18) foot public alley between 15th Street and 16th Street, south of St. Ignace and north of Pennsylvania in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

The eighteen (18) foot wide alley abutting lots 26 to 47, Basney Subdivision No. 2 of Part of the S. E. ¼ of Sec. 31, T. 3S., R.11 E., City of Wyandotte, Wayne County, Michigan.

RESOLVED FURTHER, that this Council will meet on Monday, August 13, 2018, at 7:00 p.m., in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, in said City, to hear objections to the proposed vacation of said described land as a public alley.

RESOLVED FURTHER, that the City Clerk shall give notice of such meeting, with a copy of this Resolution, in a newspaper published and circulating in said City, in accordance with the provisions of the City Charter.

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: July 23, 2018

RESOLUTION by Councilperson _____

RESOLVED that the total bills and accounts of \$_____ 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
JUNE 13, 2018

Members Present: John Darin, Chairman, Kelly Dodson, Andrea Fuller, Noel Galeski, Patricia Iacopelli, Linda Orta, Stephanie Pizzo, Alice Ugljesa

Members Excused: Michael Bak

Guest(s): None

1. Call to Order: The meeting was called to order by John at 6:00 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. May 9, 2018 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Kelly, to approve the draft minutes of the May 9, 2018 regular meeting of the Beautification Commission without change. The motion was approved.
4. Chairperson's Report:
 - a. Commissioner April Treece Resignation: John reported that April Treece has resigned her position on the Beautification Commission effective Wednesday, June 6, 2018. The Mayor has been notified. April was removed as an authorized buyer from the Lowe's LAR account. April's letter to the commissioners was read and placed on file.
 - b. Documents: An updated Attendance Log and Contact List were distributed.
 - c. ID Badges for Commissioners: The commissioners reported that they have not yet received their ID badges. John will contact David Fuller to inquire re. timetable for providing the ID badges.
 - d. Requested Sprinkler Walk-Through: John reported that he has requested a walk-through of the downtown sprinkler system with DPS, but he has not received any word regarding scheduling. Upon discussion, it was reported that DPS stated that the sprinklers on the 1st Street plantings do not work due to the sprinkler lines being strangled by shrubbery roots. In addition, the sprinklers at the Teardrop planting have not been turned on yet, per Maggie. John offered to contact the Riverwalk Condo Association to meet and discuss the sprinkler situation. Pending that discussion, there may be a need to discuss this communication problem with Mark Kowalewski.
 - e. Communication To Heather Theide re. Celebration of Earth Day: John reported that he emailed Heather and thanked her for the Special Events Office's participation and engagement with Earth Day, and related activities.
5. Treasurer's Report:
 - a. FY 2017-2018 Expense Report: It was reported that there were expenses totaling \$189.58 for the Spring Clean-Up, an expense of \$100.34 for the community garden, expenses totaling \$2,413.05 for the Spring Dig-In, and an expense for the Spring Hanging Baskets totaling \$709.75, leaving a balance of \$1,434.26 in the Commission's primary 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: Andrea reported that she has posted a Thank You on Facebook to the Eagle Scout who built our wooden planter boxes for Biddle Avenue, and also posted a reminder to the community that the Beautification Awards are approaching! There was discussion on the Garfield School Kindergarten class flower garden. Andrea has plans to work with John to update the Commission's web site. She also recommended that commissioners mail "We've Noticed" postcards to businesses in July, to recognize their beautification efforts.
7. "Adopt-A-Spot in Wyandotte" Program Update: John reported that he will be contacting the AAS volunteers for status updates, and will be driving by to confirm city welcome signs and other sites.

8. Community Garden Update:

- a. Community Garden Status: John reported that the community garden is being re-tooled. He is contacting every gardener and reviewing all applications to ensure consistency of process, and is working on clearing and filling vacant community garden beds.
- b. Trinity Lutheran Church Request: John discussed a recent request by Trinity Lutheran Church to provide garden space for those community garden applicants who are on our wait list. Their site poses some specific issues by being paved, but might also be amenable to garden space for the disabled gardeners. The Commission is interested in discussing opportunities with Trinity Lutheran Church for implementation next year.

9. Spring Dig-In Follow-Up: There was follow-up discussion regarding the Spring Dig-In. The consensus was that it was a very successful event, with many more areas being planted this year. There were a smaller number of volunteers (14), but they did an outstanding job. It was felt that there was significant competition for volunteers from the Wyandotte Oakwood Cemetery Clean-Up event scheduled for the same day. The commissioners will need to keep that in mind when scheduling future events.

10. Spring Hanging Baskets Planning: Alice reported that the 13 hanging baskets have been installed by Eckert's Greenhouse, and they look very nice and full. The 2 free-standing hanging basket poles have been relocated to the west plaza entrance to City Hall.

11. Old Business: There was no Old Business.

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, July 18, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.

15. Adjournment: The meeting was adjourned at 7:25 pm.



John M. Darin
Chairman, Wyandotte Beautification Commission

07/11/2018 11:43 AM

User: ktrudell

DB: Wyandotte

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 1/2

Post Date from 07/11/2018 - 07/11/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of Distribution	Amount
O RE 665035 07/11/2018 ktrudell F2 101-000-001-000 VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS 97.78 CITY CHECK 3610916 VOSZATKA, THOMAS-REFUND OVERPYT LOAN #1 REC# 456229	07/11/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS	97.78 CITY CHECK 3610916
O RE 665037 07/11/2018 ktrudell F2 101-000-001-000 VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS 93.35 CITY CHECK 3609189 WIECKOWSKI, REECE-REFUND OVERPYT LOAN #3 REC# 456230	07/11/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS	93.35 CITY CHECK 3609189
O RE 665038 07/11/2018 ktrudell F2 101-000-001-000 VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS 36.81 CITY CHECK 3609188 WIECKOWSKI, REECE-REFUND OVERPYT LOAN # 2 REC# 456231	07/11/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS	36.81 CITY CHECK 3609188
O RE 665039 07/11/2018 ktrudell F2 101-000-001-000 VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS 119.19 CITY CHECK 3609187 WIECKOWSKI, REECE-REFUND OVERPYT LOAN # 1 REC# 456232	07/11/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS	119.19 CITY CHECK 3609187
O RE 665040 07/11/2018 ktrudell F2 101-000-001-000 VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS 270.23 CITY CHECK 3610915 WIECKOWSKI, REECE-REFUND OVERPYT LOAN # 1-3 REC# 456233	07/11/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS 101-000-655-040 RECEIPTS-MISCELLANEOUS	270.23 CITY CHECK 3610915
O MZ 665042 07/11/2018 ktrudell F2 101-000-001-000 WAYNE COUNTY TREASURER 101-000-019-020 TAXES RECEIVABLE-CITY (BSA 548,419.25 CITY CHECK 2560392 DEL TAX SETTLEMENT JUNE 2018 REC# 456234	07/11/2018	ktrudell	F2	WAYNE COUNTY TREASURER 101-000-019-020 TAXES RECEIVABLE-CITY (BSA	548,419.25 CITY CHECK 2560392
O EP 665043 07/11/2018 ktrudell F2 731-000-001-000 CITY OF WYANDOTTE 731-000-392-040 Res. Police & Fire Employee 586.49 CITY CHECK 130568 POLICE DEFINED BENEFIT P/R ENDING 7/8/18 REC# 456235	07/11/2018	ktrudell	F2	CITY OF WYANDOTTE 731-000-392-040 Res. Police & Fire Employee	586.49 CITY CHECK 130568

Total of 7 Receipts

549,623.10

User: ktrudell

Post Date from 07/11/2018 - 07/11/2018 Open Receipts

DB: Wyandotte

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
Description				Distribution	

*** TOTAL OF CREDIT ACCOUNTS ***

101-000-019-020 TAXES RECEIVABLE-CITY (BSA)	548,419.25
101-000-655-040 RECEIPTS-MISCELLANEOUS	617.36
731-000-392-040 Res. Police & Fire Employee Contrib	586.49
TOTAL - ALL CREDIT ACCOUNT	549,623.10

*** TOTAL OF DEBIT ACCOUNTS ***

101-000-001-000 Cash	549,036.61
731-000-001-000 Cash	586.49
TOTAL - ALL DEBIT ACCOUNTS	549,623.10

*** TOTAL BY FUND ***

101 General Fund	549,036.61
731 Retirement System Fund	586.49
TOTAL - ALL FUNDS:	549,623.10

*** TOTAL BY BANK ***

GEN GENERAL OPERATING FUND	549,036.61
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TOTAL:	549,036.61
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RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM

(CCK) CITY CHECK	586.49
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TOTAL:	586.49
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TOTAL - ALL BANKS:	549,623.10
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*** TOTAL OF ITEMS TENDERED ***

Tender Code/Desc.	
(CCK) CITY CHECK	549,623.10
TOTAL:	549,623.10

*** TOTAL BY RECEIPT ITEMS ***

(1) EP: PD EMPLOYEE PENSION CONTR	586.49
(1) MZ: MISC CASH/VARIOUS	548,419.25
(5) RE: RECEIPTS-MISCELLANEOUS	617.36

TOTAL - ALL RECEIPT ITEMS:	549,623.10
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July 11, 2018

Wyandotte Municipal Services Commission Regular Meeting Minutes

A regular session of the Municipal Services Commission of the City of Wyandotte, Michigan was held at the office of the Commission on Wednesday, July 11, 2018 at 5:00 PM.

Roll Call: Present: Commissioner-Leslie Lupo
Carolyn Harris
Bryan Hughes
Robert J. Thiede
Paul Gouth

Interim General Manager & Secretary - Paul LaManes

Also, Present- Steve Colwell- CATV
Steve Timcoe
Charlene Hudson
Amber Sutphin

Approval of Minutes:

MOTION by Commissioner Hughes and SECONDED by Commissioner Thiede to approve the June 27, 2018 regular meeting minutes of the Municipal Services Commission.

Commissioner Lupo asked that the roll be attached. No objections were made.
Minutes approved

Hearing of Public Concerns:

None

Resolution 7-2018-1 MOTION by Commissioner Hughes and SECONDED by Commissioner Harris to authorize the Interim General Manager to execute the Second Amendment to Affiliation Agreement, Amendment to Fox Broadcasting Network License Agreement & Second Amendment to Retransmission Consent Agreement for continued carriage of Fox Sports Detroit, Big Ten Network & Fox 2 WJBK Programming services thru 12/31/2019, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Hughes, Thiede and Gouth
NAYS: None
Motion passes

Resolution 7-2018-2 MOTION by Commissioner Harris and SECONDED by Commissioner Gouth to authorize the Interim General Manager to execute a purchase agreement with Mitsubishi Power Products, Inc. per quote for seven (7) 69 kV circuit breakers for an amount not to exceed \$348,250, and request waiver of competitive bid based on standardized breaker utilized across Wyandotte Transmission & Distribution system that minimizes future repair costs, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Hughes, Thiede and Gouth

July 11, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

NAYS: None
Motion passes

Resolution 7-2018-3 MOTION by Commissioner Harris and SECONDED by Commissioner Thiede to authorize the Interim General Manager to execute a contract with the lowest bidder, Newkirk Electric, for an amount not to exceed \$229,667.00 for installation of ABB transformer 720 at Substation 7, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Hughes, Thiede and Gouth
NAYS: None
Motion passes

Resolution 7-2018-4 MOTION by Commissioner Hughes and SECONDED by Commissioner Gouth to authorize the Interim General Manager to execute a purchase agreement with Power Line Supply in the amount of \$47,226.32 for nine (9) 69 kV Switches and request waiver of competitive bid based on standardized switches utilized across Wyandotte Transmission & Distribution system that minimizes future repair costs, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Hughes, Thiede and Gouth
NAYS: None
Motion passes

Resolution 7-2018-5 MOTION by Commissioner Harris and SECONDED by Commissioner Hughes to authorize the Interim General Manager to execute a purchase agreement with the lowest bidder, WESCO, for two (2) potential transformers (PT's) in an amount not to exceed \$ 11,320, as recommended by WMS Management.

YEAS: Commissioner Lupo, Harris, Hughes, Thiede and Gouth
NAYS: None
Motion passes

Reports and Communications:

- Monthly Subscriber Counts- June 2018

MOTION by Commissioner Hughes and seconded by Commissioner Thiede to receive and place on file the reports and communications presented on the agenda.

Commissioner Lupo asked that the roll be attached. No objections were made.
Reports and Communications received and placed on file.

Approval of Vouchers:

MOTION by Commissioner Harris and seconded by Commissioner Hughes that the vouchers be paid as submitted.

#5352- \$ 868,459.79

July 11, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Commissioner Lupo asked for the roll to be called for approval of the vouchers.

YEAS: Commissioner Hughes Lupo, Harris, Hughes, Thiede and Gouth

NAYS: None

Vouchers approved

Late Items:

Motion to approve cancellation of July 25, 2018 regular meeting of the Municipal Services Commission.

MOTION by Commissioner Hughes and seconded by Commissioner Gouth to approve the cancellation of the July 25, 2018 regular meeting of the Municipal Services Commission. Roll attached, no objections to cancellation of meeting.

Motion by Commissioner Hughes and seconded by Commissioner Thiede to now adjourn the regular meeting at 5:22PM. Roll attached, no objections to adjournment of meeting.

Next Regular Meeting - Wednesday, August 8, 2018 at 5 PM

X

Paul LaManes

Interim General Manager/Secretary

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF June 6, 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
Wienclaw

MEMBERS ABSENT: Trupiano

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the May 2, 2018, meeting.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Trupiano

Motion passed

Appeal #3269 – GRANTED

Veronica Berryman, 1603 – 19th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a rear addition and deck at 1603 – 19th Street**, Lot 334, Schorr Grove Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Limiting height, bulk, density, and area by land use.

RA-One Family Residential the maximum percent of lot coverage for (all structures) is 35%.

Proposed structure violates the ordinance exceeding coverage by 224 sq. ft. or approx. 14%. The applicant is removing an existing addition and deck. It is to be replaced by a new addition and deck. Maximum area of occupancy is 1413.3sqft. Existing structures occupy 1520.7sqft. and are nonconforming.

Proposed addition and deck will not be detrimental to the development of adjacent buildings or uses, and will not impair the purpose of the ordinance as written.

A motion was made by Member Flachsmann, supported by Member Wienclaw to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Trupiano

Motion passed

Appeal #3270 – GRANTED

Joe Hughes, 2214 – 10th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 2214 – 10th Street, Lots 57 & 58, Welch Bros. Pulaski Blvd. Sub., in a RA zoning district, where the proposed conflicts with Section 2402 of the Wyandotte Zoning Ordinance.**

SECTION 2402:

Accessory buildings and uses - D. An accessory building shall not exceed forty (40) per cent of the total rear yard in a residential district, provided that in no instance shall the accessory building exceed the ground floor area of the main building.

Accessory structure would exceed the ground floor area of the main building by 143 square feet.

Proposed garage addition will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent of the ordinance.

A motion was made by Member DiSanto, supported by Member Nevin to grant this appeal.

Yes: DiSanto, Duran, Nevin, Szymczuk, Wienclaw

No: Flachsmann, Gillon, Olsen

Abstain: none

Absent: Trupiano

Motion passed

COMMUNICATIONS:

A motion was made by Member Gillon, supported by Member Szymczuk to place all communications on file. Motion passed.

OTHER BUSINESS:

A motion was made by Member Flachsmann, supported by Member DiSanto, to refer to the Department of Legal Affairs and the City Engineer to determine if it would be acceptable to add the following statement to the coversheet for Upon Sale Inspections for Single Family Dwellings:

“Please be advised that if you feel that a violation(s) does not exist as marked on the inspection sheet, you have the right to view your property file at the Department of Engineering and Building to see if the violation was previously approved, or the violation existed before the ordinance went into effect, or supply your own documentation for review.”

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Wienclaw

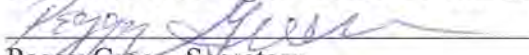
No: none

Abstain: none

Absent: Trupiano

Motion passed

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on July 18, 2018.**


Peggy Green, Secretary

Appeal #3269

Chairperson Duran read the appeal and asked that it be explained.

Verónica Berryman, owner, present.

Chairperson Duran asked if she just wanted to build a new rear addition with a deck.

Ms. Berryman replied that was correct. The existing addition will be torn down and the new addition will be extended with a deck.

No communications were received regarding this appeal.

Communication was received from DTE – copy given to owner.

Appeal #3270

Chairperson Duran read the appeal and asked that it be explained.

Mr. Hughes explained that he would like to add a lean-to addition to his garage, he needs more space. Mr. Hughes continued that there is only parking on one side of 10th Street, and some of the neighbors don't like it when someone parks in front of their house. Mr.

Hughes continued that his existing garage is 24'x30', and would like the extra space because he does not want his cars broken into.

Member Szymczuk asked if the addition would be a lean to. Mr. Hughes replied yes, and he does have to finish the siding on the garage, one of his parent's got sick, but is better now, and he will move forward.

Member Gillon asked if the addition would be enclosed. Mr. Hughes replied yes, it will mimic the existing roof line. Member Gillon asked if the wall will stay to the existing garage. Mr. Hughes replied that he is thinking about opening it up and putting a header in the wall.

Member Flachsmann asked if there was a 3' sideyard on the north side. Mr. Hughes replied that he did not think so, but had worked with the Engineering Department on the last addition to the garage.

Member Flachsmann commented that he is not enthusiastic about the state of the property, and asked how long the existing garage has been unfinished. Mr. Hughes replied 2 – 3 years, his mother had been sick, and he works 70 – 80 hours a week.

One (1) communication was received in opposition of this appeal.
Communication was received from DTE – copy given to owner and appellant.

DTE Gas Company
One Energy Plaza – WCB-1710
Detroit, MI 48226



May 23, 2018

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

Appeal #3269

Re: Notice of public hearing:
Variance to obtain a Building Permit for a rear addition and deck 1603 19th Street.

- ☐ Not Involved
- ☐ 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 and/or rerouting of all such gas mains and/or services must be determined.

REMARKS:

DTE Gas Company has involvement (gas service line running to the property) but does not object to variance as long as we can reroute customer's service, if required, in advance of said project.

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,

Jade M. Detroyer

Jade M. Detroyer

Drafter/SE Region

DTE Gas Company
One Energy Plaza – WCB-1710
Detroit, MI 48226



60F9

May 23, 2018

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

Appeal #3270

Re: Notice of public hearing:
Variance to obtain a Building Permit at 2214 10th Street.

☒ **Not Involved**

☐ 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 and/or rerouting of all such gas mains and/or services must be determined.

REMARKS:

DTE Gas Company has no involvement, nor objection to aforementioned permit.

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,

Jade M. Detroyer

Jade M. Detroyer
Drafter/SE Region

06/06/2018

To members of Zoning Board:

3270
7 of 9
Rec'd
6-6-18

This letter is in response to Zoning Board of Appeals and Adjustment letter from May 18, 2018. As near as I can tell this garage has never been finished. It was built part way several years back. I have included some pictures to illustrate the disrepair of the said dwelling. I do not think it is Fair to the surrounding neighbors to have any more encroachment on their property. Mr. Hughes has had more than ample time to finish this building project. I do not think he should be given any more permits for any building until the present building has been finished and is up to code.

As already noted by the city code ordinance Section 2402, the proposed building, which has never been completed, would exceed the ground floor area of the main building by 143 sq. feet. I would hope that the Zoning Board would require Mr. Hughes to finish the building that he originally started years ago'

Sincerely,



Robert A. MacDonald
1034 Mulberry St.
Wyandotte, MI 48192
Phone 734.285.2016



9 of 9

