



AGENDA

REGULAR SESSION

MONDAY, OCTOBER 29, 2018 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE DONALD SCHULTZ

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

1. Approval of Council Meeting Minutes – October 8, 2018
2. Traffic Control Order 2018-06
3. Bid File #4746 – Award to Barton Malow
4. Bid Files #4735, 4736, 4737 – Award to Windemuller Electric

NEW BUSINESS

5. Appointments:
 - a. Police and Fire Commission – J. Harris
 - b. Police and Fire Commission – D. Melzer
6. Hiring of Full Time Museum Director – J. Rose
7. Purchase Agreements:
 - a. 644 Orange
 - b. 608 5th St.
8. NEZ Applications:
 - a. 648 Orange
 - b. 364 Cherry
9. City Purchase of Property
 - a. 1713 5th St.
 - b. 2111 5th St.
10. DPS Vehicle Purchase
11. First Reading #1467: Art. II, §201 - Specific Terms and Art. XXIV – General Provisions, §2403
Parking Requirements
12. Environmental Work at 1213 Grove St.

BILLS & ACCOUNTS

REPORTS & MINUTES

Beautification Commission

September 12 & October 10, 2018

Daily Cash Receipts

October 10 & October 16, 2018

Fire Commission

September 25 & October 9, 2018

Municipal Services Commission

October 3 & October 17, 2018

Planning Commission

May 17 & August 16, 2018

Police Commission

September 25 & October 9, 2018

Retirement Commission

September 21, 2018

Zoning Board of Appeals & Adjustment

October 3, 2018

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

ADJOURNMENT

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

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

1. Approval of Council Meeting Minutes – October 8, 2018
2. Traffic Control Order 2018-06
3. Bid File #4746 – Award to Barton Malow
4. Bid Files #4735, 4736, 4737 – Award to Windemuller Electric

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, October 8, 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: Councilpersons Robert Alderman, Megan Maiani, Leonard Sabuda, and Donald Schultz

Absent: NONE

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

PRESENTATION

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2018-418 CONSENT AGENDA APPROVALS

By Councilperson Sabuda, supported by Councilperson Alderman

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

1. Approval of Council Meeting Minutes – September 24, 2018
2. Marine Corps League – Property Use Request
3. PULLED FROM CONSENT AGENDA – SEE RESOLUTION #2018-426
4. Traffic Control Order 2018-04
5. Traffic Control Order 2018-05
6. Holiday Lighting Contract – Downtown Wyandotte
7. Holiday Lighting Contract – Christmas Tree
8. Holiday Performance Contract

Motion unanimously carried.

2018-419 MINUTES

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that the minutes of the meeting held under the date of September 24, 2018, be approved as corrected.

Motion unanimously carried.

2018-420 MARINE CORPS LEAGUE PROPERTY USE REQUEST - BIRTHDAY

By Councilperson Sabuda, supported by Councilperson Alderman

WHEREAS, the United States Marine Corp will be celebrating its 243rd birthday on Saturday, November 10, 2018 and will be open to the public from 7 am until 12 Midnight with various activities taking place throughout the day creating a need for additional parking space.

BE IT RESOLVED that City Council grants permission to the Marine Corps League Downriver Detachment to use the city-owned vacant lot located at the corner of Eureka Rd. and 14th St. on November 10 & 11, 2018 for the purpose of providing ample parking space for the event, provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

Motion unanimously carried.

2018-421 TRAFFIC CONTROL ORDER 2018-04

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of Deputy Chief Hamilton as set forth in Traffic Control Order 2018-04 for the installation of "Handicap Parking" signs at 139 Davis Street.

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

2018-422 TRAFFIC CONTROL ORDER 2018-05

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of Deputy Chief Hamilton as set forth in Traffic Control Order 2018-05 for the installation of "Handicap Parking" signs at 1812 Oak Street.

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

2018-423 HOLIDAY LIGHTING CONTRACT – DOWNTOWN WYANDOTTE

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council approves the contract terms and inclusions below with Grosse Ile Lawn and Sprinkler for the 2018-2020 Christmas event season:

Payment structure will be as follows: 50% of the total will be due on or around October 1st. 40% of the total will be due on or around December 1st and the remaining 10% will be due on or around February 1st.

The following items are included:

- Trees to be lit on the east and west sides of Biddle from Chestnut to Eureka
- Trees to be lit on First St. from Oak to Maple.
- Trees to be lit on the following streets west of Biddle up to 2nd Street and Eureka of Biddle up to the alley or Van Alstyne: Oak, Elm, Maple Sycamore and Eureka Road
- Trees and shrubs will be lit in the fountain area and LED displays installed
- Clock Tower LED display and management of RGB lighting system
- The arbor and surrounding trees adjacent to the clock tower will be lit
- Decorating and lighting of the walking bridge over Eureka Rd. at the viaducts
- Lighting trees on the embankments on the east and west side of the viaducts
- Existing large ornaments will be installed and secured on the embankments at the viaducts
- LED Laser lights will be installed to create a sparkle effect on the giant ornaments
- All trees on all of the side streets will be lit with red and green LED lights in an alternating pattern
- All trees on Biddle and 1st Street will be lit with warm white LED lights
- NOTE: To re-fight and recondition any existing display items the average cost will be \$350.00-\$500.00. A cost will be determined after a free inspection of display items.
- Cost to re-light/re-condition the penguins throwing snowballs display = \$300.00. This cost is not included in the total.
- The City may terminate for any reason if it provides written notice within 30 days after all lights have been removed.

BE IT FURTHER RESOLVED that funds in the full amount of \$39, 900.00 are to be paid from the DDA Christmas Expense Account 499-200-850-522; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

Motion unanimously carried.

2018-424 HOLIDAY LIGHTING CONTRACT – CHRISTMAS TREE

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council approves the contract terms and inclusions below with Grosse Ile Lawn and Sprinkler for the 2018-2020 Christmas event season:

Holiday Lighting

Cost to light evergreen/Christmas tree in front of City building - \$1400.00

- Cost includes installation/lighting of any greenery, LED light strands, decorations, (ornaments, tree topper, ground decor, etc.), hardware and labor,
- The contract is for 3 years, (2018/2019, 2019/2020, 2020/2021)
- The City may terminate for any reason if it provides written notice within 30 days after all lights have been removed each year
- A 50% deposit is due on October 31st, 2018 and 40% is due upon completion of the installation and the remaining 10% is due upon completion of take down. All material is provided by the company and company will replace or repair any damaged or stolen material.

BE IT FURTHER RESOLVED that funds in the full amount of \$1,400.00 are to be paid from the Special Events Misc. Expense Account; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

Motion unanimously carried.

2018-425 HOLIDAY PERFORMANCE CONTRACT - SANTA

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council approves the holiday performance contract for Mr. and Mrs. Olszewski for the 2018 Christmas Parade with funds to be paid from the Christmas Parade Expense Account (\$150) and the Third Friday Promotions Expense Account (\$525); AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

Motion unanimously carried.

NEW BUSINESS

2018-426 WOW 360 EVENT HOSTING AGREEMENT – 2019-2021

By Councilperson Sabuda, supported by Councilperson Alderman

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

- St. Patrick's Party & Leprechaun Crawl (March 15,16,17 ,2019, March 16 & 17, 2020, March 16 & 17, 2021 or other mutually agreed upon dates)
- Cinco Block Party (May 5, 2019, May 2 or May 5, 2020, May 1 or 5, 2021)
- Swiggin' Pig (Mutually agreed upon dates in May or June)
- 80's Rewind Party & Pub Crawl - (Saturday – June or July 2019, 2020, 2021 but not 4th of July or Street Fair weeks)
- Bark on Biddle (June 21, 22 20 19, June 19 & 20, 2020, June 18 – 19, 2021)
- Wyandotte Beer Fest (Sept 20, 2019, Sept 18, 2020, Sept 17, 2021)
- Dave & Chuck .5k (Nov 2, 2019, Nov 7, 2020, Nov 6, 2021)
- Santa Pub Crawl (Dec 20, 2019, Dec 18, 2020, Dec 17 ,2021)

BE IT FURTHER RESOLVED that WOW 360 will comply with the following:

- WOW 360 Event Productions will be responsible for any city costs that exceed the agreed-upon amount in the agreement.
- Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse.
- Clean up before/during and after the event (glass, spills; broken items, etc.) must be done by WOW 360 for the duration of the event.

BE IT FURTHER RESOLVED that WOW 360 must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement as prepared by the Department of Legal Affairs. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial.
Motion unanimously carried.

2018-427 APPOINTMENT TO DDA – B. KOZINSKI

By Councilperson Sabuda, supported by Councilperson Alderman
RESOLVED that Council hereby ACCEPTS the resignation of Vanessa Morse from the Downtown Development Authority and thanks her for her service; AND
BE IT FURTHER RESOLVED that Council hereby concurs with the recommendation of Mayor Peterson to appoint Bryan Kozinski of 2804 Van Alstyne, Wyandotte, MI to Downtown Development Authority to fill the unexpired term of Vanessa Morse. Term to expire June 2020.
Motion unanimously carried.

2018-428 APPOINTMENT TO BEAUTIFICATION COMMISSION – W. LEACH

By Councilperson Sabuda, supported by Councilperson Alderman
RESOLVED that Council hereby ACCEPTS the resignation of April Treece from the Beautification Commission and thanks her for her service; AND
BE IT FURTHER RESOLVED the City Council that Council hereby concurs with the recommendation of Mayor Peterson to appoint Wendy Leach of 2127 Davis, Wyandotte, MI to the Beautification Commission to fill the unexpired term of April Treece. Term to expire April 2019.
Motion unanimously carried.

2018-429 APPOINTMENT TO BEAUTIFICATION COMMISSION – B. FREESE

By Councilperson Sabuda, supported by Councilperson Alderman
BE IT RESOLVED that Council hereby concurs with the recommendation of Mayor Peterson to appoint Barbara Freese of 1704 10th St., Wyandotte, MI to the Beautification Commission. Term to expire April 2021.
Motion unanimously carried.

2018-430 RETIREE HEALTH CARE PLAN – CORRECTIVE ACTION PLAN

By Councilperson Sabuda, supported by Councilperson Alderman
RESOLVED by the City Council that the Correction Action Plan or Waiver (Form 5597) submitted by the City Administrator is received and placed and file; AND
Further, notes that the Application demonstrates actions that have been undertaken to mitigate this underfunded status which include eliminating defined benefit retiree health care coverage for employees hired after 2008, 2009, 2011, and 2013 (depending on employee group) and transferring funds from the City's General Fund to the Retiree Health Care Trust Fund; AND
Further, notes that the City has contributed additional funds to the retiree health care trust in excess of the annual cost of retiree healthcare in each of the past five (5) years and has increased the value of the retiree health care trust fund from a deficit of \$247,000 in 2003 to \$2.357 million in 2017; AND
Thus, BE IT RESOLVED that the City Council approves the Corrective Action Plan as prepared and recommended by the City Administrator.
Motion unanimously carried.

2018-431 CHARTER AMENDMENT – OPERATING MILLAGE

By Councilperson Sabuda, supported by Councilperson Alderman
RESOLVED by the City Council that the recommendation from the City Administrator to place a charter amendment relative to the charter-authorized operating millage rate on the next available election ballot is received and placed on file; AND
FURTHER, concurs with the recommendation to have the Department of Legal Affairs prepare the necessary ballot language for City Council approval; AND

FURTHER, instructs this information to be presented back to the City Council prior to the deadline established by the State of Michigan and the County of Wayne for the next available election.
Motion unanimously carried.

2018-432 WMS PACKAGE BOILER STEAM PROJECT

By Councilperson Sabuda, supported by Councilperson Alderman

NOW, THEREFORE, BE IT RESOLVED that City Council concurs with the Municipal Services Commission in the following:

Authorizing the General Manager to execute a contract with Seaway Mechanical in an amount not to exceed \$106,700 for the purchase and installation of the steam vault pursuant to the Package Boiler Steam project and waive the competitive bid requirement, as recommended by WMS management.
Motion unanimously carried.

2018-433 HALLOWEEN 2018 – TRICK OR TREAT HOURS

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that the Council concurs with the Chief of Police in recommending the 2018 Halloween “Trick or Treat” hours be established between 5:30 p.m. and 7:30 p.m. on Wednesday, October 31st, 2018.

BE IT FURTHER RESOLVED that the Trick or Treat Safety Tips document shall be posted to the City’s website and on appropriate cable channel.
Motion unanimously carried.

2018-434 WPD PROMOTION – K. GROAT

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that the Council Concurs with the determination that the promotion of Kenneth Groat to fill the vacant Detective’s position will assist with the staffing in the detective bureau, will fill a vacant position, and the City Council authorizes the filling of such position; AND

BE IT FURTHER RESOLVED that subsequent to a written examination, interview panel, and performance evaluation, the detective promotion shall be awarded to Officer Kenneth Groat and authorization is granted to make said promotions.

Motion unanimously carried.

2018-435 REPLACEMENT OF SMART BUS – VEHICLE LEASE

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that Council CONCURS with the recommendation of the Superintendent of Recreation to have the Mayor and City Clerk sign the Vehicle Lease Agreement with SMART.

Motion unanimously carried.

2018-436 SMART 2019FY MUNICIPAL & COMMUNITY CREDIT CONTRACT

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of the Superintendent of Recreation to approve the FY 2019 Municipal Credit and Community Credit Contract with Suburban Mobility Authority for Regional Transportation (SMART), thereby agreeing to receive \$25,460 in Municipal Credit and \$44,204 in Community Credit to fully fund account #101-750-850-550 in order to continue the City of Wyandotte’s current Senior Transportation and other programs; AND

BE IT FURTHER RESOLVED that Council also acknowledges the amendment to the FY 2018 agreement whereby an additional \$2,883 is being received by the City in the form of a Community Credit; AND

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

Motion unanimously carried.

2018-437 HIRING OF CODE COMPLIANCE OFFICIAL – D. THOMAS

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED BY THE CITY COUNCIL that Council acknowledges receipt of the communication from the City Engineer regarding the hiring of a Code Compliance Official to perform Building Inspections for the Code Compliance Program for the City of Wyandotte; AND FURTHER, RESOLVED BY THE CITY COUNCIL that the Council approves the hiring of Douglas S. Thomas as a Code Compliance Official; AND

FURTHER, RESOLVED BY THE CITY COUNCIL that the City Administrator is authorized to make the necessary budget amendment to appropriate funding for this hire only until the necessary duties associated with the SAW Grant activities are concluded,

BE IT RESOLVED that the Mayor and Clerk are authorized to execute the Memorandum of Agreement between the City of Wyandotte and Mr. Douglas S. Thomas.

Motion unanimously carried.

2018-438 CITY HALL HVAC MAINTENANCE

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED by the City Council that Council agrees with the recommendation of the City Engineer and AUTHORIZES the Engineer to execute the City Hall HVAC service agreement with Expert Mechanical Services in the amount of \$7,510 from account 530-444-825-220.

Motion unanimously carried.

2018-439 FILE #4695 – MEMORIAL & KIWANIS PARK SHELTER ROOF RESTORATION

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer and Recreation Director in accepting the bid submitted by Optimum Contracting Solutions, of Bloomfield Hills Michigan, for new metal roofs at Memorial Park and Kiwanis Park Club (Bid File #4695) in the amount of \$7,300.00 from account # 492-200-850-524 and \$8,000.00 from Account #101-750-850-560.

Motion unanimously carried.

2018-440 FILE #4744 – 2018 SNOW REMOVAL & SALT APPLICATION – CITY HALL

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that Council agrees with the recommendation of the City Engineer and approves the award of the snow removal and salt application contract (Bid File #4744) to Pizzo Development. The City Hall snow removal will be budgeted in the amount of \$15,890 from account 530-444-825-420 and the snow removal at City Parking lots during a declared snow emergency will be budgeted in the amount of \$4,500 from account 101-448-750-220.

Motion unanimously carried.

2018-441 REQUEST FOR PROPOSALS – SALE OF FORMER 1068-1096 BIDDLE AVE.

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that the communication from the City Engineer regarding the Request for Proposals (RFP) for the Sale of Former 1068-1096 Biddle Avenue, Wyandotte is received and placed on file; AND BE IT FURTHER RESOLVED that Council authorizes the City Engineer to place the RFP on MITN, the City's Website and place a "For Sale" sign on the property.

Motion unanimously carried.

BILLS & ACCOUNTS**2018-442 BILLS & ACCOUNTS**

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that the total bills and accounts of \$6,915,881.33 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Beautification Commission
Daily Cash Receipts
Fire Commission
Police Commission
Recreation Commission
Retirement Commission

September 12, 2018
September 27, 2018
August 28, 2018
August 28 & September 25, 2018
September 11, 2018
August 17, 2018

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

None

ADJOURNMENT**2017-443 ADJOURNMENT**

By Councilperson Sabuda, supported by Councilperson Alderman

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

Motion unanimously carried.



Lawrence S. Stec, City Clerk

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED that the minutes of the meeting held under the date of October 8, 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

MAYOR
Joseph R. Peterson

CITY CLERK
Lawrence S. Stec

TREASURER
Todd M. Browning

CITY ASSESSOR
Theodore H. Galeski



Brian K. Zalewski
CHIEF OF POLICE

CITY COUNCIL
Robert A. DeSana
Leonard T. Sabuda
Megan Maiani
Chris Calvin
Donald C. Schultz
Robert Alderman

October 9, 2018

Mayor and City Council
City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

Dear Honorable Mayor and City Council Members:

SUBJECT: TRAFFIC CONTROL ORDER 2018-06

After review, Deputy Chief Hamilton recommends the installation of "Handicap" signs at 72 Oak Street, Wyandotte, MI 48192. This request met all the qualifications set forth by the Commission; therefore, in concurrence with Deputy Chief Hamilton, this letter serves as a recommendation for Council support of Traffic Control Order 2018-06 as specified on said order.

If there are any additional questions, please feel free to contact my office at extension 4424.

Sincerely,

Brian K. Zalewski
Chief of Police

City of Wyandotte

Traffic Control Order

TRAFFIC CONTROL ORDER # **2018-06**

Parking ☐
Speed ☐
Signs to be installed ☒
Other ☐

Traffic Code

ORDER TO PLACE SIGNS REGULATING TRAFFIC

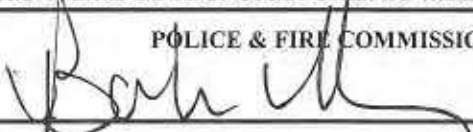
The Police and Fire Commission, after having caused an engineering and traffic investigation to be conducted, do hereby direct pursuant to the City of Wyandotte Michigan Code of Ordinance, Chapter 35, Article II, and in conformance with the Michigan Uniform Traffic Code, as amended and adopted by the City of Wyandotte, Michigan,:

The installation of:

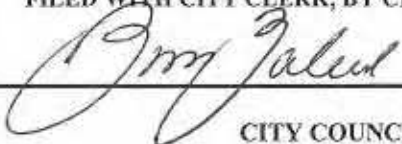
- "Handicap" signs at 72 Oak Street

This Traffic Control Order shall be filed in the Office of the City Clerk, City of Wyandotte, Michigan.

POLICE & FIRE COMMISSION APPROVAL, CITY OF WYANDOTTE, MICHIGAN

 DATE: 10-9-18

FILED WITH CITY CLERK, BY CHIEF OF POLICE BRIAN ZALEWSKI, CITY OF WYANDOTTE, MICHIGAN

 DATE: 10/9/18

CITY COUNCIL APPROVAL, CITY OF WYANDOTTE, MICHIGAN

DATE: _____

CHANGE TO OR AMENDMENT TO ORDER

Date: «Sign Removal»

Reason: «Note»

Amendment Approved by the Police & Fire Commission

Date: _____

Signature

Copy Forwarded To: Wyandotte City Clerk and Department of Public Works

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of Deputy Chief Hamilton as set forth in Traffic Control Order 2018-06 for the installation of “Handicap Parking” signs at 72 Oak Street.

BE IT FURTHER RESOLVED that the Department of Public Service be directed to install said sign and the City Clerk be authorized to sign said order.

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: 10-29-18

AGENDA ITEM # 3

ITEM: Municipal Services – Concur with Sealed Bid # 4746 Concrete Foundation and Sitework for Auxiliary Boilers

PRESENTER: Charlene Hudson, Director of Power Supply and Distribution *CH*

INDIVIDUALS CONSULTED: Paul LaManes *PLM*- General Manager, Chris Brohl *CB* – Superintendent of Power

BACKGROUND: This phase of the Auxiliary Boiler project is the concrete foundation and sitework. Bid # 4746 specifications were developed and entered into the MITN bidding system. A mandatory site review yielded eight (8) interested parties and sealed bids were received on October 19, 2018 from four (4); Commercial Contracting Corporation, Barton Malow, Christman Company and The Lasalle Group. Sealed bids were opened by the WMS Director of Power Supply and Distribution and the Power Plant Superintendent, as designated by the City Clerk's office, along with Barr Engineering.

The following are the sealed bid results:

October 12 , 2018, PRICING FORM - Concrete Foundation and Sitework Bid Package	BARTON MALOW	CHRISTMAN COMPANY	COMMERCIAL CONTRACTING CORPORATION	LASALLE
Overall Total	\$664,000.00	\$768,059.00	\$478,000.00	\$1,033,940.00

The lowest bidder, Commercial Contracting Corporation, did not submit a complete bid package therefore the next lowest bidder was selected. Barton Malow provided a complete bid package with a scheduled forecast for completion of January 2019. This contractor is recommended by WMS Management and Barr Engineering. WMS management recommends accepting the 2nd lowest bid from Barton Malow at \$664,000.00. Project Bids for all contractors are available for review in the WMS offices at City Hall.

STRATEGIC PLAN/GOALS: Improvement of Power Generation and Distribution Facilities.

ACTION REQUESTED: Concur with Municipal Services Commission approval to allow the Wyandotte Municipal Services General Manager to execute a contract agreement with Barton Malow, the most qualified bidder, in the amount of \$664,000.00 as recommended by WMS Management.

BUDGET IMPLICATIONS: Budget is accounted for under the approved Electric capital project 591-000-970-000-1010PP and funded through proceeds of the 2015 bond issuance.

IMPLEMENTATION PLAN: Subsequent to Council concurrence, execute a contract with Barton Malow in the amount of \$664,000.00 as recommended by WMS Management.

MAYOR'S RECOMMENDATION – *ALP*

CITY ADMINISTRATOR'S RECOMMENDATION – *SDysdale*

LEGAL COUNSEL'S RECOMMENDATION – Terms and conditions of submitted bids reviewed to form by City Attorney.

LIST OF ATTACHMENTS

- Bid Summary
- Pricing Form

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED by the Wyandotte City Council that City Council concurs with the Wyandotte Municipal Services Commission authorizing the WMS General Manager to execute a contract with Barton Malow, the most qualified bidder under sealed Bid # 4746 for Concrete Foundation and Sitework for the Auxiliary Boiler site at the Wyandotte Power Plant in the amount of \$664,000.00, as recommended by WMS management.

I move for the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCILPERSON

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Bid # 4746

Criteria	Weight	BARTON MALOW		CHRISTMAN COMPANY		COMMERCIAL CONTRACTING CORPORATION		LASALLE	
Completeness of Bid Response	20%	0.4	2	0.4	2	0	1	0.4	2
Experience	20%	0.6	3	0.6	3	1	3	0.6	3
Acceptance of T&Cs	10%	0.2	2	0.1	1	0	1	0.2	2
Schedule	25%	0.8	3	0.8	3	0	0	0.3	1
Pricing	25%	0.8	3	0.5	2	1	4*	0.3	1
Overall Evaluation	100%	2.70		2.35		1.90		1.70	
Overall Cost Provided			\$664,000.00		\$768,059.00		\$478,000.00		\$1,033,940.00
Normalized Cost-pending									

0 – Failed to meet requirements
 1 – Falls to meet some expectations
 2 – Meets expectations
 3 – Good response
 4 – Excellent response

* - CCC provided an incomplete bid

October 12, 2018, PRICING FORM - Concrete Foundation and Sitework Bid Package

	BARTON MALOW	CHRISTMAN COMPANY	COMMERCIAL CONTRACTING CORPORATION	LASALLE
Sitework / Grading (Earthwork - ex Auger Cast Piles/Foundation)	Not to Exceed Cost	Not to Exceed Cost	Not to Exceed Cost	Not to Exceed Cost
Labor	\$10,844.00	included	included	\$40,000.00
Equipment	\$5,460.00	included	included	\$40,000.00
Excavation	\$1,258.00	\$17,591.00	included	\$5,000.00
Fill Materials	\$58,271.00	\$18,201.00	included	\$25,000.00
Rollards	\$7,944.00	\$10,078.00	included	\$5,400.00
Fencing and bollards	\$2,750.00	\$1,906.00	included	\$8,300.00
Other - Please List		included	included	\$100,000.00
Subtotal	\$90,537.00	\$48,773.00	\$149,100.00	\$223,700.00
Auger Cast Piles				
Labor	\$87,978.00	included	included	\$46,345.00
Equipment	\$47,498.00	included	included	\$28,950.00
Excavation (Soft Dig Piles - assume sand gravel from surface to 4-5 ft below)	\$10,868.00	\$59,006.00	included	\$15,000.00
Concrete	\$29,225.00	\$181,789.00	included	\$26,250.00
Reinforcement	\$15,221.00	included	included	\$14,570.00
Fill Materials		included	included	\$25,425.00
Other - Please List		included	included	\$
Subtotal	\$171,791.00	\$220,795.00	\$155,700.00	\$159,540.00
Foundation & Pads (Concrete/Metals/Finish/Grading)				
Labor	\$19,713.00	included	included	\$178,000.00
Equipment	\$14,465.00	included	included	\$103,403.00
Excavation for foundation (assume sand gravel from surface to 4-5 ft below)	\$5,077.00	\$99,540.00	included	\$15,100.00
Subsurface Concrete Removal (if required)	\$8,857.00	\$9,317.00	included	\$10,000.00
Concrete	\$197,959.00	\$125,853.00	included	\$66,000.00
Reinforcement	\$42,217.00	\$54,762.00	included	\$27,000.00
Grading	\$6,880.00	\$8,353.00	included	\$15,000.00
Fill Materials	\$20,385.00	\$83,101.00	included	\$25,000.00
Other - Please List	\$47,577.00	included	included	\$
Subtotal	\$361,192	\$379,926.00	\$140,100.00	\$423,200.00
Other Items				
Soil and Sediment Erosion Control	\$	\$2,714.00	\$2,000.00	\$5,000.00
Management of groundwater	\$7,915.00	\$7,854.00	\$3,000.00	\$25,000.00
Composite Test		included	included	included
As-Built Survey	\$	\$2,119.00	included	\$7,500.00
Testing / Sampling	\$8,350.00	\$12,706.00	\$8,100.00	\$15,000.00
Cleanup and Repair		included	included	\$10,000.00
Mob	\$12,108.00	\$61,651.00	\$10,000.00	\$105,000.00
Demob	\$12,108.00	\$11,521.00	\$10,000.00	\$60,000.00
Subtotal	\$40,490.00	\$116,555.00	\$33,100.00	\$227,500.00
Overall Total	\$664,000.00	\$766,059.00	\$478,000.00	\$1,033,940.00
Optional Items				
Weather Protection for Cold Climate Periods (per day / week/month)	\$18.682	\$7400 / week	included	\$15,000/week
Trapped Gas that is not pressurized	\$	\$10,000/ Well	tbd	\$1750/hr
Trapped Gas that is Pressurized	\$	\$10,000/ Well	tbd	\$2000/hr

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Wyandotte City Council that City Council concurs with the Wyandotte Municipal Services Commission authorizing the WMS General Manager to execute a contract with Barton Malow, the most qualified bidder under sealed Bid # 4746 for Concrete Foundation and Sitework for the Auxiliary Boiler site at the Wyandotte Power Plant in the amount of \$664,000.00, as recommended by WMS management.

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: 10-29-2018

AGENDA ITEM # 4

ITEM: Municipal Services – Concur with Sealed Bid #'s 4735, 4736 and 4737 - Control Panels for Substations 8 and 10

PRESENTER: Charlene Hudson, Director of Power Supply and Distribution *CH*

INDIVIDUALS CONSULTED: Paul LaManes- General Manager, Ryan Smith and Chris Rempel – T&D Supervisors *PLM RS CR*

BACKGROUND: Wyandotte Municipal Services Electric Department is upgrading five control panels at substations 8 and 10. The sealed bids for panel fabrication were solicited under Project Bid #'s 4735, 4736, and 4737 from three (3) bidders; Newkirk Electric/Theka, Windemuller Electric and Electric Power Products (EP2). The group qualified to bid was limited to vendors who perform this specialized substation control panel work. Sealed bids were opened by the WMS Superintendent of Transmission and Distribution, as designated by the City Clerk's office, and PKM Consulting. PKM Consulting reviewed all bids subsequent to opening. WMS management recommends accepting the lowest bid from Windemuller Electric for a total of \$101,500.00. Submitted Project Bids are available for review in the WMS offices at City Hall.

STRATEGIC PLAN/GOALS: Improvement of Power Generation and Distribution Facilities.

ACTION REQUESTED: Concur with the Wyandotte Municipal Services Commission approval to allow the Wyandotte Municipal Services General Manager to execute a contract agreement with Windemuller Electric, the lowest bidder, in the amount of \$101,500.00, as recommended by WMS Management.

BUDGET IMPLICATIONS: Budget is accounted for under the approved Electric capital project 591-000-970-000-1014TD - T&D Bond and funded through proceeds of the 2015 bond issuance.

IMPLEMENTATION PLAN: Subsequent to Council concurrence, execute a contract with Windemuller Electric in the amount of \$101,500.00 for five control panels.

MAYOR'S RECOMMENDATION – *JHR*

CITY ADMINISTRATOR'S RECOMMENDATION – *Shrysdale*

LEGAL COUNSEL'S RECOMMENDATION – N/A

LIST OF ATTACHMENTS

- Letter of Recommendation
- Bid Results

RESOLUTION

NOW, BE IT RESOLVED by the Wyandotte City Council that City Council concurs with the Municipal Services Commission authorizing the General Manager to execute a contract with the lowest qualified bidder, Windemuller Electric, under sealed Project Bid #'s 4735, 4736, and 4737 for five control panels for Substations 8 and 10 in the amount of \$101,500.00, as recommended by WMS management.

I move for the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

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

October 2, 2018

Mrs. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

RE: Substation #8 & #10 Control Panel Bid Recommendation

Dear: Charlene

On October 2, 2018 bids for five (5) new control panels were opened. Bids were solicited from three (3) bidders; Newkirk Electric, Windemuller Electric, and Electric Power Products. Bids were received from all three bidders and bid tabulation was filled out. PKM Consulting has review all bids and see no reason not to accept the low bid from Windemuller Electric for a total of \$101,500.00.

If you have any question please do not hesitate to contact me at any time.

Sincerely,

PKM Consulting, LLC



Peter K. Malaney, P.E.
Managing Member

WYANDOTTE MUNICIPAL SERVICES
SUB 8 & 10 RELAY CONTROL PANELS (5)
SUB 8 A BID NO. 4737
SUB 8 B BID NO. 4736
SUB 10 B BID NO. 4735
MATERIAL BID TABULATION

BID DATE: October 2, 2018

BIDDER		PANEL COST	DELIVERY TIME	TOTAL COST	DIFFERENTIAL COST
WINDEMULLER	SUB 8A	\$35,700	NOT GIVEN	\$101,500	\$0.00
WINDEMULLER	SUB 8B	\$28,850			
WINDEMULLER	SUB 10	\$36,950			
EP2	SUB 8A	\$36,053	13-14 WEEKS	\$110,893	\$9,393.00
EP2	SUB 8B	\$34,104			
EP2	SUB 10	\$37,736			
THEKA	SUB 8A	\$32,300	NOT GIVEN	\$114,650	\$13,150.00
THEKA	SUB 8B	\$42,100			
THEKA	SUB 10	\$40,250			

BY: 

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Wyandotte City Council that City Council concurs with the Municipal Services Commission authorizing the General Manager to execute a contract with the lowest qualified bidder, Windemuller Electric, under sealed Project Bid #'s 4735, 4736, and 4737 for five control panels for Substations 8 and 10 in the amount of \$101,500.00, as recommended by WMS management.

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: October 29, 2018

AGENDA ITEM # 5a

ITEM: Reappointment to Police & Fire Commission

PRESENTER: Mayor Joseph R. Peterson 

INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: John Harris' term on the Police and Fire Commission has expired.

STRATEGIC PLAN/GOALS: To encourage and respect citizen participation and 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 to reappoint John Harris to the Police & Fire Commission.

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: n/a

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to reappoint John Harris to the Police & Fire Commission. Term to expire April 2020.

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	_____

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to reappoint John Harris to the Police & Fire Commission. Term to expire April 2020.

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: October 29, 2018

AGENDA ITEM # 5b

ITEM: Reappointment to Police & Fire Commission

PRESENTER: Mayor Joseph R. Peterson



INDIVIDUALS IN ATTENDANCE: n/a

BACKGROUND: Douglas Melzer term on the Police and Fire Commission has expired.

STRATEGIC PLAN/GOALS: To encourage and respect citizen participation and 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 to reappoint Doug Melzer to the Police & Fire Commission.

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: n/a

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to reappoint Douglas Melzer to the Police & Fire Commission. Term to expire April 2021.

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	_____

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to reappoint Douglas Melzer to the Police & Fire Commission. Term to expire April 2021.

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: October 29th, 2018

AGENDA ITEM # 6

ITEM: Hiring of Full Time Museum Director

PRESENTER: Justin N. Lanagan, Superintendent of Recreation 

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: When Sarah Jordan resigned, a vacancy for the Museum Director position was created. The City of Wyandotte posted the job internally, on the City's website, and on the Michigan Museums Association website. After the deadline for turning in applications had passed, we had received 14 applications.

Members of the Historical Commission were presented resumes and applications to review and they narrowed it down to a top five list of candidates to interview. Human Resources Director, Anne Goudy, and myself felt a sixth candidate also warranted an interview and added that candidate to the list. Prior to conducting interviews, one applicant withdrew their name from consideration. Ken Munson, Historical Commission President, Anne Goudy, Human Resources Director, and myself conducted interviews with the five remaining applicants. We reached a unanimous decision that the best candidate for the job was Jesse Rose.

Jesse Rose is the current Vice President of the Historical Commission and has been volunteering at the Museum for the past 6 years as a tour guide. Currently he's responsible for training new volunteers and is very familiar with current plans, finances, and events conducted by the Museum through his position on the Commission. In his spare time, Jesse is also a Master Presenter with The Henry Ford, where he conducts tours, works with exhibits, is familiar with museum technological programs, and assists in special events.

We are requesting that the City Council approve the hiring of Jesse Rose for the position of Museum Director pending the passing of a full work physical and drug screen.

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

ACTION REQUESTED: Adopt a resolution concurring with the HR Director, President of the Historical Commission, and the Superintendent of Recreation's recommendation to hire Jesse Rose for the position of Museum Director.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-800-725-110. Will have a salary savings of \$11,515.71 as the position was downgraded to a Classification Level 29 from a Level 33

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

HISTORICAL COMMISSION RECOMMENDATION: Concurs with recommendation

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS:

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

RESOLUTION

DATE: October 29th, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE CITY COUNCIL that the Council concurs with the recommendation of the HR Director, Historical Commission President, and the Superintendent of Recreation to fill the vacant Museum Director position and

FURTHER RESOLVED BY THE CITY COUNCIL that pending the passing of a work physical and drug screen that the City hire Jesse Rose to fill said vacancy at a Classification Level 29C.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

NAYS

**Alderman
Calvin
Desana
Maiani
Sabuda
Schultz**



City of Wyandotte, Michigan 48192

APPLICATION FOR EMPLOYMENT

(Please Print Clearly)

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

EMPLOYMENT DESIRED

Position applied for Museums Director

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

Other position you would consider NA

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

Date you can start ASAP Wage expected \$ 42,000/yr

PERSONAL INFORMATION

Name Rose Jesse Aaron
Last First Middle

Address Wyandotte MI 48192
Street City State Zip

Phone Number _____ Email _____

Other last names used while working, if any NA

Are you a U.S. Citizen? ☒ Yes ☐ No

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

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

If yes, please give specifics _____

Are there any felony charges pending against you? No

If yes, please give specifics _____

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

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

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

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

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

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

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

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

☒ Yes ☐ No If yes, indicate names and dates: Heather Schell, current

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

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

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

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

IN CASE OF AN ACCIDENT OR EMERGENCY, PLEASE NOTIFY:

Name Linda Patterson Phone Number _____

Address _____
Street City State Zip
Wyandotte MI 48192

PERSONAL REFERENCES

(Not former employers or relatives)

Name and Occupation	Address	Phone Number
<u>Spencer Ray</u>		
<u>Michael Granzeier +</u>		
<u>Michelle Blankenship</u>		
<u>Michael + Jennifer May</u>		

EDUCATION

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

Leadership, training, office skills, customer service, vice President of Cultural + Historical Commission

	Name of School	City/State	Degree	Major
High School	Theodore Roosevelt H.S.	Wyandotte, MI	Diploma	NA
College	Univ. of Michigan - Dearborn	Dearborn, MI	Bachelors of Arts	Psychology
Other	Henry Ford College	Dearborn, MI	Associate of Arts	General Studies

EMPLOYMENT HISTORY

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

Company Name Merovich + Hallman LLP Employed from April 2018 to Current
 Address 14339 Ford Rd, 2nd Fl Dearborn MI 48126
 Street City State Zip
 Type of Business Law Firm Name of Supervisor Gregory K. Merovich / Zachary A. Hallman
 Phone Number (313) 582-7469 Starting Salary \$21.65/hr Final Salary Same
 Position Office Manager Reason for leaving Still employed
 Duties Performed general office mgmt., training, office administration, customer service
 If presently employed, may we contact your supervisor? ☐ Yes ☒ No

Company Name The Henry Ford Employed from March 2013 to Current
 Address 20900 Oakwood Blvd Dearborn MI 48124
 Street City State Zip
 Type of Business Historical Attraction Name of Supervisor Kaitlin Scherra-Eragi
 Phone Number (313) 982-6001 Starting Salary \$9.37/hr Final Salary NA
 Position Master Presenter Reason for leaving still employed
 Duties Performed Present / lead tours, assist with events, ensure exhibits are safe
 Have you ever been suspended or discharged from employment? ☐ Yes ☒ No

If yes, please explain _____



Equal Housing Opportunity/Equal Opportunity Employer



The facts set forth are true and complete. I hereby authorize investigation of all statements contained in this application and full disclosure of my present and prior work record. I grant permission to the City of Wyandotte ("City") to obtain information concerning my general reputation, character, conduct and work quality and authorize any person or organization contacted to furnish information and opinions concerning my qualifications for employment, whether same is a matter of record or not, including personal evaluation of my honesty, reliability, carefulness and ability to take orders from my supervisor. I understand that this may include a record of disciplinary action assessed by previous employers. I hereby release any such person or organization from any and all liability which may result in furnishing such information or opinion. I hereby release the City and any person, organization or prior employer from any obligation to provide me with written notification of such disclosure. I hereby authorize the City of Wyandotte to perform a background investigation which may include address verification, criminal history, employment history, driving record and credit history. I understand employment is contingent upon this investigation and, if employed, false statements in this application shall be considered sufficient cause for dismissal. I understand and agree if, in the opinion of the City, the results of the investigation are unsatisfactory, an offer of employment that has been made may be withdrawn or my employment with the City may be terminated. I understand that the City requires residency within twenty (20) miles of a City boundary for all employees and that if I do not satisfy this requirement at the time of hire that I will have six (6) months to establish and maintain compliance.

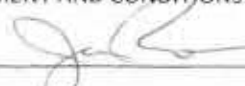
I further understand the City may require a medical examination by a City-designated physician (1) after I have received an offer of employment and prior to my commencement of employment duties; and, (2) during the course of my employment as required by business necessity or for job-related purposes. I hereby consent to such examination and recognize that employment is contingent upon receipt of satisfactory medical evaluation. I further understand and agree that prior to commencing employment or after I am employed, I may be requested to submit to tests to determine the presence of alcohol or illegal drugs, and agree to the release of such test results to appropriate personnel, and agree that if I refuse such tests before commencing employment, my offer of employment will be revoked, or if I refuse such test after being employed, my employment will be terminated.

APPLICANTS FOR UNION POSITIONS

I recognize that if I am employed by the City in the position for which I have applied, I will be subject to the provisions of a labor agreement between the City and Union. I further recognize that I have no contract for employment other than the above referenced labor agreement and that no documents, statement, or other communication in any way constitutes an agreement between the City and me and that the Labor agreement will be the only agreement between me and the City and I must abide by that agreement and all City published rules and regulations.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT

Dated: 8/5/18

Signature: 

APPLICANTS FOR NON-UNION POSITIONS

I agree this application is not an offer of employment. I agree that if I am employed by the City (1) my employment is at will and may be terminated at any time, with or without cause, at the option of either the City or myself; (2) I will receive wages and be subject to the rules and regulations of the Personnel Policy Handbook and such wages, benefits, rules and regulations are subject to change by the City at any time; (3) that my assigned work hours may be modified by the City, and if requested, I will be required to work overtime; (4) and that this constitutes the entire agreement between the City and myself and all prior agreements are null and void, and nothing in any documents published by the City either before or after this agreement, shall in any way modify the above terms; (5) this agreement cannot be modified by any oral or written representation made by anyone employed by the City, either before or after this agreement, except by a written document directed exclusively by me and signed by the Mayor and City Clerk.

I HAVE READ AND FULLY UNDERSTAND THE ABOVE STATEMENT AND CONDITIONS OF EMPLOYMENT

Dated: 8/5/18

Signature: 



Equal Housing Opportunity/Equal Opportunity Employer



Jesse Rose

Summary

Administrative professional with experience in customer service, management, leadership, and training, who possesses a yearning for knowledge and the ability to support and initiate change.

Skills

- Customer Service
- Presenting/Educating
- Leadership
- Training
- Office Administration
- Research/Historic Research

Experience

Meroueh & Hallman LLP

April 2018 to Current

Dearborn, MI

Office Manager

- Manage the day-to-day of a small law office
- Meet with clients
- Draft legal letters
- Answer phones
- Train part-time staff
- Work with attorneys to ensure completion of tasks
- Utilize office machines and related objects
- Identify ways to amend current processes

The Henry Ford

March 2013 to Current

Dearborn, MI

Master Presenter - Museum

- Present museum items and history to guests
- Educate visitors on mission of campus
- Discuss relevance with contemporary audiences
- Ensure safety and security of exhibits
- Identify ways in with to implement change across the campus
- Work with colleagues to make guest experience great
- Identify exhibit preservation needs
- Utilize technology to lead tours
- Assist in special events, as needed

Kaplan Test Prep

August 2007 to April 2018

Troy, MI & New York, NY

Hiring Support Specialist/Lead Student Advisor

- Provide customer service needs to internal and external job applicants
- Field hundreds of emails per week

- Attend and lead virtual team calls
- Utilize technology to bolster hiring needs
- Train new staff members
- Lead colleagues in ways to address employee engagement
- Use business strategies to meet company needs
- Answer phones and interact with physical customers
- Proctor standardized exams
- Educate prospective faculty on job requirements
- Interview prospective faculty members
- Educate customers on products

Education and Training

University of Michigan – Dearborn

Dearborn, MI

Bachelor of Arts in Psychology

December 2016

-Bachelor in Psychology

-Extensive coursework in Criminal Justice

Henry Ford College

Dearborn, MI

Associate of Arts in General Studies

May 2008

-Extensive coursework in Behavioral Sciences and History

Activities and Honors

The Henry Ford

-Master Presenter - Awarded, July 2016

Cultural and Historical Commission - City of Wyandotte, MI

-Appointed November 2014

-Vice President (2017-2018)

-Assist in long-range planning and preservation efforts of Museums campus

-Review and approve finances and budgets of Museums campus

-Implement and plan special events

Wyandotte Museums Campus

-Volunteer, beginning in October 2012

-Awarded certificate and pin for volunteer hours

-Ford-MacNichol Home docent

-Train new museum docents

-Assist in implementation and planning of events

-Utilize software to keep track of exhibits and guest attendance

-Arrange and rearrange items and records in storage

References

References and Letters of Recommendation/Support available upon request.

Jesse Rose
Employment Offer *

Status: Hired as a permanent, full-time, at-will employee of the City of Wyandotte

Salary Classification: Class Code 29C of the City of Wyandotte Non-Union Classification System

Salary Range: \$32,801.60– \$39,353.60
Starting Salary: \$36,046.40
Employee will be eligible for any general increases granted to non-union administrative employees.

Retirement Benefits: Defined Contribution Plan (401A) through ICMA Retirement Corporation

- Employer contribution – 10%
- Employee contribution – 5%

Health Insurance: Two Options (Includes Dental & Vision Coverage)

1. BC/BS Community Blue PPO Plan III (\$15/\$30 drug rider)
2. Blue Care Network HMO (\$15/\$30 drug rider)

Employee 20% co-payment of premiums required. Payment-in-lieu of health insurance coverage of \$400/month (reduced by actual cost of dental/vision if selected).

Retiree Health Insurance: Health Savings Plan

- Employer contribution - \$50/per pay period
- Employee contribution - \$50/per pay period

Long-Term Disability Insurance: Benefit level of 50% of salary covered by the City

Life Insurance: \$40,000 coverage (premiums paid by City)

Sick Time Earned: One (1) sick day per month worked

Vacation Time Earned:

0 through 5 years of service - 12 days
6 through 10 years of service - 15 days
11 through 15 years of service - 18 days
16 through 20 years of service - 21 days
21 through 25 years of service - 24 days
26 years + years of service - 24 days plus an additional 1/2 day per year for each year of continuous service over 25 years.

Personal Leave Days: Three (3) days per year

Eligible immediately for: Section 457 deferred compensation program
Section 125 Cafeteria Plan

* Contingent upon the approval of the Mayor and City Council and successful background check and physical and drug screen examinations

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the Council concurs with the recommendation of the HR Director, Historical Commission President, and the Superintendent of Recreation to fill the vacant Museum Director position and

FURTHER RESOLVED BY THE CITY COUNCIL that pending the passing of a work physical and drug screen that the City hire Jesse Rose to fill said vacancy at a Classification Level 29C.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

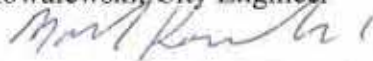
CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 29, 2018

AGENDA ITEM # 7a

ITEM: Purchase Agreement to sell City owned property known as former 644 Orange for construction of a new single family home

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski

BACKGROUND: This property was offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home which can be found at www.wyandotte.net/FrontDesk/RequestForProposals.asp. The property was placed on the MLS, "For Sale" sign was placed on the property, and it was listed on the City's website.

The recommendation is to sell said lot for \$10,000 to Kenneth and Michelle Mills, 278 Riverbank, Wyandotte, for the construction of new single family home consisting of approximately 1,980 square feet, 3 bedrooms, 2.5 baths, full basement, exterior to be brick four (4) feet above grade on all elevations with remaining to be vinyl siding, and attached garage.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing effects to enhancing the community's quality of life by: fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas; ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods; fostering the maintenance and development of stable and vibrant neighborhoods.

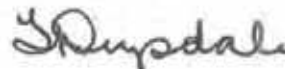
ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Purchase Agreement and close on property

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION: Purchase Agreement Approved by Legal.

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Purchase Agreement; Map

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 644 Orange 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 644 Orange to Kenneth and Michelle Mills in the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchaser(s), Kenneth and Michelle Mills do 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;

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 644 Orange, between Kenneth and Michelle Mills and the City of Wyandotte for \$10,000 as presented to Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of Wyandotte, Wayne County, Michigan, described as follows: Lot 12, Block 176, Plat of Part of Wyandotte, as recorded in liber 1, Page 142 of Plats, Wayne County Records being known as the Former 644 Orange now known as 648 Orange Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) 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 PROMISSORY NOTE/MORTGAGE SALE

PROMISSORY/ MORTGAGE SALE	1. The Purchase Price of \$10,000.00 together with the closing costs (which consists of the title insurance premium, recording fees, prorated taxes, closing fee of \$200) shall be paid by Purchaser(s) executing a Promissory Note payable to the order of the Seller(s) and secured by a mortgage. The Promissory Note will require immediate payment to the Seller upon occurrence of any of the following events within ten (10) years of the date of closing: The property is sold, refinanced, foreclosed, leased, transferred, conveyed in any manner or otherwise disposed of by Purchaser(s) or is no longer occupied by Purchaser as its primary residence. In the event none of the events described in Paragraph (1) above occur within ten (10) years of the date of closing, the Promissory Note will be deemed satisfied and the mortgage will be discharged at the request of and upon payment of the recording fee for the discharge by Purchaser(s). In the event of default of the terms of the Promissory Note by the Purchaser(s), the Seller(s) may foreclose by advertisement on the mortgaged premises as one of its remedies and purchaser(s) shall be responsible to pay Seller(s) costs including reasonable attorney fees resulting from the enforcement of the Promissory Note and/or Mortgage.
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. Purchaser is responsible to pay for the Title Insurance premium.
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 Seller is ready to close.
Purchaser's Default	4. If Purchaser(s) defaults, Seller may retain the Deposit and Purchaser(s) is responsible for all costs incurred by Seller.
Seller's Default	5. 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	6. 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, 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 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	7. 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>n/a</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ 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	8. 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. 9. 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.
Broker's Authorization	10. The Broker is hereby authorized to make this offer and the deposit of <u>N/A</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.

THIS IS A LEGAL BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT HELP

Compliance Deposit	11. A compliance deposit of one thousand (\$1,000.00) dollars must be paid by Purchaser to Seller upon acceptance of this agreement. The purpose of the compliance deposit is to secure Purchaser's obligations under this agreement. In the event of default of any of the terms of this purchase agreement or closing documents, including but not limited to failure to timely obtaining the building permit (Paragraph 14) or failure to undertake and/or completing construction in a timely manner (Paragraph 16), the compliance deposit will be forfeited to the Seller. If Purchaser completes all requirements of this agreement and closing documents within the required timeframe, the compliance deposit will be returned to Purchaser upon issuance of the Certificate of Occupancy. If the compliance deposit is forfeited, it will not be applied towards the purchase price.
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12. 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 by 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 \$ _____

13. 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 the City Engineer, 3200 Biddle Avenue, Wyandotte, MI. 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: See Addendum for additional Paragraphs 14 through 24 and Signatures.

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ADDENDUM TO
OFFER TO PURCHASE REAL ESTATE

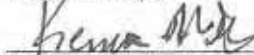
Purchaser(s) have bargained for the purchase of the property from the Seller(s) pursuant to the terms of the promissory note (rather than paying a cash price for the property at the closing). Purchaser(s) agrees that in consideration of the Seller(s) allowing the purchase by a Promissory Note, Seller(s) is subject to certain risks and that the following conditions are reasonable and that Seller(s) have provided adequate legal consideration to support the conditions and requirements of this Agreement. Time is of the essence.

14. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of an owner occupied single family home, consisting of the following features:
 - Approximately 1,980 square feet with 3 bedrooms, and 2 1/2 baths as indicated on Attachment A
 - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump.
 - Exterior to be brick four (4) feet above grade on all elevations with remaining to be vinyl siding.
 - Attached garage. NOTE: Garage will extend no further than 3 feet from the living area of the home.
 - Home must meet all current zoning requirements.
15. If plans and unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.
16. This Agreement is further contingent upon the Purchaser undertaking development within 180 days from date of closing and completing construction (which is defined as obtaining a final Certificate of Occupancy for an owned occupied single family home) within 365 days from the date of closing. "Undertaking development" is defined as: the completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the Seller(s) for construction of the home with all of the requirements described in Paragraph 14.

In consideration of the Seller(s) conveying this property to Purchaser(s) pursuant to the terms of Promissory Note, Purchaser(s) agree that if Purchaser(s) fail to undertake development or complete construction within the required time limits of this Agreement, Seller(s) have the option to purchase the property from Purchaser with all improvements for one (\$1.00) dollar (Purchaser(s) will still remain responsible to pay all obligations owing to Purchaser's lender). This will be a condition of the deed. In the event Seller(s) commences legal proceeding to enforce this requirement, Purchaser(s) shall be responsible to pay all of Seller's costs including its reasonable attorney fees.
17. All utilities are required to be underground. Purchaser will provide three (3) ducts: electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
18. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Mapping Fee. These charges will be included in the note.
19. Dirt shall be removed from the site at the Purchaser's expense.
20. Purchase will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Purchaser will be required to provide turf establishment before Final Certificate of Occupancy will be issued. (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)
21. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
22. This Agreement is subject to the approval of the Wyandotte City Council.
23. The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.
24. The requirements of this Agreement shall survive the closing.

PURCHASER(S):


Kenneth Mills, Purchaser
278 Riverbank, Wyandotte, MI 48192


Michelle Mills, Purchaser

Dated: 10-8-18

SELLER(S): CITY OF WYANDOTTE

Joseph R. Peterson, Mayor
3200 Biddle Avenue, Wyandotte, MI

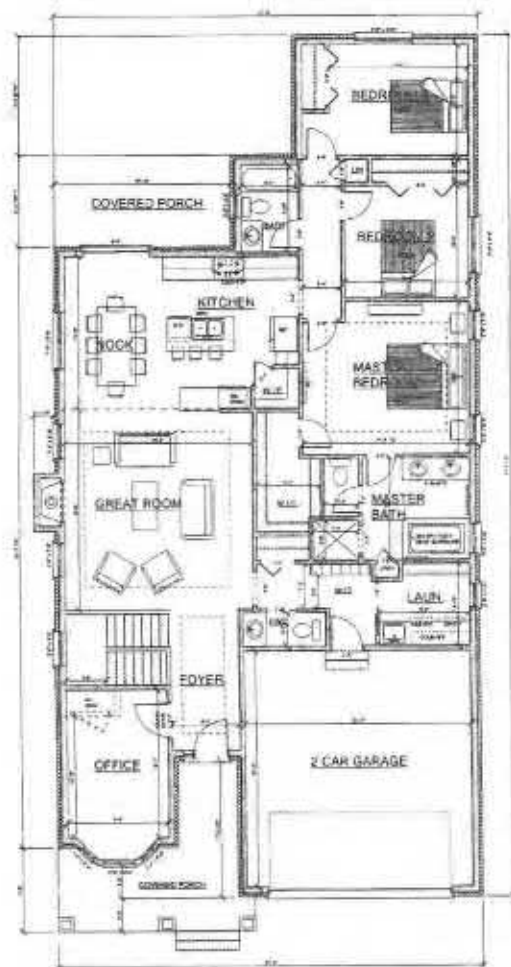
Lawrence S. Stec, City Clerk

Dated: _____ Legal Department Review _____

ATTACHMENT A



FRONT ELEVATION "B"



FIRST FLOOR PLAN
TOTAL 1880 S.F.
SHEET 127
SHEET 128 COVERED PORCH ALLOWED
TYP. PLATE, PROPOSED
SEE SET 127-128



644 Orange - Lot 12 Plat of Part of Wyandotte Block 176 Lot Size: 50' x 140'

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 644 Orange 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 644 Orange to Kenneth and Michelle Mills in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Kenneth and Michelle Mills do 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;

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 644 Orange, between Kenneth and Michelle Mills and the City of Wyandotte for \$10,000 as presented to Council.

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: October 29, 2018

AGENDA ITEM # 7b

ITEM: Purchase Agreement to sell City owned property known as former 608 5th Street for construction of a new single family home

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski

BACKGROUND: This property was offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home which can be found at www.wyandotte.net/FrontDesk/RequestForProposals.asp. The property was placed on the MLS, "For Sale" sign was placed on the property, and it was listed on the City's website.

The recommendation is to sell said lot for \$10,000 to Eric and Kelly Schilk, 826 5th Street, Wyandotte, for the construction of new single family home consisting of approximately 2,525 square feet, 4 bedrooms, 3 baths, full basement, exterior to be brick and attached garage.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing effects to enhancing the community's quality of life by: fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas; ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods; fostering the maintenance and development of stable and vibrant neighborhoods.

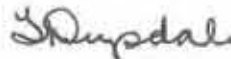
ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Purchase Agreement and close on property

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION: Purchase Agreement Approved by Legal.

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Purchase Agreement; Map

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 608 5th 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 608 5th to Eric and Kelly Schilk in the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchaser(s), Eric and Kelly Schilk do 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;

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 608 5th Street, between Eric and Kelly Schilk and the City of Wyandotte for \$10,000 as presented to Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

OFFER TO PURCHASE REAL ESTATE

I, **THE UNDERSIGNED** hereby offers and agrees to purchase the following land situated in the City of Wyandotte Wayne County, Michigan, described as follows: Lot 87 to 90 inclusive, Ford Manor Subdivision, as recorded in Liber 38, Page 45 of Plats, WCR being known as the Former 608 5th Street now known as 610 5th Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) 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

PROMISSORY NOTE/MORTGAGE SALE

PROMISSORY/ MORTGAGE SALE	1. The Purchase Price of <u>\$10,000.00</u> together with the closing costs (which consists of the title insurance premium, recording fees, prorated taxes, closing fee of \$200) shall be paid by Purchaser(s) executing a Promissory Note payable to the order of the Seller(s) and secured by a mortgage. The Promissory Note will require immediate payment to the Seller upon occurrence of any of the following events within ten (10) years of the date of closing: The property is sold, refinanced, foreclosed, leased, transferred, conveyed in any manner or otherwise disposed of by Purchaser(s) or is no longer occupied by Purchaser as its primary residence. In the event none of the events described in Paragraph (1) above occur within ten (10) years of the date of closing, the Promissory Note will be deemed satisfied and the mortgage will be discharged at the request of and upon payment of the recording fee for the discharge by Purchaser(s). In the event of default of the terms of the Promissory Note by the Purchaser(s), the Seller(s) may foreclose by advertisement on the mortgaged premises as one of its remedies and purchaser(s) shall be responsible to pay Seller(s) costs including reasonable attorney fees resulting from the enforcement of the Promissory Note and/or Mortgage.
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. Purchaser is responsible to pay for the Title Insurance premium.
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 Seller is ready to close.
Purchaser's Default	4. If Purchaser(s) defaults, Seller may retain the Deposit and Purchaser(s) is responsible for all costs incurred by Seller.
Seller's Default	5. 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	6. 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, 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 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	7. 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>n/a</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ 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	8. 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. 9. 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.
Broker's Authorization	10. The Broker is hereby authorized to make this offer and the deposit of <u>N/A</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.

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP

Compliance Deposit	11. A compliance deposit of <u>one thousand (\$1,000.00) dollars</u> must be paid by Purchaser to Seller upon acceptance of this agreement. The purpose of the compliance deposit is to secure Purchaser's obligations under this agreement. In the event of default of any of the terms of this purchase agreement or closing documents, including but not limited to failure to timely obtaining the building permit (Paragraph 14) or failure to undertaking and/or completing construction in a timely manner (Paragraph 16), the compliance deposit will be forfeited to the Seller. If Purchaser completes all requirements of this agreement and closing documents within the required timeframe, the compliance deposit will be returned to Purchaser upon issuance of the Certificate of Occupancy. If the compliance deposit is forfeited, it will not be applied towards the purchase price.
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12. 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 by 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 \$_____

13. 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 the City Engineer, 3200 Biddle Avenue, Wyandotte, MI

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: See Addendum for additional Paragraphs 14 through 24 and Signatures

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ADDENDUM TO
OFFER TO PURCHASE REAL ESTATE

Purchaser(s) have bargained for the purchase of the property from the Seller(s) pursuant to the terms of the promissory note (rather than paying a cash price for the property at the closing). Purchaser(s) agrees that in consideration of the Seller(s) allowing the purchase by a Promissory Note, Seller(s) is subject to certain risks and that the following conditions are reasonable and that Seller(s) have provided adequate legal consideration to support the conditions and requirements of this Agreement. Time is of the essence.

14. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of an owner occupied single family home, consisting of the following features:
 - Approximately 2,525 square feet with 4 bedrooms, 3 bath and ADA accessible entry as indicated on Attachment A.
 - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump.
 - Exterior to be full brick.
 - Attached garage. NOTE: Garage cannot extend more than three (3) feet in front of the living quarters of the home.
 - Home must meet all current zoning requirements.
15. If plans and unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.
16. This Agreement is further contingent upon the Purchaser undertaking development within 180 days from date of closing and completing construction (which is defined as obtaining a final Certificate of Occupancy for an owned occupied single family home) within 365 days from the date of closing. "Undertaking development" is defined as: the completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the Seller(s) for construction of the home with all of the requirements described in Paragraph 14.

In consideration of the Seller(s) conveying this property to Purchaser(s) pursuant to the terms of Promissory Note, Purchaser(s) agree that if Purchaser(s) fail to undertake development or complete construction within the required time limits of this Agreement, Seller(s) have the option to purchase the property from Purchaser with all improvements for one (\$1.00) dollar (Purchaser(s) will still remain responsible to pay all obligations owing to Purchaser's lender). This will be a condition of the deed. In the event Seller(s) commences legal proceeding to enforce this requirement, Purchaser(s) shall be responsible to pay all of Seller's costs including its reasonable attorney fees.
17. All utilities are required to be underground. Purchaser will provide three (3) ducts: electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
18. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Mapping Fee. These charges will be included in the note.
19. Dirt shall be removed from the site at the Purchaser's expense.
20. Purchase will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.
21. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
22. This Agreement is subject to the approval of the Wyandotte City Council.
23. The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.
24. The requirements of this Agreement shall survive the closing.

PURCHASER(S):


Eric Schilk, Purchaser
826 5th Street, Wyandotte, MI 48192


Kelly Schilk, Purchaser

Dated: _____

SELLER(S): CITY OF WYANDOTTE

Joseph R. Peterson, Mayor
3200 Biddle Avenue, Wyandotte, MI

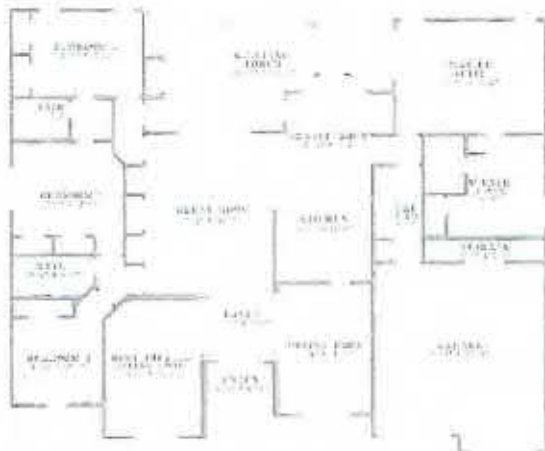
Lawrence S. Stec, City Clerk

Dated: _____ Legal Department Review _____

ATTACHMENT A



reversing layout



- 1. Kitchen - 10' x 12'
- 2. Dining Room - 12' x 14'
- 3. Living Room - 14' x 18'
- 4. Bedroom - 12' x 14'
- 5. Bedroom - 12' x 14'
- 6. Bedroom - 12' x 14'
- 7. Bathroom - 5' x 7'
- 8. Hallway - 4' x 6'
- 9. Entry - 4' x 6'
- 10. Porch - 4' x 6'
- 11. Staircase - 4' x 6'
- 12. Closets - 4' x 6'
- 13. Storage - 4' x 6'
- 14. Garage - 12' x 14'
- 15. Driveway - 12' x 14'
- 16. Fenced Yard - 12' x 14'
- 17. Lawn - 12' x 14'
- 18. Trees - 12' x 14'
- 19. Shrubs - 12' x 14'
- 20. Flowers - 12' x 14'

Full Deck

* Add accessible
"Entry"

BONDIE									
1.37 78 50	50	79 100.85	100.85 90 50	50	91 109.90	104.40 102 50	50	103 104.40	104.40 114 50
77 :	L	: 80	89 :	5	: 92	101 :	4	: 104	113 :
76 :	I	: 81	88 :	T	: 93	100 :	H	: 105	112 :
75 :	N	: 82	87 :	5	: 94	99 :	T	: 106	111 :
74 :	C	30 83	86 30	30	30 95	98 30	30	30 107	110 30
73 :	O	84 37.69	85 37.56	30	96 35.55	97 34.57	30	34.18 108 33.37	33.24 109 30
289 :	C	30 290	315 30	30	30 316	341 30	30	30 342	367 30
288 :	O	: 291	314 :	30	: 317	340 :	30	: 343	366
287 :	L	: 292	313 :	30	: 318	339 :	30	: 344	365
286 :	N	: 293	312 :	30	: 319	338 :	30	: 345	364
285 :		: 294	311 :	30	: 320	337 :	30	: 346	363
284 :		: 295	310 :	30	: 321	336 :	30	: 347	362
283 :		: 296	309 :	30	: 322	335 :	30	: 348	361
282 :		: 297	308 :	30	: 323	334 :	30	: 349	360
281 :		: 298	307 :	30	: 324	333 :	30	: 350	359
280 :		: 299	306 :	30	: 325	332 :	30	: 351	358
				30			30	: 352	357

608 5th Street - LOTS 87 TO 90 INCL FORD MANOR SUB P. C. 121 L38 P45 WCR - Lot Size: 120' x 100.85'

630 5th Street - LOTS 85 AND 86--- FORD MANOR SUB P.C. 121 L 38 P 45 WCR- Lot Size: 67.56' x 100'

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 608 5th 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 608 5th Stret to Eric and Kelly Schilk in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Eric and Kelly Schilk do 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;

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 608 5th Street, between Eric and Kelly Schilk and the City of Wyandotte for \$10,000 as presented to Council.

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: October 29, 2018

AGENDA ITEM # 8a

ITEM: Neighborhood Enterprise Zone (NEZ) for Former 644 Orange now known as 648 Orange, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was listed for sale in accordance with the City's specifications for Build a Future in Wyandotte. The Purchaser(s), Mr. and Mrs. Mills are requesting Your Honorable Body support issuing a Neighborhood Enterprise Zone (NEZ) Exemption Certificate for the home being constructed on the property known as former 664 Orange now known as 648 Orange. This request is consistent with the Resolution adopted December 7, 1992.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in provide the finest services and quality of life to it residents by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, and ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

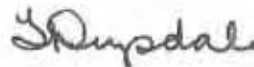
ACTION REQUESTED: Adopt a resolution concurring with recommendation to approve the NEZ Application subject to the proper application materials being submitted to the City and the project's compliance with the NEZ Act, Act 147 of 1992, as amended.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Forward Resolution to and application to Michigan Department of Treasurer

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:



LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Resolution establishing NEZ Zone, Application for Neighborhood enterprise Zone Certificate

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 644 Orange is within the City of Wyandotte's Neighborhood Enterprise Zone adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of October 29, 2018, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 644 Orange now known as 648 Orange, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

LOCAL GOVERNMENTAL UNIT USE ONLY	
Application No.	Date Received
STATE USE ONLY	
Application No.	Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)				
Applicant Name Kenneth and Michelle Mills			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address 648 Orange			Amount of years requested for exemption (6-15) 12	
City Wyandotte	State MI	ZIP Code 48192	Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented	
Name of City, Township or Village (taxing authority) Wyandotte			Type of Property <input type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village				
County Wayne	School District Wyandotte			
Name of LGU that established district City of Wyandotte		Name or Number of Neighborhood Enterprise Zone NEZ #1	Date district was established 12/07/1992	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit)	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. Construction a new single family home consisting of approximately 1,980 square feet, full basement, 3 bedrooms, 2 1/2 baths and attached garage				
Timetable for undertaking and completing the rehabilitation or construction of the facility. Start in fall 2018 complete and summer 2019				
PART 2: APPLICANT CERTIFICATION				
Contact Name Kelly Roberts		Contact Telephone Number (734) 324-4555		
Contact Fax Number (734) 556-3179		Contact E-mail Address kroberts@wyandottemi.gov		
Owner/Applicant Name Kenneth and Michelle Mills		Owner/Applicant Telephone Number (734) 239-1432		
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 278 Riverbank, Wyandotte, MI 48192		Owner/Applicant E-mail Address hockeymom0406@yahoo.com		
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.				
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.				
Owner/Applicant Signature 		Date 10-8-18		

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU City of Wyandotte			
Name of Assessor (First and last name) Theodore H. Galeski		Telephone Number (734) 324-4511	
Fax Number (734) 556-3179		E-mail Address assessor@wyandotte.mi.gov	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature			Date
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
<input checked="" type="checkbox"/> Exemption Approved for _____ Years (6-15) <input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits) <input type="checkbox"/> Exemption Denied (include Resolution Denying)		<input type="checkbox"/> 1. Original Application <input type="checkbox"/> 2. Legal description of the real property with parcel code # <input type="checkbox"/> 3. Resolution approving/denying application (include # of years) <input type="checkbox"/> 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application			
Clerk's Name (First and Last) Lawrence S. Stec		Telephone Number (734) 324-4561	
Fax Number (734) 556-3179		E-mail Address clerk@wyandotte.mi.gov	
Mailing Address 3200 Biddle Avenue		City Wyandotte	State MI
			ZIP Code 48192
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 644 Orange is within the City of Wyandotte's Neighborhood Enterprise Zone adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of October 29, 2018, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 644 Orange now known as 648 Orange, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

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: October 29, 2018

AGENDA ITEM # 8b

ITEM: Neighborhood Enterprise Zone (NEZ) for Former 360-366 Cherry/3535 4th Street now known as 364 Cherry, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City repurchased the former 360-366 Cherry/3535 4th Street in 2017, for non-development by the Buyer. On August 16, 2018, the City sold the property to Mr. and Mrs. Ellington for the construction of a new single family home. The State of Michigan is requiring that Your Honorable Body approved a new Neighborhood Enterprise Zone (NEZ) Exemption Application for the Ellington's. Therefore, attached for your consideration is a NEZ application for the Ellington's for the new home that they are constructing on the property known as former 360-366 Cherry/3535 4th Street now known as 364 Cherry. This request is consistent with the Resolution adopted December 7, 1992.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in provide the finest services and quality of life to it residents by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, and ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with recommendation to approve the NEZ Application subject to the proper application materials being submitted to the City and the project's compliance with the NEZ Act, Act 147 of 1992, as amended.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Forward Resolution and application to Michigan Department of Treasurer

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: Resolution establishing NEZ Zone, Application for Neighborhood Enterprise Zone Certificate

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date:

RESOLUTION by Councilperson _____

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 360-366 Cherry/3535 4th Street is within the City of Wyandotte's Neighborhood Enterprise Zone adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of October 29, 2018, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 360-366 Cherry/3535 4th Street now known as 364 Cherry, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

City of Wyandotte Michigan

3131 BIDDLE AVENUE 48192

(313) 246-4440

FAX: 246-4519 Administration

FAX: 246-4498 Clerk's Office

JAMES R. DeSANA, MAYOR

OFFICIALS

WILLIAM R. GRIGGS

CITY CLERK

ANDREW A. SWIECKI

CITY TREASURER

CHARLES F. BOSMAN

CITY ASSESSOR

COUNCIL

RICHARD T. KELLY

JOHNNY A. KOLAKOWSKI

SAM A. PALAMARA

MARK A. PARYASKI

HELEN M. SAWICKI

MARTIN J. SHIMKUS

December 8, 1992

Peter J. McInerney
Director of Community Development
City of Wyandotte

RESOLUTION

By Councilperson Sam A. Palamara
Supported by Councilperson Mark A. Paryaski

RESOLVED by the City Council that WHEREAS, pursuant to Act No. 147 of the Public Acts of 1992, the City of Wyandotte is authorized to provide for the creation of neighborhood enterprise zones; and WHEREAS, the Act requires that the Council hold a public hearing not later than 45 days after the Clerk notifies the Assessor and each taxing unit that levies ad valorem property taxes in a proposed zone; and WHEREAS, the Clerk notified each taxing unit by October 7, 1992 of the public hearing scheduled for November 16, 1992 and such hearing was held; and WHEREAS on July 6, 1987, the City of Wyandotte adopted Ordinance No. 820 requiring the registration, inspection and Certificates of Compliance for all rental dwellings; and WHEREAS, on March 21, 1988, the City of Wyandotte adopted Ordinance No. 840 requiring the inspection and Certificates of Approval for building code compliance of all one and two family dwellings prior to sale or transfer in the City of Wyandotte; NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Council acknowledges receipt of the Assessor's report stating the amount of the true cash value of the property located within each proposed neighborhood enterprise zone as follows: Zone No. 1 - \$10,797,680.00; Zone No. 2 - \$8,063,980.00; Zone No. 3 - \$9,141,140.00
2. The Council hereby finds that proposed Zone Nos. 1 and 2 are both consistent with the Master Plan for Future Land Use - Southeast Neighborhood, as revised on December 17, 1987; and that said Zone Nos. 1 and 2 are consistent with the City's neighborhood preservation and economic development goals for the McKinley School Area.
3. The Council hereby finds that proposed Zone No. 3 is consistent with current efforts to revise the Master Plan for Future Land Use - Garfield School Area as approved by the City Council on March 2, 1992; and that said Zone No. 3 is consistent with the City's neighborhood preservation and economic development goals for that portion of the Garfield School Area.

Previously Approved Resolution

CITY OF WYANDOTTE, MICHIGAN CERTIFIED RESOLUTION 2016-507

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

UNDER THE DATE OF: October 10, 2016

MOVED BY: Councilperson Schultz

SUPPORTED BY: Councilperson VanBoxell

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

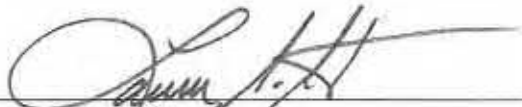
WHEREAS the former 360-366 Cherry/3535 4th Street is within the City of Wyandotte's Neighborhood Enterprise Zone #1 adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED that Council CONCURS with the recommendation of City Engineer as set forth in his communication of October 10, 2016, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 360-366 Cherry/3535 4th Street now known as 364 Cherry, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

BE IT FURTHER RESOLVED the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12-year Neighborhood Enterprise Zone Certificate.

Motion unanimously carried.

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on October 10, 2016 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.


Lawrence S. Stec
City Clerk

DEPT OF TREASURY RECEIVED

SEP 24 2018

MAIL LANSING, MICH

Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

STATE USE ONLY

Application No.

Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)

Applicant Name William and Kris Ellington			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address 364 Cherry			Amount of years requested for exemption (6-15) 12	
City Wyandotte	State MI	ZIP Code 48192	Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented	
Name of City, Township or Village (taxing authority) City of Wyandotte			Type of Property <input checked="" type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village				
County Wayne	School District Wyandotte			
Name of LGU that established district City of Wyandotte		Name or Number of Neighborhood Enterprise Zone NEZ #1	Date district was established 12/07/1992	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit) \$ 243,874.00	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. Construct a new single family home with approximately 2,059 square feet, full basement, 4 bedrooms, 2.5 bathrooms and attached garage.				
Timetable for undertaking and completing the rehabilitation or construction of the facility. Start in <u>spring</u> 2018 to be completed <u>spring</u> 2019 Fall				

PART 2: APPLICANT CERTIFICATION

Contact Name Kelly Roberts	Contact Telephone Number (734) 324-4555
Contact Fax Number (734) 556-3179	Contact E-mail Address kroberts@wyandottemi.gov
Owner/Applicant Name William and Kris Ellington	Owner/Applicant Telephone Number (734) 778-0492
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 13947 Perry, Riverview, MI 48192	Owner/Applicant E-mail Address kellington1@live.com
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.	
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.	
Owner/Applicant Signature William Ellington / Kris Ellington	Date 3-6-18

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.

☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.

Name of LGU

City of Wyandotte

Name of Assessor (First and last name)

Theodore H. Galeski

Telephone Number

(734) 324-4511

Fax Number

(734) 556-3179

E-mail Address

assessor@wyandottemi.gov

I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.

Assessor's Signature

Date

PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)

Action taken by LGU:

- ☒ Exemption Approved for _____ Years (6-15)
- ☐ Exemption Approved for _____ Years (11-17 historical credits)
- ☐ Exemption Denied (include Resolution Denying)

Date of resolution approving/denying this application

The State Tax Commission requires the following documents be filed for an administratively complete application:

- ☐ 1. Original Application
- ☐ 2. Legal description of the real property with parcel code #
- ☐ 3. Resolution approving/denying application (include # of years)
- ☐ 4. **REHABILITATION APPLICATIONS ONLY.**

Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.

Clerk's Name (First and Last)

Lawrence S. Stec

Telephone Number

(734) 324-4561

Fax Number

(734) 556-3179

E-mail Address

clerk@wyandottemi.gov

Mailing Address

3200 Biddle Avenue

City

Wyandotte

State

MI

ZIP Code

48192

I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.

I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.

Clerk Signature

Date

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 360-366 Cherry/3535 4th Street is within the City of Wyandotte's Neighborhood Enterprise Zone adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of October 29, 2018, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 360-366 Cherry/3535 4th Street now known as 364 Cherry, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

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: October 29, 2018

AGENDA ITEM # 9a

ITEM: City Purchasing 1713 5th Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is vacant and is an eyesore in the neighborhood with multiple property maintenance issues. It is a single family dwelling. The property became available for the City to purchase for \$35,000.00.

Lot Size: 60' x 100'

2018 SEV: \$32,500

Market Value: \$65,000.00

Demolition Cost: \$12,000.00

Once purchased, the home would be demolished and the property would be offered for sale for the construction of a new single family home.

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: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 1713 5th Street in the amount of \$35,000.00 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.

BE IT FURTHER 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, P.C.
ATTORNEYS AND COUNSELORS AT LAW
PROFESSIONAL CORPORATION
2241 OAK STREET
WYANDOTTE, MICHIGAN 48192-5390
(734) 285-6500
FAX (734) 285-4160
OFFER TO PURCHASE REAL ESTATE

William R. Look

Richard W. Look
(1912-1993)

1. 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:

Lots 99 and 100 Roehrig's Sub. as recorded in L24, P23

being known as

1713 5th Street

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 Thirty-Five Thousand (\$35,000.00) 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 payments 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 certified 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 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 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 vendor'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 complete Abstract of Title and Tax History, certified to a date later than the acceptance hereof. In lieu thereof, 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 closing will occur at a date set by Purchaser _____.
- Purchaser's Default** 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.
- 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, 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: None

If the Seller occupies the property, it shall be vacated on or before Closing
From the date of closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ NA per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ NA 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.

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP

Taxes 7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be

and
Prorated
Items

paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with Due Date (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.**

8. In consideration of the Broker's effort to obtain the Seller's approval, it is understood that this offer is irrevocable for five (5) 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.

Seller's
Authorization

9. The Seller is hereby authorized to accept this offer and the deposit of Zero 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 by 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 Purchaser L. S.

Lawrence Stee, City Clerk Purchaser L. S.

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 _____

Broker _____

Phone _____

By: _____

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) (_____ percent 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:

Estate of James Hicks
Donna Goins L. S.
Donna Goins, Personal Representative Seller

Address _____

Dated: _____

Phone _____

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 _____

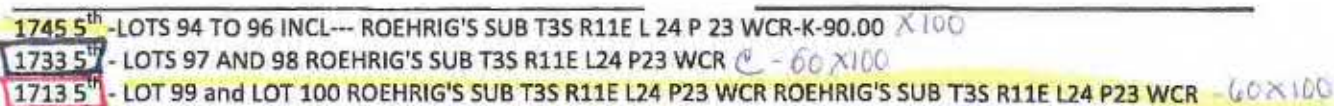
Purchaser L. S.



57 007 10 0099 000

1713 5TH VAC

PHOTO 06-20-14



RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 1713 5th Street in the amount of \$35,000.00 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.

BE IT FURTHER 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: October 29, 2018

AGENDA ITEM # 9b

ITEM: City Purchasing 2111 5th Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is vacant and is an eyesore in the neighborhood with multiple property maintenance issues. It is a single family dwelling. The property became available for the City to purchase for \$22,000.00.

Lot Size: 38' x 123'

2018 SEV: \$38,000

Market Value: \$76,000.00

Demolition Cost: \$12,000.00

Once purchased, the home would be demolished and the property would be sold 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

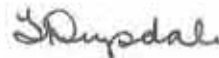
ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire the property, authorize the Mayor and City Clerk to execute the Purchase Agreement and authorize the City Engineer to demolish the property.

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: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 2111 5th Street in the amount of \$22,000.00 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.

BE IT FURTHER 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

1. 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 16 The Wyandotte Home Company's Subdivision as recorded in Liber 39, Page 57, Wayne County Records

being known as
2111 5th Street 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-Two Thousand (\$22,000.00) 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.

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP

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, <i>Fiscal Year</i> 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 by 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 _____
Phone: _____

Dated _____

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 _____ Broker

Phone _____ By: _____
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.

Estate of David Gerisch

Lisa Medley

Sarah Pettigrew

SARAH PETTIGREW, PERSONAL REPRESENTATIVE

IN PRESENCE OF:

L. S.

Seller

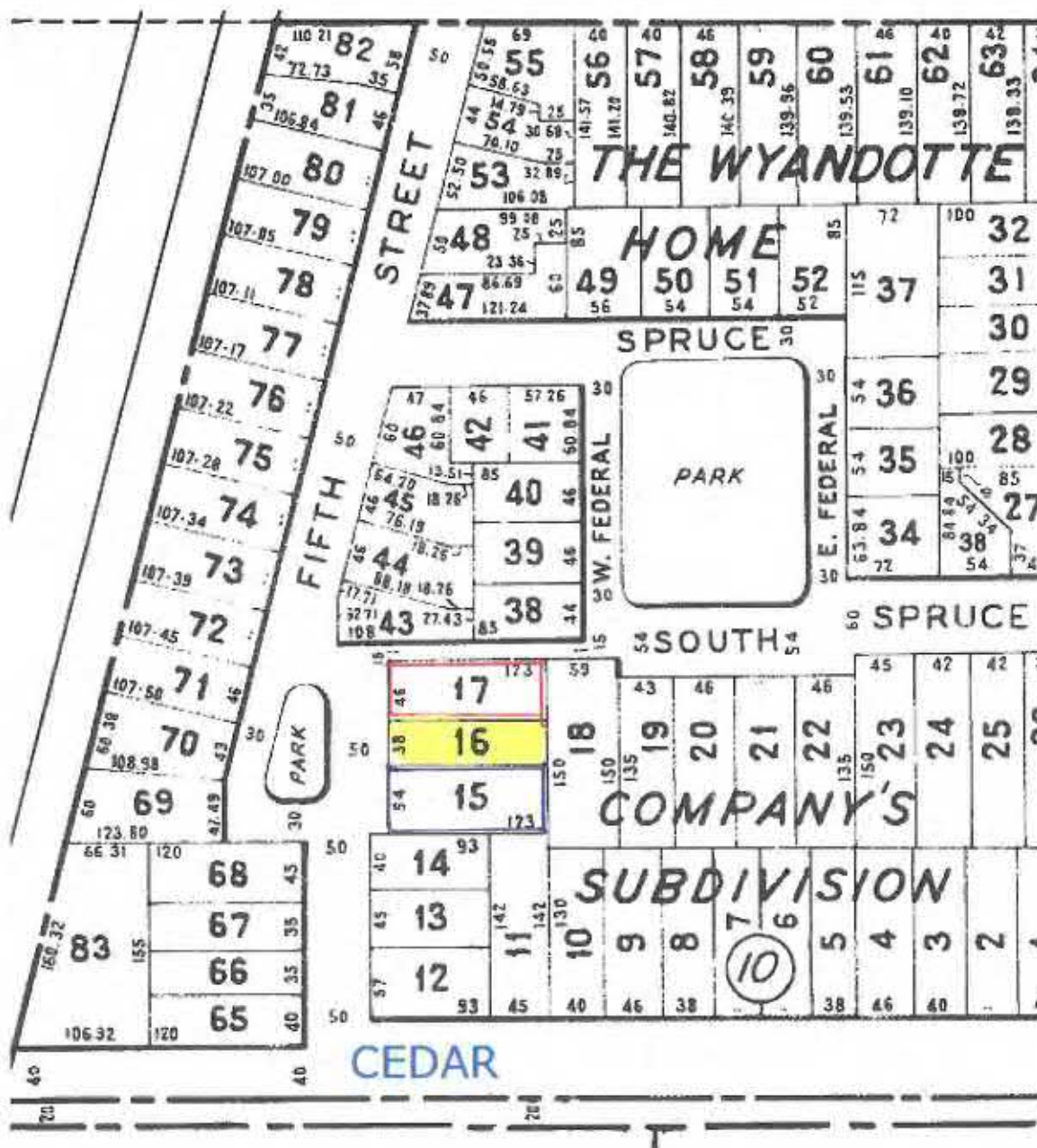
Address _____

Dated: _____ Phone _____

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



2121 5th Street - LOT 15 THE WYANDOTTE HOME COMPANY'S SUB T3S R11E L39 P57 WCR
 Lot Size: 54' x 123'

2111 5th STREET - LOT 16 THE WYANDOTTE HOME COMPANY'S SUB T3S R11E L39 P57 WCR
 Lot Size: 38' x 123'

2103 5th Street - LOT 17 THE WYANDOTTE HOME COMPANY'S SUB T3S R11E L39 P57 WCR
 Lot Size: 46' x 123'



57 012 10 0016 000

2111 5TH

PHOTO 07-02-14

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 2111 5th Street in the amount of \$22,000.00 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.

BE IT FURTHER 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: October 29, 2018

AGENDA ITEM # 10

ITEM: Purchase Two (2) 2019 F-150 Pickup

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: For the 2019 Fiscal Year funds have been allocated for the purchase of two (2) new pickup trucks for the Department of Public Service. The City will be replacing a 2001 Pickup Vehicle No. #3 and a 2000 Pickup Vehicle No. #7.

Gorno Ford has the State of Michigan contract for selling vehicles to municipalities and provided a price quote of \$21,570.00 for each vehicle.

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to provide the finest services and quality of life.

ACTION REQUESTED: Adopt a resolution concurring with the City Engineer to purchase a two (2) 2019 Ford F-150 Pickup Trucks from Gorno Ford.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-448-850-530

IMPLEMENTATION PLAN: Order will be placed with Gorno Ford

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: Approved as to form. W. Look

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: Price Quote from Gorno Ford

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and City Council that Council concurs with the recommendation of the City Engineer to purchase two (2) 2019 Ford F-150 Pickup Trucks through State of Michigan Contract from Gomo Ford in the amount of \$43,140.00 from account no. 101-448-850-530.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Replace Trucks

VPS-3 - 2001

VPS-7 - 2000

101-448-850-530

• GORNO FORD
22025 ALLEN ROAD
Woodhaven Mi
Bus: 734-671-4017
Fax: 734-671-4375

CITY OF WYANDOTTE

ATT: DAVE ROTHERMAL

10-10-

18

DEPT OF PUBLIC WORKS

WYANDOTTE, MI

BUS: 734-324-4587

dlrothermol@wyan.org

2019 FORD F-150 XL 4X2 REGULAR CAB PICKUP W/8' BED MI CONTRACT#

071B7700181

MIDEAL SPEC# LDT-0082A

141" WHEELBASE

WHITE

INTERIOR COLOR STEEL GRAY VINYL 40/20/40

3.3L V6

3.55 REGULAR AXLE

245/70R-17 A/S BSW AS 17

CONTRACT PRICE FOR F-150 \$ 20,135 .00

ADDDITIONAL EQUIPMENT

3.55 ELOCK REAR AXLE \$

470.00

CLASS IV HITCH \$

95.00

TAILGATE STEP \$

375.00

SPRAY IN BEDLINER \$

495.00

TOTAL FOR F-150 AND ADDITIONAL EQUIPMENT DELIVERED \$ 21,570.00

X 2 UNITS DELIVERED TO WYANDOTTE \$ 43,140.00

Replace Trucks

VPS- 3- 2001

VPS- 7- 2000

101-448-850-530

• GORNO FORD
22025 ALLEN ROAD
Woodhaven Mi
Bus: 734-671-4017
Fax: 734-671-4375

CITY OF WYANDOTTE

ATT: DAVE ROTHERMAL

10-10-

18

DEPT OF PUBLIC WORKS

WYANDOTTE, MI

BUS: 734-324-4587

dlrothermol@wyan.org

2019 FORD F-150 XL 4X2 REGULAR CAB PICKUP W/8' BED MI CONTRACT#

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MIDEAL SPEC# LDT-0082A

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CLASS IV HITCH \$

95.00

TAILGATE STEP \$

375.00

SPRAY IN BEDLINER \$

495.00

TOTAL FOR F-150 AND ADDITIONAL EQUIPMENT DELIVERED \$ 21,570.00

X 2 UNITS DELIVERED TO WYANDOTTE \$ 43,140.00

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and City Council that Council concurs with the recommendation of the City Engineer to purchase two (2) 2019 Ford F-150 Pickup Trucks through State of Michigan Contract from Gorno Ford in the amount of \$43,140.00 from account no. 101-448-850-530.

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: October 29, 2018

AGENDA ITEM # 11

ITEM: Zoning Ordinance Amendment – Article II Section 201 Specific Terms and Article XXIV – General Provisions, Section 2403 Parking Requirements.

PRESENTER: Stan Pasko, Chairperson Planning Commission *Stan Pasko*

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: At the September 24, 2018, Council meeting, your Honorable Body referred amendments of the City's Zoning Ordinance regarding Article II - Section 201 Specific Terms and Article XXIV – General Provisions, Section 2403 Parking Requirements pertaining to Mid-Rise and High-Rise Condominium(s) or Apartment(s) in and out of the Central Business District (CBD) to the Planning Commission for the required public hearing. The hearing was held on October 18, 2018. The Planning Commission recommends that the suggested changes to the City's Zoning Ordinance be approved as submitted. See attached Minutes.

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to promoting the finest in design, amenities and associated infrastructure improvements in all new developments and establishing a unique historic, cultural and visual identity for Wyandotte as a destination city within the region

ACTION REQUESTED: Adopt a resolution receiving and placing the communication on file and setting first reading of the ordinance.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Adopt Resolution and update Zoning Ordinance

COMMISSION RECOMMENDATION: Approved by the Planning Commission October 18, 2018.

CITY ADMINISTRATOR'S RECOMMENDATION: *Shuydal*

LEGAL COUNSEL'S RECOMMENDATION: Ordinance prepared by City Attorney

MAYOR'S RECOMMENDATION: *John P.*

LIST OF ATTACHMENTS: Council Resolution dated September 24, 2018; Minutes from Planning Commission meeting on October 18, 2018.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: October 29, 2018

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the Planning Commission dated October 29, 2018, is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that said 1st reading be held at tonight's meeting.

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
PLANNING COMMISSION
Minutes of the Thursday, October 18, 2018, Meeting
MINUTES AS RECORDED

The meeting was called to order by Vice-Chairperson Lupo at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Benson, Lupo, Mayhew, Parker, Rutkowski

COMMISSIONERS EXCUSED: Duran, Pasko, Sarnacki

ALSO PRESENT: Ben Tallerico, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON supported by Commissioner Parker, to approve the minutes of the regular Meeting of August 16, 2018, (September 20, 2018 meeting canceled)
MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review of the landscape plan and parking lot layout for the extension of Parking Lot #11 located on Oak Street between 1st Street and 2nd Street, Wyandotte, Michigan as submitted by Engineering Department.

MOTION BY COMMISSIONER PARKER, Supported by Commissioner Mayhew, that the site plan for the proposed Lot #11 parking lot extension, Wyandotte as submitted by Engineering Department is hereby APPROVED by the Planning Commission.

YEAS: ADAMCZYK, BENSON, LUPO, MAYHEW, PARKER, RUTKOWSKI

NAYS: NONE ABSENT: DURAN, PASKO, SARNACKI

MOTION PASSED

2. **PUBLIC HEARING** to hear comments regarding changes to ARTICLE II – Definitions, Section 201 Specific Terms and Article XXIV General Provisions, Section 2403 Parking Requirements of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker, that the Planning Commission concurs with the recommendation of the additional and amended terms and the parking provisions regarding high rise condominium(s) or apartment(s) to the City of Wyandotte Zoning Ordinance entitled Article II – Definitions and Article XXIV General Provisions as presented.

YEAS: ADAMCZYK, BENSON, LUPO, MAYHEW, PARKER, RUTKOWSKI

NAYS: NONE ABSENT: DURAN, PASKO, SARNACKI

MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed training that is available to the commissioners and indicated that he would talk to the City Administration on scheduling a date and time.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to: Pay Beckett & Raeder for Planning Consultant fee for September and October 2018 in the amount of \$1,400

YEAS: ADAMCZYK, BENSON, LUPO, MAYHEW, PARKER, RUTKOWSKI

NAYS: NONE ABSENT: DURAN, PASKO, SARNACKI

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Benson to adjourn the meeting at 7:05 PM.

PUBLIC HEARING to hear comments regarding changes to ARTICLE II – Definitions and Article XXIV General Provisions of the City of Wyandotte Zoning Ordinance.

Vice-Chairperson Lupo opened the public hearing and asked if there was anyone present who wished to speak regarding this hearing.

Commissioner Benson asked if there were multiple uses in a high rise how would the parking be calculated.

Mr. Tallerico indicated that each use in the building would have their own parking requirements that would have to be met. (i.e. So many for residential use and so many for commercial use.)

There being no further discussion, the hearing was closed.

No communication(s) were received.

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2018-414**

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

UNDER THE DATE OF: September 24, 2018

MOVED BY: Councilperson Maiani

SUPPORTED BY: Councilperson Schultz

BE IT RESOLVED that the communication from the City Engineer regarding changes to the City's Zoning Ordinance regarding mid-rise and high-rise condominiums or apartments is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the proposed changes to the Zoning Ordinance as recommend by the City Engineer are referred to the Planning Commission to hold the required public hearing.

Motion unanimously carried.

ABSENT: Councilperson Calvin

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on September 24, 2018 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE:

AGENDA ITEM # _____

ITEM: Zoning Ordinance Change for Mid Rise and High Rise Residential Uses

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Currently, there are two (2) proposed re-developments within the Central Business District (CBD) that would be mid-rise or high-rise condominiums or apartments. Both re-developments are constrained with their design decisions because of the City's current Zoning Ordinance regarding required parking for multiple family residential uses.

The CBD by its nature requires no parking except for the following uses as stated in Section 2403.P:
CBD Parking

1. Within the Central Business District (CBD) zoning district, as shown on the City of Wyandotte zoning map, all uses except for those listed below are exempt from the off-street parking requirements contained in subsection 2403.R.
 - (a) Residential uses.
 - (b) Funeral homes/mortuary establishments.
 - (c) Hotels and motels with thirty-four (34) or more rooms.
 - (d) Hospitals.
 - (e) Clinic.
 - (f) Private Clubs.

The Zoning Ordinance's reason for this exemption is to provide for a dense compact city environment. The City also provides public parking to accommodate this reduction or elimination of required parking. Unfortunately, the current ordinance does not provide for reductions of mid-rise and high-rise developments as the closest required description is multiple families. See attached existing Section 2403.R.1.b of the Zoning Ordinance. In fact, the Ordinance currently does not define mid-rise or high-rise.

Therefore, to provide for this lack of description for mid-rise and high-rise buildings and encourage this type of re-development in our CBD, I recommend the proposed attached changes be made to the Zoning Ordinance.

The proposed ordinance changes should be forwarded to the Planning Commission for the required public hearing.

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

ACTION REQUESTED: Approve the proposed Zoning Ordinance changes and refer to the Planning Commission to hold the required public hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Refer to the Planning Commission for public hearing and response back to City Council for adoption.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Current Zoning Ordinance Section 2403.R.1 and proposed Zoning Ordinance Change

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date:

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and City Council that the communication from the City Engineer regarding changes to the City's Zoning Ordinance regarding mid-rise and high-rise condominiums or apartments is hereby received and placed on file; AND

BE IT FURTHER RESOVLED that the proposed changes to the Zoning Ordinance as recommend by the City Engineer are referred to the Planning Commission to hold the required public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

Current Ordinance

R. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

	Use	Minimum Number of Parking Spaces Per Unit of Measure
1.	Residential Uses	
a.	One- and two-family	One (1) for each dwelling unit.
b.	Multiple-family	One and one-half (1½) parking spaces for each dwelling unit of one (1) bedroom; two (2) parking spaces for each dwelling unit of two (2) bedrooms; two and one-half (2½) parking spaces for each dwelling unit of three (3) or more bedrooms. Plus one (1) additional parking space for every eight (8) units for guest parking.
c.	Housing for the elderly	One (1) for each three (3) dwelling units and one (1) for each employee in the largest working shift. Should units revert to general occupancy, the standards of paragraph b above shall apply.
d.	Bed and breakfast or rooming houses	One (1) for the owner or resident manager and one (1) for each guest room.
2.	Office uses	
a.	Financial institutions (banks, savings and loan offices, credit unions)	One (1) for each two hundred (200) sq. ft. of usable floor space plus four (4) waiting spaces for each drive-through window.
b.	Business offices or professional offices except as indicated in the following paragraph c.	One (1) for each three hundred (300) sq. ft. of usable floor area.

Current requirements

AN ORDINANCE ENTITLED
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE
ZONING ORDINANCE TO AMEND
CERTAIN PORTIONS OF
ARTICLE II – DEFINITIONS AND ARTICLE XXIV – GENERAL PROVISIONS

CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN ORDAINS:

Section 1. Purpose and Intent

It is determined necessary for the health, safety and welfare of the City to adopt this article regulating the definitions and the parking requirements for mid-rise or high-rise condominiums or apartments.

Section 2. Amendment to Article II Definitions, Section 201 Specific Terms by adding the following definitions:

HIGH RISE CONDOMINIUM(S) OR APARTMENT(S)

Building that is over eight stories that are used exclusively as dwelling units.

MID RISE CONDOMINIUM(S) OR APARTMENT(S)

Four to eight story building that are used exclusively as dwelling units.

Section 3. Amendment to Article II Definitions, Section 201 Specific Terms by amending the following definition:

Dwelling units. A building, or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities which may include studio apartments or condominiums.

Section 4. Amendment to Article XXIV General Provisions, Section 2403 Parking Requirements by adding the following parking requirements for mid-rise or high-rise condominiums or apartments in CBD and outside the CBD:

2403.R.1.e: Mid- Rise, High Rise
Condominiums or Apartments in CBD

One (1) parking space for each dwelling unit of one bedroom, one and one-quarter (1¼) parking spaces for each dwelling unit of two (2) bedrooms or more bedrooms. Plus one (1) additional parking space for every eight (8) dwelling units for guest parking.

2403.R.1.f:Mid –Rise, High Rise
Condominiums or Apartments NOT in CBD

One and one quarter (1¼) parking space for each dwelling unit of one (1) bedroom, two (2) parking spaces for each dwelling unit of two (2) bedrooms or more bedrooms. Plus one (1) additional parking space for every eight (8) dwelling units for guest parking.

Section 5. Reservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 6. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 7. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 8. Effective

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days from the date after adoption or seven (7) days after publication, whichever is later. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

YEAS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

ABSENT _____

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 20____.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, _____ day of _____, 200____.

Lawrence S. Stec, City Clerk

Joseph R. Peterson, Mayor

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the first reading of Ordinance Amendment #1467 regarding Parking Requirements pertaining to Mid-Rise and High-Rise Condominium(s) or Apartment(s) in and out of the Central Business District (CBD) will be held at the October 29, 2018 meeting of the City Council.

BE IT FURTHER RESOLVED that the final reading is scheduled for November 12, 2018.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson _____

SUPPORTED by Councilperson _____

YEAS

COUNCIL

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

NAYS

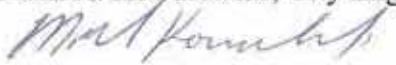
CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 29, 2018

AGENDA ITEM # 12

ITEM: 1213 Grove Street, Wyandotte, Michigan

PRESENTER: Mark A. Kowalewski, City Engineer



INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City purchased the property at 1213 Grove Street, the former Detroit Tubular Rivet Site, for non-payment of the taxes. On March 5, 2018, City Council approved acceptance of a Subgrant of \$100,000 from the Downriver Community Conference Brownfield Consortium (DCCBD) Brownfield Revolving Loan Fund (RLF). This grant will complete the environmental activities (asbestos abatement and hazardous/regulated materials removal) including decontamination of building interior surfaces.

A requirement of the Grant is to involve citizens, local officials and organizations in the decision-making process regarding the environmental response activities. The Environmental Consultant's, TTL Associates, Inc., has prepared the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan. These documents are required to be available for a 30-day public comment period with a public hearing to be held within that time.

Therefore, the attached Resolution will schedule a Public Hearing on November 19, 2018, before your Honorable Body. Further, the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan will be available for viewing in the Engineering and Building Department from November 7 to December 7, 2018. Any comments are due to the Engineering and Building Department by 5:00 p.m. December 7, 2018.

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan.

ACTION REQUESTED: Scheduled a public hearing on November 19, 2018. Place required documentation file in Engineering and Building Department for Public viewing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Hold the Public Hearing and 30-day Public Comment Period

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION: [Approved as to form. W. Look](#)

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: Community Relations Plan; Resolution dated March 5, 2018, Grant Acceptance

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and Council that the communication from the City Engineer regarding the environmental response activities at 1213 Grove, Wyandotte, former Detroit Tubular Rivet Site, is hereby received and placed on file; AND

BE IT RESOLVED that a 30-day comment period will be held from November 7, to December 7, 2018, regarding the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan for the environmental response activities at 1213 Grove Street, Wyandotte and that the CRP will be available for viewing in the Engineering and Building Department from 8:00 a.m. to 5:00 p.m.; AND

BE IT FURTHER RESOLVED that a Public Hearing will be held on November 19, 2018, before your Honorable Body to hear comments regarding the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan for the environmental response activities at 1213 Grove Street, Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman
Calvin
DeSana
Maiani
Sabuda
Schultz

DRAFT



**Community Relations Plan
U.S. EPA Brownfield Cleanup Revolving Loan Fund (RLF)
Former Detroit Tubular Rivet
1213 Grove Street
Wyandotte, Michigan**

I. Overview

The purpose of this Community Relations Plan (the "CRP") is to outline how the City of Wyandotte ("the City") will involve affected citizens, local officials and organizations, in the decision-making process regarding environmental response activities (asbestos abatement and hazardous/regulated materials removal), and decontamination of building interior surfaces at the former Detroit Tubular Rivet (DTR) facility, to prepare the site for redevelopment (the "Project"). The Project Site is located at 1213 Grove Street, in Wyandotte, Michigan (the "Project Site"). The City acquired the site through tax reversion following DTR's bankruptcy in 2010. The site has been vacant since 2011.

The City is primarily responsible for implementing the CRP with respect to the Project's environmental activities. Active residents and institutions in the community are essential resources for the success of the CRP because they are key stakeholders. The City perceives these citizens and organizations as key points of contact and communication. The success of the environmental remediation activities and subsequent redevelopment of the Project Site relies on informed citizen involvement in each step of the environmental response process.

Environmental cleanup activities at the Project Site will be funded, in part, through a U.S. Environmental Protection Agency (U.S. EPA) Brownfield Revolving Loan Fund (RLF) Grant awarded to the Downriver Community Conference Brownfield Consortium (DCCBC). The DCCBC serves as the lead agency overseeing the RLF program. The current owner of the Project Site, the City, will receive a sub-grant (up to \$100,000) from the DCCBC's RLF grant to partially fund the environmental response activities at the Project Site.

The DCCBC has affirmed the eligibility of the City to receive the sub-grant for the removal of asbestos-containing building materials (ACMs) and hazardous/regulated materials within the site building, and the decontamination of building interior surfaces, as part of the City's efforts to prepare the site so that it can be marketed for sale to a private developer for renovation and light industrial use. The U.S. EPA has affirmed the eligibility determination for the use of RLF funds for this project.

DRAFT

II. Spokesperson and Information Repository

The spokesperson for this project is Mr. Mark Kowalewski, City Engineer, who may be contacted as noted below:

Mr. Mark Kowalewski
City of Wyandotte
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192
Telephone: 734-324-4554
E-mail: mkowalewski@wyandottemi.org

For the convenience of the public, a local public information repository for the Project Site is located at this address. The repository will include the administrative record, a copy of the project Decision Memorandum (when completed), the Analysis of Brownfield Cleanup Alternatives (ABCA), and other project documents and information relevant to the proposed environmental response actions. Questions or comments about the project can be submitted to Mr. Kowalewski.

III. Site Description and History

Site Description

The site is approximately 3.6 acres in area and consists of two parcels located at 1213 Grove Street, Wyandotte, Wayne County, Michigan (located in the southwest quarter of Section 32, Township 3 South, Range 11 East). Access to the site is via Grove Street (northern boundary) and 13th Street (western boundary). The site is located in a fully developed area with a mixture of residential and commercial properties.

The site currently contains a vacant, approximately 53,000 square foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. The site building includes a former plating area with pits and trenches, an abandoned wastewater treatment plant (WWTP), and two 1,750-gallon aboveground storage tanks (ASTs) that had been used to store oil. Surface-level parking, two truck loading docks, and landscaped areas occupy the remainder of the site.

See Attachment A for a Project Site location map and a Project Site sketch. Attachment B provides a copy of a legal description of the Project Site.

Site History

From at least 1937 to 1940, the southwestern portion of the site was occupied by a residence; the remainder of the site was unimproved. The site was vacant of structures from the late 1940s until the development of the current light industrial/manufacturing building in 1963, with several subsequent building additions. DTR occupied the site from 1963 until filing for bankruptcy in December 2010 and ceasing site operations in August 2011. DTR manufactured bolts, nuts,

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rivets and other small parts, and provided electroplating services at the site. The site building has been vacant since August 2011.

In January 2012, the Michigan Department of Environmental Quality (MDEQ) identified that the site was abandoned, with signs of trespassing, and requested assistance from the U.S. EPA to address the environmental hazards identified at the site. U.S. EPA inspected the site, found 300 drums, totes and small containers within the site building and conducted waste sampling and characterization activities. Hazardous substances, including cyanide, acids and methylene chloride, were identified in the containers. U.S. EPA concluded that the site posed an "imminent and substantial threat to human health and the environment" and initiated Time-Critical Removal Actions. The U.S. EPA removal actions, conducted in May/June 2012, included the segregation, sampling and off-site disposal of the drums and containers of waste, vacuuming and cleaning the plating trenches located in the southwest portion of the building, and the dismantling and off-site disposal of the overhead ventilation system, which had been caked with caustic residue.

U.S. EPA's cleanup activities focused on the removal of imminent hazards posed by the drums/containers of abandoned materials in the building, and did not include a comprehensive cleanup of the site. Therefore, residual impacts remain within and around the building, including: the secondary containment area around two 1,750-gallon oil ASTs in the southeastern portion of the building; the southwestern portion of the building where plating operations have impacted the floor, pits, trenches, painted structural steel and ceiling; the abandoned WWTP in the south-central portion of the facility; and oily sludge and oil-stained concrete in areas where equipment was formerly located.

Site Contamination

Several environmental investigations have been conducted at the site since 2012, including Phase I and Phase II Environmental Site Assessments (ESAs), a National Emissions Standards for Hazardous Air Pollutants (NESHAP) Asbestos Survey, a Limited Lead-Based Paint (LBP) Survey, and a Limited Hazardous Materials (HAZMAT) Survey. These assessments/surveys were performed to identify potential environmental concerns in anticipation of sale and redevelopment of the site.

The Phase I ESA of the site was completed in July 2012 by TTL for U.S. EPA, and identified recognized environmental conditions (RECs) in connection with the site, summarized as follows:

TTL interviewed Mr. Jerry Keast, President of DTR, to obtain information regarding the site. Mr. Keast indicated that the eastern portion of the site building had been used by DTR for storage of steel coils, dumpsters of metal shavings generated from cold heading operations, new oils, and used cutting oils for later recycling. According to Mr. Keast, new oils used for cold heading machinery were shipped to the site and stored in large totes, and used oils were stored in two 1,750-gallon ASTs prior to transportation off-site for recycling. He indicated that the southwestern corner area of the building was used as a maintenance shop/storage area and the northern portion of the building had offices. The central portion of the site building was occupied by a WWTP that had been associated with the former plating operations in the western portion of the site building.

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The WWTP was connected to the municipal sanitary sewerage system. Mr. Keast said that concrete pits and a trench were used to contain overflow of solvents, plating chemicals and water from the plating lines. He indicated that the concrete pits and trench were not connected to drainage systems, and were pumped out periodically by a contracted waste hauler, as needed. The use of the site for light industrial manufacturing operations from 1963 to 2011, including significant hazardous substance storage and use, plating operations, and solvent degreasing operations was considered a REC in connection with the site.

Six concrete pits and one trench associated with the former plating line were observed in the western portion of the site building. A grated pit area is located north of the WWTP area, near the former plating line. The grated pit area was likely a storage area for liquid waste from the plating line. Some cracking and staining in the concrete flooring was observed in the plating line area. Based on the long history of use, the waste that flowed through the system, and the uncertain structural integrity of the system, the pits and trench associated with the plating operations were considered to be a REC in connection with the site.

In January 2013, TTL completed a Phase II ESA of the site to assess the identified RECs, using DCCBC U.S. EPA Site Assessment Grant funds, for the City and a prospective purchaser (who did not purchase the site). The Phase II ESA identified low levels of contaminants in soil beneath the building slab, below the applicable Michigan Part 201 residential criteria. Impacted soils were identified in the unpaved area east of the site building, where hazardous substance/petroleum storage and handling is likely to have been conducted. Soil in this area contained arsenic and lead in excess of the Part 201 residential direct contact criteria. Based on the Phase II ESA field observations and analytical results, it appeared that there were minor impacts beneath the site building that may be attributed to the former DTR operations; however, no evidence of impacts in excess of the applicable Part 201 criteria was identified beneath the building. Elevated metals concentrations in soil outside the southeastern portion of the building may be attributed to material or waste handling in this area by DTR; however, did not exceed the applicable Part 201 non-residential criteria.

In August 2017, TTL completed an Asbestos, Limited LBP, and HAZMAT Survey of the site, funded by the DCCBC's 2015 U.S. EPA Site Assessment Grant. The Asbestos Survey identified asbestos-containing black mastic associated with various floor tiles and sheet flooring, although the associated floor tiles and sheet flooring were not identified as asbestos-containing. In addition, the following materials were assumed to be asbestos-containing: roofing materials, laboratory sink insulation, and two fire-rated doors. The Limited LBP Inspection identified non-intact LBP on two doors and floor striping. The HAZMAT Survey identified fluorescent light bulbs, mercury light bulbs, lighting ballasts, air conditioners, emergency lights, miscellaneous cleaners and paints, two 1,750-gallon oil ASTs (possible residues), and the abandoned WWTP (possible residues).

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Site Remedial Actions

U.S. EPA's 2012 Time-Critical Removal Actions focused on the removal of imminent hazards posed by the abandoned drums, totes and containers in the building, but did not include a comprehensive cleanup of the site. ACM, hazardous/regulated materials, and contaminated interior surfaces remain within the site building, which are impediments to Project Site redevelopment and reuse. The City intends to use the RLF sub-grant to remove hazardous materials and environmental contamination from the site building to encourage investment and redevelopment. The City proposes to perform the following response activities:

Abatement/removal of approximately 2,725 square feet of identified asbestos-containing mastics associated with non-ACM floor tiles and sheet flooring, located primarily in the northwestern, office area of the site building.

Cleaning and removal of the two abandoned 1,750-gallon oil ASTs that have been emptied, but not cleaned, and power washing the oily secondary containment that surrounds the ASTs.

Ceiling tile removal, fluorescent lighting fixture and lamp removal, and power washing the structural steel and ceiling in the southwestern portion of the building where the plating operations were located.

Emptying, power washing and backfilling the water-filled pits and trenches in the southwestern, former plating area portion of the building.

Cleaning and removal of the WWTP equipment at the site. The equipment and floor would be cleaned using high-pressure water.

Removal/disposal of debris in the southeastern portion of the building, including empty drums, trash and miscellaneous items.

Power washing/cleaning small areas of oily sludge and oil-stained concrete where equipment was formerly located.

These activities will be conducted in accordance with U.S. EPA and Michigan Department of Environmental Quality (MDEQ) requirements. Approximately \$100,000 from the DCCBC RLF Grant will be applied to this project.

Investment for Redevelopment

Excluding environmental cleanup costs that would be completed using the DCCBC RLF Subgrant, it is estimated that approximately \$750,000 in repairs, including a new roof, would be completed by a future developer as part of the building renovation. Specific redevelopment plans and cost estimates are not available at this time; however, the planned removal of the asbestos and other hazardous materials from the building and decontamination of building surfaces would help make the planned Project Site redevelopment economically feasible. It is

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anticipated that the redevelopment of the site will result in the creation of an estimated 50-75 jobs, and will encourage future redevelopment in the area. It is estimated that future taxes generated at the site after the redevelopment project is completed will be between \$36,000 to \$55,000 annually.

IV. Nature of Threat to Public Health and Environment

The interior of the vacant site building contains ACMs, remnant hazardous/regulated materials from DTR operations, and contaminated surfaces. These materials and conditions, if not removed and/or mitigated, pose a potential threat to human health and/or the environment, particularly during the planned pre-renovation and renovation of the building. Environmental response activities are necessary to mitigate the threat to human health posed by these materials and conditions to prepare the site for redevelopment. Air monitoring will be performed during and after asbestos abatement activities, including third party sampling, to ensure protection of worker and public safety. Impacted water removed from the pits and rinsate generated during building decontamination activities will be properly disposed of at licensed facilities. Contaminated and/or hazardous equipment removed from the building will also be decontaminated and/or properly disposed of off-site, as applicable.

V. Community Profile

The City of Wyandotte is located in Southeastern Wayne County and encompasses an area of approximately seven square miles. The City was founded in 1854 and is often referred to as a Downriver community. The City is a member of the DCC and the DCCBC. The City has been home to heavy industry for nearly a century. The decline in industrial activity in the area has left increased unemployment, a decline in municipal populations, plant closures, and a tax revenue shortfall for both state and municipal governments. The Downriver communities have a legacy of disadvantaged and contaminated areas, often in close proximity to old industrial sites.

The City of Wyandotte's population declined from approximately 41,061 in 1960 to 24,977 in 2017, a decline of approximately 39%. Wyandotte's population decline during that period was among the highest of all 89 Metro Detroit suburban communities. While the population has declined, the poverty rate has increased. According to Housing and Urban Development (HUD), the poverty rate in Wyandotte was 6.4% in 1969 and peaked at 12.1% in 1993. According to the U.S. Census Bureau, the poverty rate improved to 10.4% by 2017.

The financial shortfall of the Downriver communities has limited their ability to respond to deterioration in their communities. This RLF subgrant will be of great assistance in helping the City reuse a brownfield property and the existing infrastructure to help promote a vibrant future, including the anticipated creation of numerous jobs.

VI. Chronology of Community Involvement

Community involvement has been an on-going element of the Project Site redevelopment. The DCCBC has proven to be an effective manager of the U.S. EPA Brownfield RLF to stimulate and assist brownfield redevelopment in southeast Michigan. The DCCBC operates in

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cooperation with participating communities to be either a primary provider or supplemental provider of brownfield redevelopment tools. The DCCBC and member communities have been leaders in community brownfield redevelopment in the State of Michigan, and will continue to: demonstrate their commitment to brownfields and environmental cleanups; work cooperatively on projects of importance; assist in providing needed cleanup funds; be committed to making loans and creative leveraging of U.S. EPA financial assistance with public-private partnerships and in-kind services; and have clear plans for sustaining the environmental protection and related economic development activities initiated through the RLF program.

Each DCCBC municipality has formed a Brownfield Redevelopment Authority (BRA) and has developed their own Brownfield Redevelopment program to fit their municipality's master plan. The City of Wyandotte established a BRA in 1997. The BRA's purpose is to assist with redeveloping industrial and commercial properties that are abandoned, obsolete, blighted and/or have environmental issues to resolve, by utilizing brownfield tax increment financing, State or Federal grants, State tax credits, and other available resources. In addition, the City is an active member of the DCC and DCCBC and provides regular updates about DCC and DCCBC activities that affect the community through its BRA to its citizens. The City will abide by the terms of the RLF subgrant documents, thereby ensuring that the requirements of the funding program will be met.

The City conducted the following activities to inform and seek input from the public regarding the proposed environmental response activities to facilitate site redevelopment:

Established a Public Repository in the City of Wyandotte Engineering Department, located at 3200 Biddle Avenue, Wyandotte, Michigan, by November 7, 2018, at the beginning of the 30-Day Public Comment Period. The Analysis of Brownfield Cleanup Alternatives (ABCA), administrative record and other project documents were placed in the public repository and made available for public review through December 7, 2018; the end of the Public Comment Period.

Published a Public Notice in The News-Herald on November 7, 2018, regarding the proposed environmental response activities at the Project Site. The public notice identified the location and availability of the project documents in the Public Repository, sought public comment on the project, and advertised the date, time and location of the Public Hearing. Attachment C provides a copy of the Public Notice.

Conducted a Public Hearing during the 30-Day Public Comment on November 19, 2018, at the City of Wyandotte Engineering Department, located at 3200 Biddle Avenue, Wyandotte, Michigan, at 7 pm. The intent of the Public Hearing was to seek relevant public comment on the proposed environmental response activities (asbestos abatement, removal of hazardous/regulated materials and other hazards, and decontamination of building interior surfaces) for the Project Site.

The City believes community involvement is an important component of any successful brownfields project and will continue to reach out to its citizens for their comments as the project moves forward.

VII. Key Community Concerns

Numerous hazardous substances related to brownfields are present in the City of Wyandotte. These contaminated sites pose a serious obstacle to a clean and healthy environment, vigorous economic conditions, and an improved quality of life for the community. Brownfield sites can have the effect of discouraging development and encouraging development of green fields outside this urban core area. As new, non-polluting uses are placed on old, contaminated properties, existing residents are protected and find their communities enhanced and new residents are attracted bringing new life and economic activity.

The project site has not been used since Detroit Tubular Rivet declared bankruptcy and vacated the property in 2011. The U.S. EPA's removal actions and the City's installation of security fencing have stabilized the site, but the unoccupied building continues to deteriorate (including the roof, which needs replacement), and contributes to the level of blight in the neighborhood and poverty in the City. The proposed asbestos abatement, hazardous material removal, and building decontamination and the subsequent property redevelopment will ensure that the building does not further deteriorate and exacerbate the potential safety concerns at the site, and further the City's vision for having the area become revitalized, while adding new jobs to the area.

VIII. Continued Community Involvement

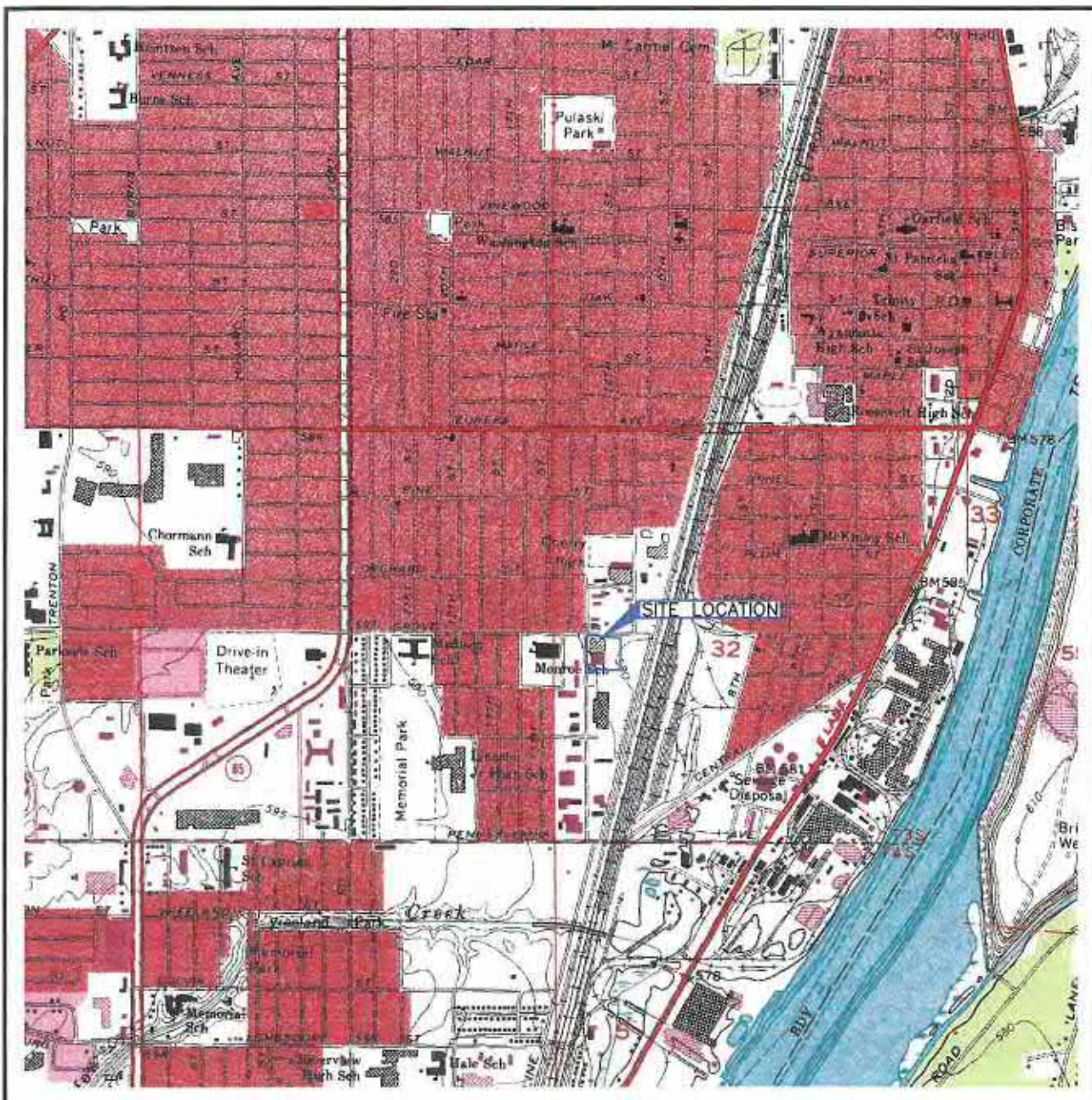
The City is committed to maintaining community involvement in the planned site cleanup and redevelopment process. Community involvement activities will include public hearings and public meetings held by the City, approval of key environmental and redevelopment actions in public meetings, and maintenance of the public repository of key documents.

Opportunities for continued public participation in decisions concerning environmental response activities at the site will be provided in partnership with both the City and the DCCBC. In accordance with the U.S. EPA RLF program, the City and the DCCBC will engage the public through public notice, public hearing, and informational activities, and will continue to provide information regarding the project to the community. The document repository will be maintained and updated throughout the RLF-funded environmental response phase of the site redevelopment project.

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ATTACHMENT A

FIGURES



REFERENCE
 USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
 WYANDOTTE, MICHIGAN
 DATED 1967, PHOTOREVISED 1981
 SCALE 1 : 24000



FIGURE 1.0
SITE LOCATION MAP
 BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
 FORMER DETROIT TUBULAR RIVET FACILITY
 1213 GROVE STREET
 WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

APPROVED

JOB NO. 9158.07

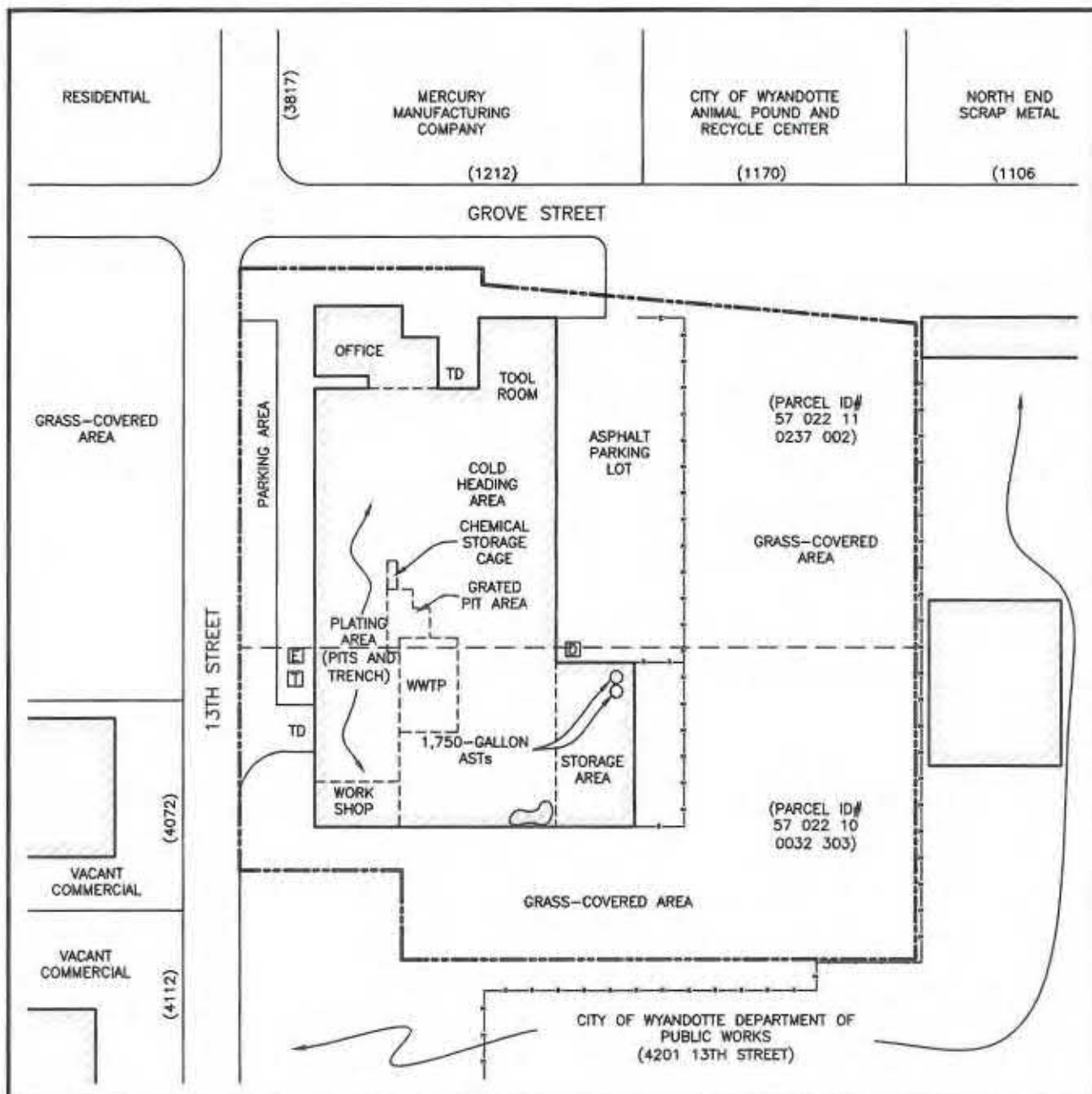
DRAWING NUMBER

915807-01E

TTL
 associates inc
 Environmental, Geotechnical
 Engineering & Surveying

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ATTACHMENT A
FIGURES



LEGEND

- APPROXIMATE SITE BOUNDARY
- - - APPROXIMATE PARCEL BOUNDARY
- PAD MOUNTED TRANSFORMER
- ELECTRICAL EQUIPMENT/METER
- WWTP APPROXIMATE LOCATION OF WASTE WATER TREATMENT PLANT
- CHAIN LINK FENCE
- TD TRUCK LOADING DOCK (XXXX) STREET ADDRESS
- NON-HAZARDOUS DEBRIS DUMPSTER
- APPROXIMATE SCALE - FEET
- 0 100 200

FIGURE 2.0 SITE SKETCH

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

APPROVED

JOB NO. 9158.07

DRAWING NUMBER

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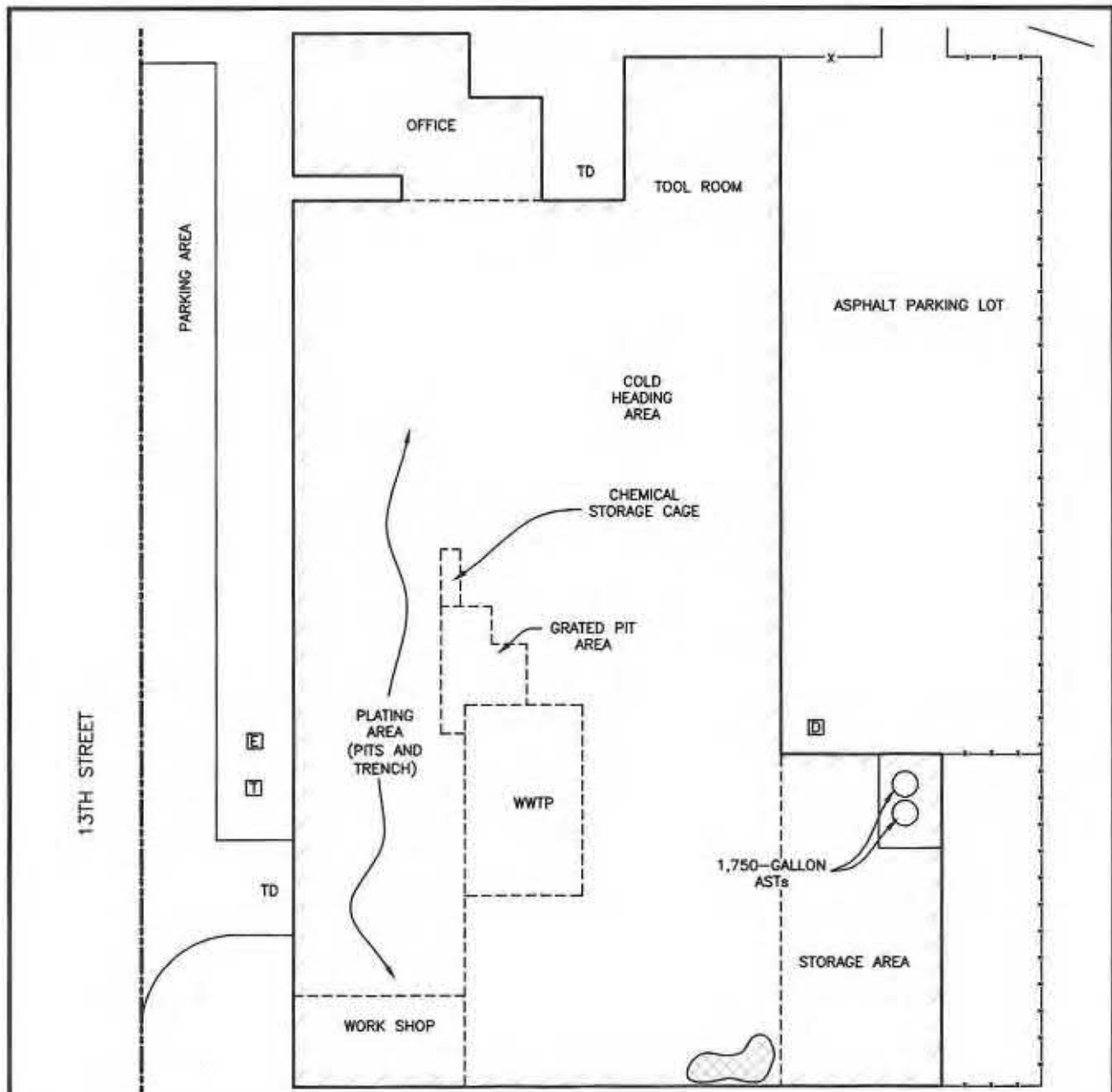


FIGURE 3.0
BUILDING INTERIOR DIAGRAM
 BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
 FORMER DETROIT TUBULAR RIVET FACILITY
 1213 GROVE STREET
 WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

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REVISED

APPROVED

JOB NO. 9158.07

DRAWING NUMBER

915807-03E



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ATTACHMENT B
LEGAL DESCRIPTION OF SITE

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LEGAL DESCRIPTION

BUILDING LEGAL ONLY:

N 17 FT OF LOT 237 ALSO LOTS 238 THRU 246 INCL ALSO VAC ALLEYS ALSO PART OF THE SW 1/4 OF SEC 32 T3S T11E DES AS BEG S 0 DEG 02 MIN 00 SEC W 10.00 FT FROM TH ENE COR OF LOT 246 OF DETROIT RIVER LAND CO'S. SUB NO.1 T3S T11E L37 P. 24 WCR TH S 6 DEG 57 MIN 47 SEC E 278.65 FT TH S 0 DEG 02 MIN 00 SEC W 204.47 FT TH N 89 DEG 07 MIN 40 SEC W 278.30 FT 0 DEG 02 MIN 00 SEC E 215.00 FT TO B DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L37 P24 WCR

VACANT LAND:

PT OF SW 1/4 SEC 32 T3S R11E DESC AS BEG DUE W 664.31FT FROM INTER E AND W LINE OF SEC 32 AND WLY ROW LINE OF DM AND TSL RR TH S0DEG 50M 20S E 43FT TH S86DEG 57M 47S E 278.65FT TH N0DEG 50M 20S W 53.53FT TH DUE W 278.29FT TO POB 0.30 AC

LOT 232 ALSO 18 FT VAC ALLEY--- DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L37 P24 WCR

LOT 231 ALSO 18 FT VAC ALLEY--- DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L37 P24 WCR

LOT 229---DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L 37 P 24 WCR-K-30.50

LOT 228 DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L37 P24 WCR- K- - 130.50

LOT 227---DETROIT RIVER LAND CO'S SUB NO.1 T3S R11E L 37 P 24 WCR-K-30.50

LOT 226---DETROIT RIVER LAND CO'S SUB NO.1 T3S R11E L 37 P 24 WCR-K-30.50

LOT 225 ALSO N 25 FT VAC MARSHALL AVE---DETROIT RIVER LAND CO'S SUB NO.1 T3S R11E L 37 P 24 WCR-K-57.53

VACATED ALLEY 18 FT WIDE ADJ TO LOTS 225 TO 229 INCL---DETROIT RIVER LAND CO'S SUB NO. 1 T3S R11E L 27 P 24 WCR-K-9.74

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ATTACHMENT C
PUBLIC NOTICE

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**NOTICE OF PUBLIC HEARING
And
PUBLIC COMMENT**

NOTICE IS HEREBY GIVEN that the City of Wyandotte will hold a public hearing on November 19, 2018, at 7:00 p.m., in the Wyandotte City Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan to hear comments and arguments in favor of, and objections to proposed environmental response activities (asbestos abatement, removal of hazardous/regulated materials and other hazards, and decontamination of building interior surfaces) for the property located at 1213 Grove Street, Wyandotte, Michigan 48192, the former Detroit Tubular Rivet Facility.

Further, a Public Repository has been established for documents related to the proposed response activities, including the Analysis of Brownfield Alternatives, Community Relations Plan, and Cleanup Work Plan. The repository is located at the Engineering and Building Department at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, MI 48192. The repository will be available for viewing Monday thru Friday, 8:00 a.m. to 5:00 p.m. throughout the 30-Day Public Comment Period, which will extend from November 7 to December 7, 2018.

This notice is for the purpose of giving any interested party the opportunity to participate in decisions concerning environmental response activities at the site. Comments are due to the Engineering and Building Department by 5:00 pm December 7, 2018.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the Engineering and Building Department at 3200 Biddle Avenue, Wyandotte Michigan 48192 Phone (734) 324-4555.

CITY OF WYANDOTTE

By: Mark A. Kowalewski
City Engineer

P.O. #
PUBLISH: November 7, 2018

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**ANALYSIS OF
BROWNFIELD CLEANUP ALTERNATIVES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN**

For

**THE CITY OF WYANDOTTE
3200 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192**

**OCTOBER 4, 2018
TTL PROJECT NO. 9158.07**

By

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BOULEVARD
PLYMOUTH, MICHIGAN 48170
(734) 455-8600
FAX: (734) 455-8608**

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FIGURES

Figure 1.0	Site Location Map (USGS Aerial Map)
Figure 2.0	Site Diagram
Figure 3.0	Building Interior Diagram

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1.0 INTRODUCTION

This Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared by TTL Associates, Inc. (TTL) for the City of Wyandotte ("the City"). The ABCA is a required element for receiving funding from the Brownfield Cleanup Revolving Loan Fund (RLF) Grant awarded to the Downriver Community Conference Brownfield Consortium (DCCBC) by the U.S. Environmental Protection Agency (U.S. EPA).

The DCCBC RLF Grant was awarded for the cleanup of eligible properties in participating Downriver communities. The property for which funding is intended to be used is the former Detroit Tubular Rivet facility located at 1213 Grove Street, Wyandotte, Michigan (site). The City acquired the site through tax reversion following Detroit Tubular Rivet's bankruptcy in 2010. The site has been vacant since 2011. The DCCBC has affirmed the eligibility of the City to receive a sub-grant of up to \$100,000 from their RLF Grant for the removal of asbestos-containing building materials (ACMs) and hazardous/regulated materials within the vacant site building as part of the City's efforts to prepare the site so that it can be marketed for sale to a private developer for renovation and light industrial use. The U.S. EPA has affirmed the eligibility determination for the use of the RLF Grant funds for this project.

The site is approximately 3.6 acres in area and is located on the south side of Grove Street and the east side of 13th Street. The site currently contains a vacant, approximately 53,000 square foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. Surface-level parking, two truck loading docks, and landscaped areas occupy the remainder of the site.

Detroit Tubular Rivet (DTR) manufactured bolts, nuts, rivets and other small parts, and conducted electroplating at the site from 1963 until filing bankruptcy and ceasing site operations in 2011. U.S. EPA conducted Time-Critical Removal Actions in 2012, which included the removal of approximately 300 drums, totes and small containers that had been abandoned on-site following DTR's bankruptcy. However, U.S. EPA did not conduct a comprehensive cleanup of the site. The building contains residually impacted equipment and surfaces, which require removal and/or decontamination prior to renovation, the high cost of which has been a serious impediment to site redevelopment. The City intends to use the RLF sub-grant to prepare the site building for reuse, including asbestos removal, remediation of former plating pits, decontamination/removal of wastewater treatment equipment and aboveground storage tanks, and other remedial activities inside the building.

In preparing the ABCA, the City considered environmental factors, various site characteristics, surrounding properties, land use restrictions, potential future uses, and cleanup goals.

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2.0 BACKGROUND

The following sections provide a description of the site, brief summaries of the site history, environmental investigations conducted at the site, and current site conditions.

2.1 Site Description

The site is approximately 3.6 acres in area, and consists of two parcels, located at 1213 Grove Street, Wyandotte, Wayne County, Michigan (located in the southwest quarter of Section 32, Township 3 South, Range 11 East). Access to the site is via Grove Street (northern boundary) and 13th Street (western boundary). The site is located in a fully developed area with a mixture of residential and commercial properties.

The site currently contains a vacant, approximately 53,000 square foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. The site building includes a former plating area with pits and trenches, an abandoned wastewater treatment plant (WWTP), and two 1,750-gallon aboveground storage tanks (ASTs) that had been used to store oil. Surface-level parking, two truck loading docks, and landscaped areas occupy the remainder of the site.

See Figure 1.0 for a property location map, Figure 2.0 for a sketch of the site and surrounding area, and Figure 3.0 for a sketch of the site building interior.

2.2 Site History

From at least 1937 to 1940, the southwestern portion of the site was occupied by a residence; the remainder of the site was unimproved. The site was vacant of structures from the late 1940s until the development of the current light industrial/manufacturing building in 1963, with several subsequent building additions. DTR occupied the site from 1963 until filing for bankruptcy in December 2010 and ceasing site operations in August 2011. DTR manufactured bolts, nuts, rivets and other small parts, and provided electroplating services at the site. The site building has been vacant since August 2011.

In January 2012, the Michigan Department of Environmental Quality (MDEQ) identified that the site was abandoned, with signs of trespassing, and requested assistance from the U.S. EPA to address the environmental hazards identified at the site. U.S. EPA inspected the site, found 300 drums, totes and small containers within the site building and conducted waste sampling and characterization activities. Hazardous substances, including cyanide, acids and methylene chloride, were identified in the containers. U.S. EPA concluded that the site posed an "imminent and substantial threat to human health and the environment" and initiated Time-Critical Removal Actions. The U.S. EPA removal actions, conducted in May/June 2012, included the segregation, sampling and off-site disposal of the drums and containers of waste, vacuuming and cleaning the plating trenches located in the southwest portion of the building, and the dismantling and off-site disposal of the overhead ventilation system, which had been caked with caustic residue.

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U.S. EPA's cleanup activities focused on the removal of imminent hazards posed by the drums/containers of abandoned materials in the building, and did not include a comprehensive cleanup of the site. Therefore, residual impacts remain within and around the building, including: the secondary containment area around two 1,750-gallon oil ASTs in the southeastern portion of the building; the southwestern portion of the building where plating operations have impacted the floor, pits, trenches, painted structural steel and ceiling; the abandoned WWTP in the south-central portion of the facility; and oily sludge and oil-stained concrete in areas where equipment was formerly located.

2.3 Previous Environmental Investigations

Several environmental investigations have been conducted at the site since 2012, including Phase I and Phase II Environmental Site Assessments (ESAs), a National Emissions Standards for Hazardous Air Pollutants (NESHAP) Asbestos Survey, a Limited Lead-Based Paint (LBP) Survey, and a Limited Hazardous Materials (HAZMAT) Survey. These assessments/surveys were performed to identify potential environmental concerns in anticipation of sale and redevelopment of the site.

The Phase I ESA of the site was completed in July 2012 by TTL for U.S. EPA, and identified recognized environmental conditions (RECs) in connection with the site, summarized as follows:

TTL interviewed Mr. Jerry Keast, President of DTR, to obtain information regarding the site. Mr. Keast indicated that the eastern portion of the site building had been used by DTR for storage of steel coils, dumpsters of metal shavings generated from cold heading operations, new oils, and used cutting oils for later recycling. According to Mr. Keast, new oils used for cold heading machinery were shipped to the site and stored in large totes, and used oils were stored in two 1,750-gallon ASTs prior to transportation off-site for recycling. He indicated that the southwestern corner area of the building was used as a maintenance shop/storage area and the northern portion of the building had offices. The central portion of the site building was occupied by a WWTP that had been associated with the former plating operations in the western portion of the site building. The WWTP was connected to the municipal sanitary sewerage system. Mr. Keast said that concrete pits and a trench were used to contain overflow of solvents, plating chemicals and water from the plating lines. He indicated that the concrete pits and trench were not connected to drainage systems, and were pumped out periodically by a contracted waste hauler, as needed. The use of the site for light industrial manufacturing operations from 1963 to 2011, including significant hazardous substance storage and use, plating operations, and solvent degreasing operations was considered a REC in connection with the site.

Six concrete pits and one trench associated with the former plating line were observed in the western portion of the site building. A grated pit area is located north of the WWTP area, near the former plating line. The grated pit area was likely a storage area for liquid waste from the plating line. Some cracking and staining in the concrete flooring was observed in the plating line area. Based on the long history of use, the waste that flowed through the system, and the uncertain structural integrity of the system, the pits and

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trench associated with the plating operations were considered to be a REC in connection with the site.

In January 2013, TTL completed a Phase II ESA of the site to assess the identified RECs, using DCCBC U.S. EPA Site Assessment Grant funds, for the City and a prospective purchaser (who did not purchase the site). The Phase II ESA identified low levels of contaminants in soil beneath the building slab, below the applicable Michigan Part 201 residential criteria. Impacted soils were identified in the unpaved area east of the site building, where hazardous substance/petroleum storage and handling is likely to have been conducted. Soil in this area contained arsenic and lead in excess of the Part 201 residential direct contact criteria. Based on the Phase II ESA field observations and analytical results, it appeared that there were minor impacts beneath the site building that may be attributed to the former DTR operations; however, no evidence of impacts in excess of the applicable Part 201 criteria was identified beneath the building. Elevated metals concentrations in soil outside the southeastern portion of the building may be attributed to material or waste handling in this area by DTR; however, did not exceed the applicable Part 201 non-residential criteria.

In August 2017, TTL completed an Asbestos, Limited LBP, and HAZMAT Survey of the site, funded by the DCCBC's 2015 U.S. EPA Site Assessment Grant. The Asbestos Survey identified asbestos-containing black mastic associated with various floor tiles and sheet flooring, although the associated floor tiles and sheet flooring were not identified as asbestos-containing. In addition, the following materials were assumed to be asbestos-containing: roofing materials, laboratory sink insulation, and two fire-rated doors. The Limited LBP Inspection identified non-intact LBP on two doors and floor striping. The HAZMAT Survey identified fluorescent light bulbs, mercury light bulbs, lighting ballasts, air conditioners, emergency lights, miscellaneous cleaners and paints, two 1,750-gallon oil ASTs (possible residues), and the abandoned WWTP (possible residues).

2.4 Current Environmental Concerns

U.S. EPA's 2012 Time-Critical Removal Actions focused on the removal of imminent hazards posed by the abandoned drums, totes and containers in the building, but did not include a comprehensive cleanup of the site. Subsequent investigations identified the following remaining environmental concerns at the site.

Known asbestos-containing mastic associated with floor tiles and sheet flooring, and suspect ACM including laboratory sink insulation, two fire-rated doors, and roofing materials.

Two 1,750-gallon oil ASTs that have been emptied, but not cleaned, within an oily secondary containment.

The southwestern portion of the building, where plating operations were conducted, contains water-filled pits and trenches that had been used to contain the overflow of solvents, plating chemicals and water from plating operations. The concrete floor in this

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area is severely pitted and corroded, likely due to the caustics used in plating operations and may contain contaminants associated with plating operations.

The painted structural steel and ceiling in the southwestern portion of the building have been affected by the caustic plating operations, with steel corrosion and considerable flaking of paint.

The abandoned WWTP at the site that pretreated industrial wastewater from plating operations prior to discharge to the municipal sanitary sewer and likely contains residual contaminants.

Small areas of oily sludge and oil-stained concrete within the building where equipment was formerly located.

A pile of debris in the southeast corner of the site building.

Non-intact LBP on two doors and floor striping.

Various hazardous materials/equipment containing hazardous materials, including fluorescent light bulbs, mercury light bulbs, lighting ballasts, air conditioners, emergency lights, and miscellaneous cleaners and paints.

Impacted soil outside of the southeastern portion of the site building that contains arsenic and lead at concentrations in excess of the Part 201 residential direct contact criteria, but not the Part 201 non-residential direct contact criteria.

3.0 REMEDIAL OBJECTIVES AND ALTERNATIVES

The following sections summarize the objectives of the proposed remedial actions, alternative remedial options, the recommended remedial alternative and justification for the recommendation.

3.1 Remedial Objectives

The City's overall objective is to return the site, which has been vacant since 2011 and off of the City's tax rolls since 2010, to productive light industrial use. The City plans to prepare the site building for sale by removing hazardous materials and mitigating existing hazardous conditions to encourage investment and redevelopment by a private developer for light industrial use.

The City intends to use the RLF funding to pay for the removal of ACM and hazardous materials and the decontamination of contaminated surfaces identified within the building to prevent a release to the environment during renovation activities, and to reduce potential exposures to renovation personnel and future site occupants. Removing the hazardous materials and environmental contamination from the site building will facilitate redevelopment of the site.

3.2 Potential Remedial Alternatives

The purpose of the following sections is to evaluate the remedial alternatives.

Alternative No. 1 – No Action

The no action alternative would be the lowest cost alternative. However, the no action alternative would not mitigate the potential threats to human health and the environment that are known to exist in the site building. In addition, the no action alternative would not facilitate preparation of the site for redevelopment; the ACM in the building, the contaminated ASTs and WWTP, and the contaminated water-filled pits and building surfaces would remain an impediment for the planned building renovation and site redevelopment.

Alternative No. 2 – Building Interior Hazardous Materials Removal and Decontamination

This alternative would include removal of hazardous materials from within the building and decontamination of interior surfaces to facilitate reuse of the facility. Specific remedial actions would include:

Abatement/removal of approximately 2,725 square feet of identified asbestos-containing mastics associated with (non-ACM) floor tiles and sheet flooring, located primarily in the northwestern, office area of the site building. The removal and proper off-site disposal of ACMs would be conducted by a licensed asbestos abatement contractor in accordance with NESHAP, and State of Michigan regulations and requirements. Final air clearance samples would be collected to verify the adequacy of the abatement activities upon completion.

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Cleaning and removal of the two abandoned 1,750-gallon oil ASTs that have been emptied, but not cleaned, and power washing the oily secondary containment that surrounds the ASTs. The oil/rinsate would be collected using a vacuum tanker. Once cleaned, the ASTs and piping would be dismantled, removed and recycled.

Ceiling tile removal, fluorescent lighting fixture and lamp removal, and power washing the structural steel and ceiling in the southwestern portion of the building where the plating operations were located, using a high-pressure water and biodegradable detergent, with the rinsate collected for disposal. The ceiling tiles (non-ACM) would be removed and transported for off-site disposal at a licensed treatment facility. The fixtures and lamps would be removed, packaged for shipping and transported off-site for recycling.

Emptying, power washing and backfilling the water-filled pits and trenches in the southwestern, former plating area portion of the building. The pitted, corroded concrete floor in this area would also be power washed to remove potential contaminants associated with the former plating operations, with rinsate collected for off-site disposal. Once the pits have been cleaned, they would be backfilled with flowable-fill concrete.

Cleaning and removal of the WWTP equipment at the site. The equipment and floor would be cleaned using high-pressure water and biodegradable detergent with rinsate collected for off-site disposal. Once cleaned, the equipment and piping will be dismantled and prepared for recycling and/or disposal, as applicable, then transported to appropriate facilities.

Removal/disposal of debris in the southeastern portion of the building, including empty drums, trash and miscellaneous items. The removed materials would be stored in appropriate disposal or recycling roll-offs for transport off-site to appropriate facilities.

Power washing/cleaning small areas of oily sludge and oil-stained concrete where equipment was formerly located, with rinsate collected for off-site disposal.

This alternative would remove the hazardous materials and mitigate existing hazardous conditions within the site building. It would mitigate risks to human health and the environment associated with potential exposure to the identified ACM, hazardous materials, and contaminated surfaces within the site building. This alternative would remove these identified impediments to site redevelopment, and meet the objectives of preparing the building for sale, renovation, and light industrial use.

Cost: The cost to conduct these remedial activities is estimated to be approximately \$120,000.

Alternative No. 3 – Building Interior Hazardous Material Removal, Decontamination and Exterior Soil Remediation

This alternative would include the completion of all of the proposed building interior hazardous materials removal and decontamination activities listed under Alternative No. 2, as well as the

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remediation of metals-impacted soils outside the southeastern portion of the site building that exceed the Part 201 residential direct contact criteria.

Based on the Phase II ESA data, it is preliminarily estimated that approximately 800 tons of soil in the unpaved area in the eastern portion of the site contain metals in excess of the Part 201 residential direct contact criteria. The remedial actions would include excavation, transportation and disposal of contaminated soils at a Type 2 Landfill, with verification of soil remediation sampling in accordance with Part 201 to confirm that residual impacts would be below the Part 201 residential direct contact criteria.

This alternative would remove hazardous materials and mitigate the existing environmental conditions within the site building and would result in having remaining site soils meet the Part 201 residential criteria. However, the identified impacted soil does not exceed the Part 201 non-residential criteria that are applicable to the proposed use of the site (light industrial). Therefore, impacted soil removal is not necessary to meet the remediation objectives for this project (preparation for light industrial reuse).

Cost: The cost to conduct these remedial activities is estimated to be approximately \$170,000.

3.3 Recommended Brownfield Cleanup Alternative

Alternative No. 1 (No Action Alternative) would leave the ACM, water-filled pits and contaminated equipment/surfaces in place, would not reduce human health or environmental risks, and would not meet the project goals. The ACM and contaminated equipment and surfaces within the site building would remain an impediment for the planned site redevelopment.

Alternative No. 2 (building interior hazardous materials removal and decontamination), would meet the project objectives of mitigating potential human health and environmental risks posed by the ACM and other hazardous materials prior to the planned renovation activities. This alternative would encourage renovation/redevelopment of the site and would protect human health and the environment during renovation and reuse of the site for non-residential purposes.

Alternative No. 3 (building interior hazardous materials removal and decontamination, plus soil remediation outside of the southeastern portion of the building) would meet the project objectives by mitigating human health and environmental risks posed by the ACMs and other hazardous materials prior to renovation activities and would remediate impacted soils exceeding the Part 201 residential direct contact criteria. However, this alternative would cost approximately \$50,000 more than Alternative No. 2 and, based on the intended future use of the site for light industrial purposes, and the available Phase II ESA data (which do not exceed the Part 201 non-residential criteria), the additional level of protection provided by the soil remediation activities is not considered necessary and would result in unnecessary expenditures for the marginal benefit obtained.

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Alternative No. 2 is recommended for implementation because it would most cost-effectively protect human health and the environment while enabling and encouraging the safe renovation of the building and redevelopment of the site for its intended reuse for light industrial purposes.

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4.0 CONCLUSIONS

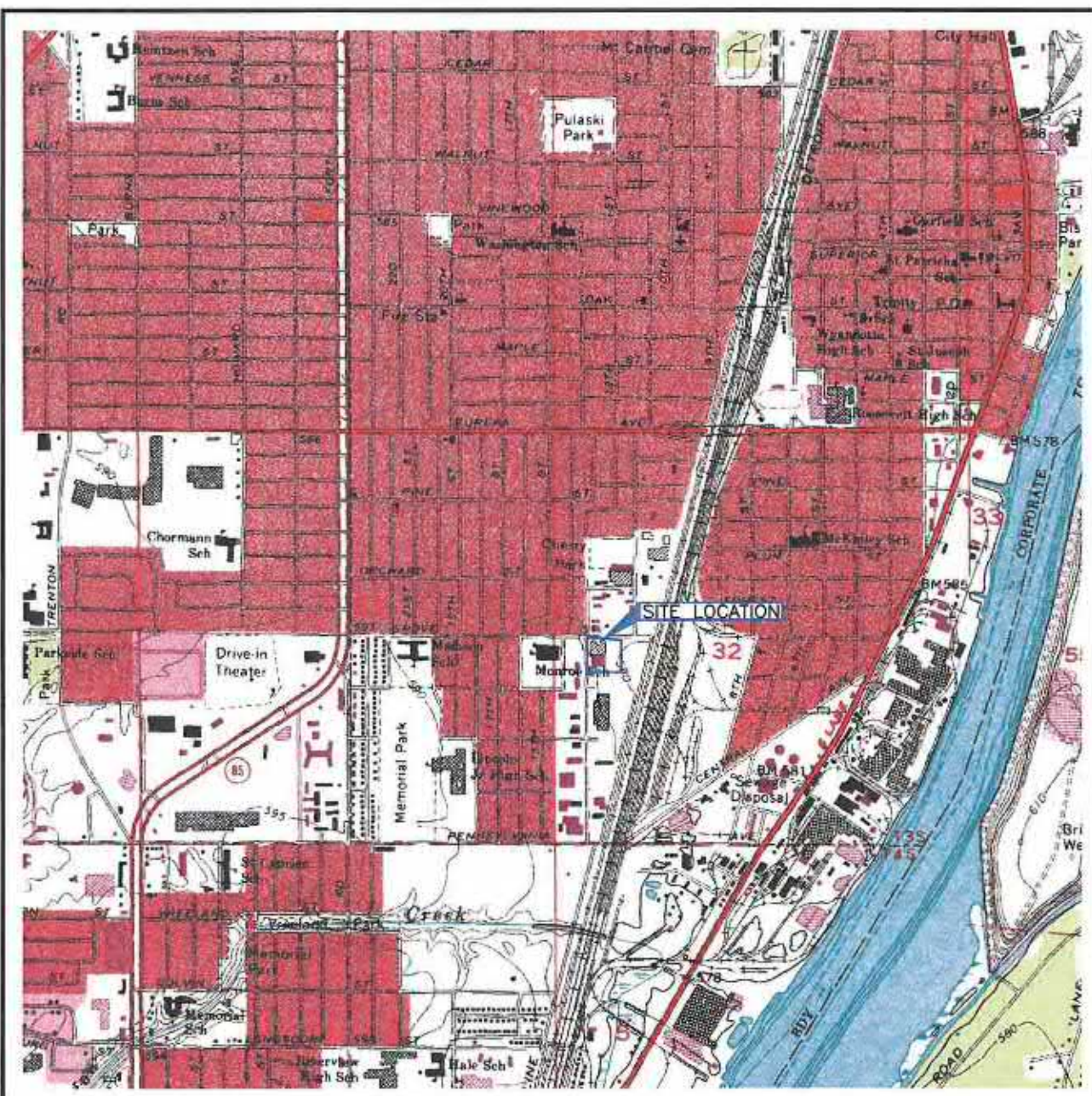
The remedial alternatives were evaluated based on effectiveness in meeting the remedial objectives, ability to be implemented, cost-effectiveness, and the anticipated future use of the property. Alternative No. 2 was considered the most technically feasible, cost-effective, timely, and most capable of protecting human health and the environment during renovation and light industrial reuse of the site.

The City has decided to proceed with the building interior hazardous material removal and decontamination response actions described as Alternative No. 2. This alternative is necessary to minimize human health and environmental risks and remove the significant impediments to renovation of the site building and to support the anticipated future renovation/redevelopment of the property for light industrial use.

Formal bid specifications will be prepared for the selected alternative that include necessary design drawings, technical specifications, and general requirements. The specifications will be suitable for bidding purposes to secure a contractor to implement the corrective actions.

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FIGURES



REFERENCE
 USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
 WYANDOTTE, MICHIGAN
 DATED 1967, PHOTO REVIS 1981
 SCALE 1 : 24000



APPROXIMATE SCALE -- FEET
 0 2,000 4,000



FIGURE 1.0 SITE LOCATION MAP

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
 FORMER DETROIT TUBULAR RIVET FACILITY
 1213 GROVE STREET
 WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

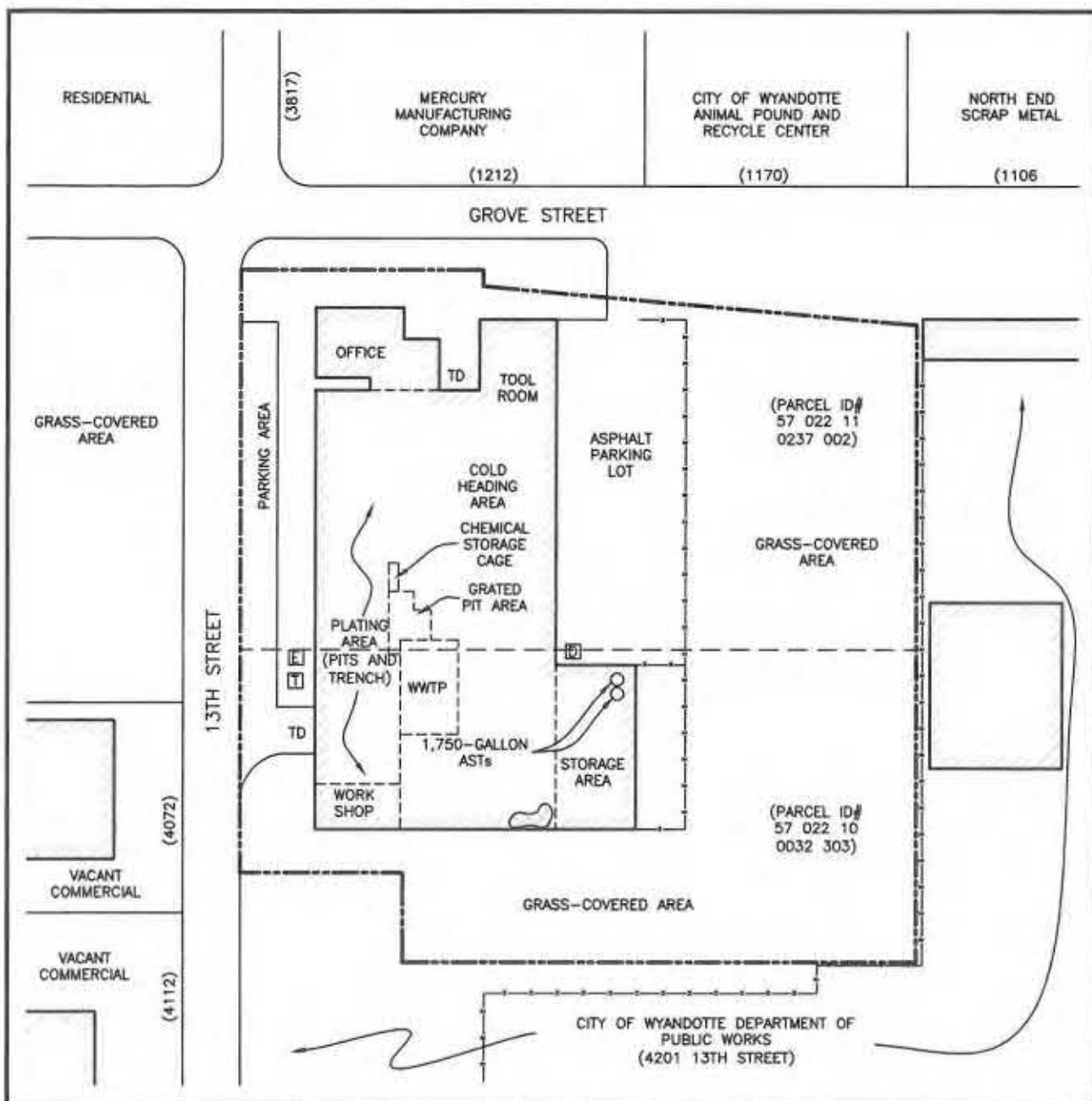
APPROVED

JOB NO. 9158.07

DRAWING NUMBER

915807-01E

TTL
 associates inc
 Environmental, Construction
 Engineering & Surveying



LEGEND

- APPROXIMATE SITE BOUNDARY
- - - - - APPROXIMATE PARCEL BOUNDARY
- PAD MOUNTED TRANSFORMER
- ELECTRICAL EQUIPMENT/METER
- APPROXIMATE LOCATION OF WASTE WATER TREATMENT PLANT
- CHAIN LINK FENCE
- TD TRUCK LOADING DOCK (XXXX) STREET ADDRESS
- NON-HAZARDOUS DEBRIS DUMPSTER
- APPROXIMATE SCALE - FEET
- 0 100 200

FIGURE 2.0 SITE SKETCH

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

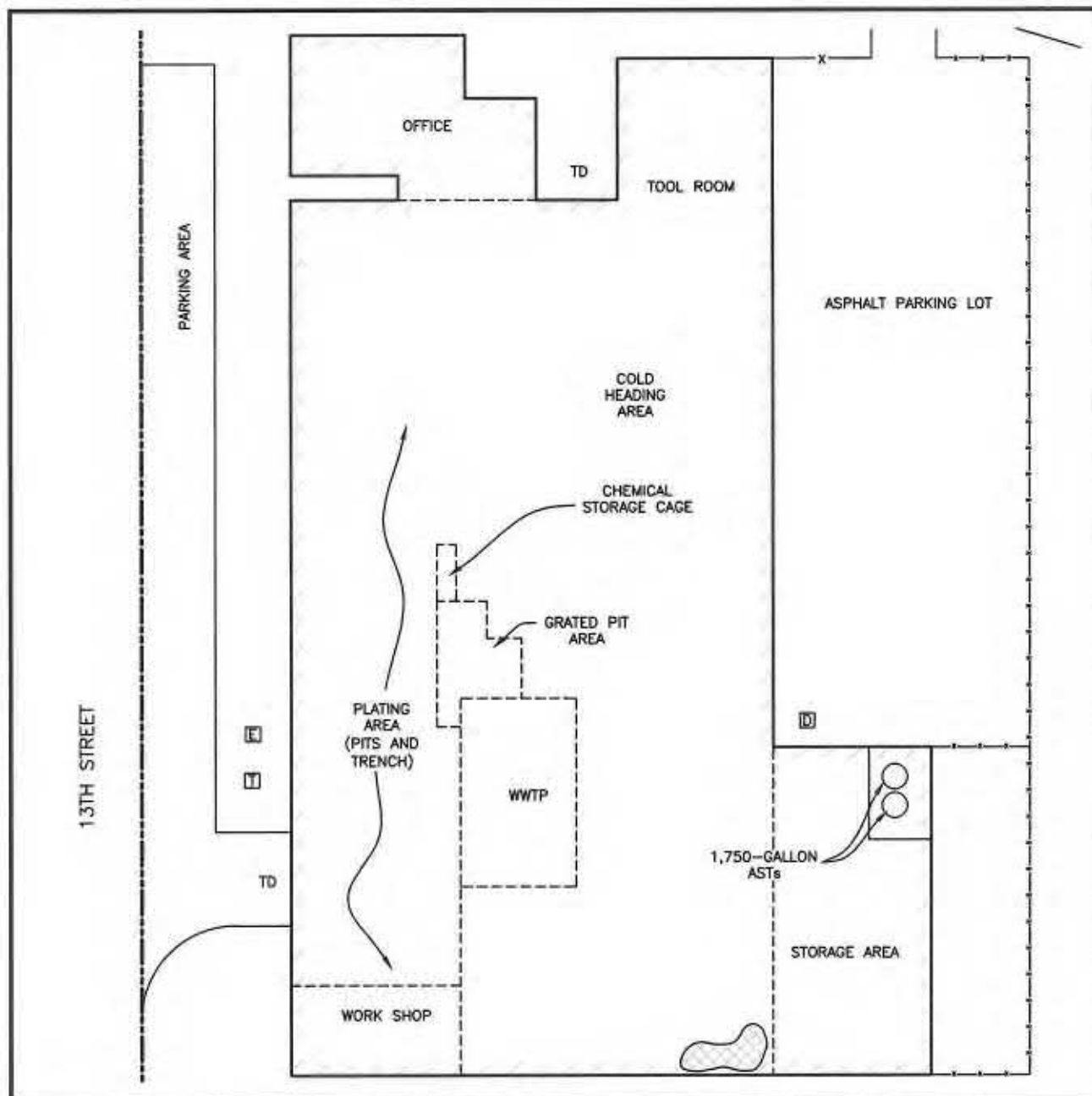
APPROVED

JOB NO. 9158.07

DRAWING NUMBER

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TTL
associates inc
Environmental, Geotechnical
Engineering & Testing



LEGEND

----- APPROXIMATE SITE BOUNDARY

-x-x-x- CHAIN LINK FENCE

⏏ PAD MOUNTED TRANSFORMER

⏏ ELECTRICAL EQUIPMENT/METER

WWTP APPROXIMATE LOCATION OF WASTE WATER TREATMENT PLANT

TD TRUCK LOADING DOCK



NON-HAZARDOUS DEBRIS

⏏ DUMPSTER

APPROXIMATE SCALE - FEET

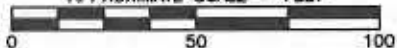


FIGURE 3.0 BUILDING INTERIOR DIAGRAM

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

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**Equivalency Memorandum
USEPA Brownfield Cleanup Revolving Loan Fund (RLF)
Former Detroit Tubular Rivet Facility
1213 Grove Street
Wyandotte, Michigan**

1.0 INTRODUCTION

TTL Associates, Inc. (TTL) prepared this memorandum to document the Quality Assurance/Quality Control (QA/QC) program for collection and use of environmental data during planned non-time critical removal actions (environmental response actions) at the brownfields property known as the former Detroit Tubular Rivet (DTR) facility, located at 1213 Grove Street, in Wyandotte, Michigan (Project Site). Environmental response actions at the Project Site will be funded, in part, through a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) Grant awarded to the Downriver Community Conference Brownfield Consortium (DCCBC). The DCC serves as the lead agency overseeing the DCCBC RLF program. The current owner of the Project Site, the City of Wyandotte (the City), will receive a subgrant (up to \$100,000) from the DCCBC's RLF grant to fund asbestos abatement and other environmental response activities at the Project Site, including: cleaning/removal of two abandoned ASTs; ceiling tile removal, fluorescent lighting fixture and lamp removal; pumpout/filling of contaminated water-filled pits and trenches; decontamination/removal of contaminated wastewater treatment equipment; decontamination of concrete floor surfaces; and removal/disposal of a contaminated debris pile.

The DCCBC has affirmed the eligibility of the City to receive the RLF loan for the environmental response activities described above, including the removal of asbestos-containing building materials (ACMs) and hazardous/regulated materials from the Project Site building, and decontamination of equipment/surfaces contaminated by former DTR operations. The USEPA has accepted the affirmative eligibility determination for the use of RLF funds for this project.

The project QA/QC program for sampling during asbestos abatement activities will follow the requirements and protocols established by the Michigan Department of Licensing and Regulatory Affairs (MDLARA) Asbestos Program. In Michigan, the USEPA's Asbestos Hazard Emergency Response Act, 40 CFR Part 763 (AHERA), and the Occupational Safety and Health Administration's (OSHA's) asbestos regulations are enforced by the MDLARA's Asbestos Program. The USEPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP)

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Regulations (40 CFR Part 61, Subpart M) are enforced by the Michigan Department of Environmental Quality (MDEQ), Air Quality Division (AQD).

The MDLARA Asbestos Program satisfies the data quality objectives (DQOs) required by USEPA for response actions funded wholly or in part by RLF funds. DQOs required for brownfield sites are outlined in the Cooperative Agreement (CA) between the USEPA and the DCCBC. The MDLARA Asbestos Program requirements and documentation are discussed below in further detail.

Other than air monitoring conducted in association with the asbestos abatement activities discussed above and waste stream characterization for treatment/disposal, no environmental sampling is anticipated for this project.

2.0 APPLICATION OF MICHIGAN'S CLEANUP PROGRAM QUALITY ASSURANCE REQUIREMENTS

The MDLARA is responsible for enforcement of the Asbestos Abatement Contractors Licensing Act (Michigan Public Act 135 of 1986, as amended), the Asbestos Workers Accreditation Act (Michigan Public Act 440 of 1998, as amended), and for meeting the State of Michigan's mandated responsibilities under the USEPA's AHERA regulation. The program also enforces asbestos issues related to the Michigan Occupational Safety and Health Act (MIOSHA, Michigan Public Act 154 of 1974, as amended).

The MDLARA has published guidance documents and requirements that define QA/QC practices, policies, procedures, specifications, and standards required to produce data of sufficient quality to meet the Asbestos Program objectives. These measures generally reference the USEPA's AHERA protocols. The collective Asbestos Program complies with 40 CFR 31.45 requirements for practices to produce data adequate to meet project objectives and to minimize data loss and are consistent with the requirements of USEPA Order 5360.1, April 1984, as amended. Specifically, this document serves as an "equivalent substitute" for a USEPA approved Quality Assurance Project Plan. Environmental data during an ACM abatement project will be generated by one of the following two types of sampling: bulk sampling of suspect ACMs; or air sampling associated with ACM abatement activities. The environmental data generated by these two sampling types is summarized below.

Bulk Sampling of Suspect ACMs

Bulk sampling will be performed if/when suspect ACMs are encountered during abatement and no previous analytical data exists for that material. Samples will be collected, analyzed, and interpreted in accordance with the USEPA's AHERA assessment protocols. The ACM bulk samples will be analyzed by a laboratory accredited by the National Institute of Standards and Technology (NIST) under the requirements of the National Voluntary Laboratory Accreditation Program (NVLAP), for analysis via Polarized Light Microscopy (PLM). PLM is a USEPA-

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approved method for visual determination of asbestos fibers in bulk samples, to determine those materials that contain one percent (1%) or more asbestos by the visual estimation method. Samples found to contain less than ten percent (10%) asbestos via the visual estimation method of PLM will be further verified via the "Point Count Method" as defined by the NESHAP regulations, or will be considered to be ACM.

Air Sampling for ACM Abatement Activities

To evaluate the effectiveness of ACM abatement activities at a project site, the following air samples are collected: pre-abatement (baseline), background, work area, perimeter, and post-abatement (clearance). The samples will be collected in accordance with USEPA's AHERA protocol and the National Institute for Occupational Safety and Health (NIOSH) 582 *Sampling and Evaluating Airborne Asbestos Dust* course criteria. The air samples will be analyzed by one of two of the following methods, or both:

1. On-site by qualified person trained in accordance with the NIOSH 582 *Sampling and Evaluating Airborne Asbestos Dust* course using the NIOSH 7400 Phase Contrast Microscopy (PCM) method, or
2. Submitted to a laboratory accredited by the NIST for analysis using the PCM method.

OSHA personal air monitoring will be performed by the abatement contractor in accordance with MDLARA requirements. WCAA site representatives will provide all baseline, background, work area, perimeter and post-abatement sampling in accordance with MDLARA and MDEQ-NESHAP requirements.

Per the MDLARA Asbestos Program, a post-abatement clearance air monitoring check must be performed at all asbestos abatement sites that utilize a negative pressure enclosure, involving 10 linear or 15 square feet or more of friable ACM. The levels for acceptable air clearance sampling will be those established under the MDLARA Asbestos Program. The post-abatement clearance level is less than or equal to 0.05 fibers per cubic centimeter (F/cc) of air for analysis by the PCM method.

3.0 USEPA MEMORANDUM OF AGREEMENT FOR MICHIGAN'S CLEANUP PROGRAM UNDER PART 201

The relationship between the USEPA RLF Program and the MDEQ Part 201 cleanup program is outlined in a USEPA Superfund Memorandum of Agreement (SMOA) with the State of Michigan. The SMOA is included with this document as Attachment A.

On July 10, 1996, the USEPA and MDEQ entered into SMOA, *Addendum 1: Brownfields Redevelopment*. The SMOA provides that USEPA "...will not plan or anticipate any federal action against a covered party (owner, operator, generator, or transporter) under the Superfund law when one or more of the following conditions is satisfied: (1) The covered party is a new

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owner/operator who discloses a Baseline Environmental Assessment (BEA) to the MDEQ and is not otherwise liable for environmental contamination existing under federal and state law, or (2) the covered party conducts its activities on the property consistent with an MDEQ-approved Remedial Action Plan (RAP) for closure.” The decision to not take federal action was written to apply to both past and future MDEQ determinations. The DCCBC’s interpretation of this SMOA is that the USEPA supports and encourages use of the Part 201 regulations and program as an equivalent substitute for the USEPA requirements.

4.0 STATE OF MICHIGAN INVOLVEMENT

The DCCBC will ensure the State of Michigan will be involved in the Project Site response action activities funded through the USEPA RLF Grant. The State of Michigan’s role will be to ensure that environmental response actions conducted at the site, if any, are consistent with the state’s voluntary cleanup programs.

The State of Michigan’s role for the asbestos abatement activities at the Project Site will be directed by the MDLARA. In accordance with the MDLARA Asbestos Program, a *Notification of Intent to Renovate/Demolish* form will be submitted to the MDLARA Asbestos Program 10 calendar days prior to starting work and to the MDEQ AQD 14 calendar days prior to starting the work. No further reporting is required by the MDLARA Asbestos Program, but the asbestos abatement work will be performed by a licensed asbestos abatement contractor in accordance with the applicable rules and guidance of the MDLARA Asbestos Program.

It is not anticipated that State of Michigan involvement will be required for the other response activities.

5.0 CONCLUSION

The DCCBC will require environmental data generation, QA/QC, and reporting activities on brownfields, where environmental response activities are funded with USEPA RLF Grant funds, to comply with the applicable State of Michigan voluntary cleanup program and DQOs applicable to the project tasks. At the conclusion of RLF-funded activities at the Project Site, a report will be prepared to document response actions. Reports that document data generation activities will include the appropriate references to Michigan QA/QC regulations and guidance documents, as applicable. All reports will be placed in the administrative record for the site, and copies will be sent to the USEPA for placement in the Cooperative Agreement file.

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ATTACHMENT A
SUPERFUND MEMORANDUM OF AGREEMENT
Addendum I: Brownfields Redevelopment

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(To Print: use your browser's print function)

February 25, 2002

Superfund Memorandum of Agreement Addendum I: Brownfields Redevelopment

BROWNFIELDS REDEVELOPMENT

The redevelopment of contaminated, or potentially contaminated, properties (often referred to as "brownfields") provides significant benefits to the protection of human health and safety, the environment and the economy of local communities. To the extent possible, the U.S. Environmental Protection Agency, Region V (Region V) and the Michigan Department of Environmental Quality (MDEQ) agree to mutually exercise their authorities to facilitate the productive redevelopment of brownfields in Michigan. Specifically, the MDEQ agrees to continue to support efforts to promote and implement Region V's brownfields initiatives, whereas Region V agrees to support the MDEQ in the development and implementation of its newly amended cleanup program (Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, MCL 324.20101 et seq., as follows:

With respect to properties in Michigan which are sites that are not proposed or listed on the National Priorities List (NPL) and are not subject to an order or other enforcement action under Superfund law or do not pose an imminent and substantial endangerment to public health or welfare or the environment or an emergency situation, Region V will not plan or anticipate any federal action against a covered party (owner, operator, generator or transporter) under Superfund law when one or more of the following conditions are satisfied:

- I. The covered party is a new owner/operator who discloses a Baseline Environmental Assessment (BEA) to the MDEQ and is not otherwise liable for environmental contamination existing on the site. A BEA does not relieve the covered party from its due care obligations under federal and state law.
- II. The covered party conducts its activities on the property consistent with an MDEQ-reviewed remedial action plan (RAP) for closure.
- III. The covered party conducts its activities on the property consistent with a written settlement agreement between the covered party and the Department of Attorney General acting on behalf of the MDEQ and/or the State of Michigan.
- IV. IV. The covered party is an owner or operator of property (site) which is removed from the Michigan Sites of Environmental Contamination list after MDEQ review of the cleanup actions that have been completed.

Region V and MDEQ acknowledge that the foregoing provisions (I-IV) of Michigan's Part 201 cleanup program provide for: response actions that are protective of human health and safety, opportunity for public involvement, and appropriate oversight and technical assistance.

With respect to properties which are sites proposed or listed on the NPL, subject to an order or an enforcement action under Superfund law or that pose an imminent and substantial endangerment to public health or welfare or the environment or an emergency situation, Region V and the MDEQ will continue to work cooperatively to resolve the concerns of covered parties regarding federal activity under Superfund. Such efforts may include the execution of multi-party agreements with the covered party, consistent with Region V and the MDEQ policies. When considering site specific agreements, Region V will follow the "Guidelines on Agreement with Prospective Purchasers of Contaminated Property" (9835.9).

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At sites where both Region V and MDEQ have conducted response activities in furtherance of revitalization, the agencies will attempt to coordinate enforcement actions with respect to the responsible party. In the event Region V and MDEQ have determined that EPA involvement is no longer essential, the MDEQ will have lead responsibility for future response activities and enforcement actions. Region V and MDEQ agree that each agency will have lead responsibility in the recovery of their respective enforcement and response activity costs.

Notwithstanding the above, if under exceptional circumstances, conditions at the property are such that the site poses an imminent and substantial endangerment to public health or welfare or an emergency situation, or in the event the covered party fails to substantially comply or conduct its activities consistent with provisions I-IV above, Region V may, at its discretion or upon referral from the MDEQ, pursue federal action. Region V will consult with the MDEQ and give the MDEQ an opportunity to correct such non-compliance with provisions I-IV, prior to making a determination that federal response action is necessary at any state enforcement lead site. The Region V decision not to take federal action unless the site poses an imminent and substantial endangerment to public health or welfare or emergency situation will apply to both past and future state settlement agreements and enforcement actions.

Region V will continue to provide technical assistance and, at its discretion, financial support to local and state governmental agencies in order to facilitate the redevelopment of contaminated or potentially contaminated properties in Michigan and engender the environmental and social benefits which accompany the revitalization of brownfields.

This Memorandum of Understanding has been developed by mutual cooperation and consent, and hereby becomes an integral part of the working relationship between the EPA and MDEQ.

For the Michigan Department of Environmental Quality
Russell J. Harding, Director
Michigan Department of Environmental Quality

For the U.S. Environmental Protection Agency, Region V
Valdas V. Adamkus, Regional Administrator Date
U.S. Environmental Protection Agency

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**CLEANUP WORK PLAN
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN**

For

**THE CITY OF WYANDOTTE
3200 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192**

**OCTOBER 2, 2018
TTL PROJECT NO. 9158.07**

By

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BOULEVARD
PLYMOUTH, MICHIGAN 48170
(734) 455-8600
FAX: (734) 455-8608**

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1.0 INTRODUCTION

A U.S. Environmental Protection Agency (U.S. EPA) Brownfield Cleanup Revolving Loan Fund (RLF) grant awarded to the Downriver Community Conference Brownfield Consortium (DCCBC), who is issuing a sub-grant to the City of Wyandotte, will be used for the removal of asbestos-containing building materials (ACMs) and hazardous/regulated materials within the interior of the building located at 1213 Grove Street, Wyandotte, Michigan (the Site). The planned interior remediation efforts will be conducted as part of the City of Wyandotte's efforts to prepare the Site for sale and renovation for light industrial reuse. The U.S. EPA affirmed the eligibility determination for the use of the RLF Grant Funds for the project. Figure 1.0 is a Site location map.

The Site is approximately 3.6 acres in area and is located on the south side of Grove Street and the east side of 13th Street, in a mixed commercial and residential area of the City of Wyandotte. The Site currently contains a vacant, approximately 53,000 square foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. Surface-level parking, two truck loading docks, and landscaped areas occupy the remainder of the Site.

From at least 1937 to 1940, the southwestern portion of the Site was occupied by a residence; the remainder of the Site was unimproved. The Site was vacant of structures from the late 1940s until the development of the current light industrial/manufacturing building in 1963, with several subsequent building additions. Detroit Tubular Rivet, Inc. (DTR) occupied the Site from 1963 until filing for bankruptcy in December 2010 and ceasing Site operations in August 2011. DTR manufactured bolts, nuts, rivets and other small parts, and provided electroplating services at the Site. The Site building has been vacant since August 2011. The City of Wyandotte acquired the property through tax reversion following DTR's bankruptcy.

In January 2012, the Michigan Department of Environmental Quality (MDEQ) identified that the Site was abandoned, with signs of trespassing, and requested assistance from the U.S. EPA to address the environmental hazards identified at the Site. U.S. EPA inspected the Site, found 300 drums, totes and small containers within the Site building and conducted waste sampling and characterization activities. Hazardous substances, including cyanide, acids and methylene chloride, were identified in the containers. U.S. EPA concluded that the Site posed an "imminent and substantial threat to human health and the environment" and initiated Time-Critical Removal Actions. The U.S. EPA removal actions, conducted in May/June 2012, included the segregation, sampling and off-Site disposal of the drums and containers of waste, vacuuming and cleaning the plating trenches located in the southwest portion of the building, and the dismantling and off-Site disposal of the overhead ventilation system, which had been caked with caustic residue.

U.S. EPA's cleanup activities focused on the removal of imminent hazards posed by the drums/containers of abandoned materials in the building, and did not include a comprehensive cleanup of the Site. Therefore, residual impacts remain within and around the building, including: the secondary containment area around two 1,750-gallon oil aboveground storage tanks (ASTs) in the southeastern portion of the building; the southwestern portion of the building where plating operations have impacted the floor, pits, trenches, painted structural steel and

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ceiling; the abandoned wastewater treatment plant (WWTP) in the south-central portion of the facility; and oily sludge and oil-stained concrete in areas where equipment was formerly located.

Several environmental investigations have been conducted at the Site to identify potential environmental concerns in anticipation of sale and redevelopment of the Site since the 2012 removal actions. These assessments/surveys included Phase I and Phase II Environmental Site Assessments (ESAs), a National Emissions Standards for Hazardous Air Pollutants (NESHAP) Asbestos Survey, a Limited Lead-Based Paint (LBP) Survey, and a Limited Hazardous Materials (HAZMAT) Survey.

Based on the January 2013 Phase II ESA field observations and analytical results, it appeared that there are minor impacts beneath the Site building that may be attributed to the former DTR operations; however, no evidence of impacts in excess of the applicable Michigan Part 201 criteria was identified beneath the building. Elevated metals concentrations in soil outside the southeastern portion of the building may be attributed to material or waste handling in this area by DTR; however, did not exceed the applicable Part 201 non-residential criteria.

In August 2017, TTL completed an Asbestos, Limited LBP, and HAZMAT Survey of the Site. The Asbestos Survey identified asbestos-containing black mastic associated with various floor tiles and sheet flooring, although the associated floor tiles and sheet flooring were not identified as asbestos-containing. In addition, the following materials were assumed to be asbestos-containing: roofing materials, laboratory sink insulation, and two fire-rated doors. The Limited LBP Inspection identified non-intact LBP on two doors and floor striping. The HAZMAT Survey identified fluorescent light bulbs, mercury light bulbs, lighting ballasts, air conditioners, emergency lights, miscellaneous cleaners and paints, two 1,750-gallon oil ASTs (possible residues), and the abandoned WWTP (possible residues).

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2.0 CLEANUP OBJECTIVES

The City's overall objective is to return the Site, which has been vacant since 2011 and off of the City's tax rolls since 2010, to productive light industrial use. The City plans to prepare the Site building for sale by removing hazardous materials and mitigating existing hazardous conditions to encourage investment and redevelopment by a private developer for light industrial use.

The City intends to use the RLF funding to pay for the removal of ACM and hazardous materials and the decontamination of contaminated surfaces identified within the building to prevent a release to the environment during renovation activities, and to reduce potential exposures to renovation personnel and future Site occupants. Removing the hazardous materials and environmental contamination from the Site building will facilitate redevelopment of the Site.

The City proposes to perform the following response activities:

Abatement/removal of approximately 2,725 square feet of identified asbestos-containing mastics associated with floor tiles and sheet flooring, and associated (non-ACM) resilient floor tile and carpet, located primarily in the northwestern, office area of the Site building.

Cleaning and removal of the two abandoned 1,750-gallon oil ASTs that have been emptied, but not cleaned, and power washing the oily secondary containment that surrounds the ASTs.

Ceiling tile removal, fluorescent lighting fixture and lamp removal, and power washing the structural steel and ceiling in the southwestern portion of the building where the plating operations were located.

Emptying, power washing and backfilling the water-filled pits and trenches in the southwestern, former plating area portion of the building.

Cleaning and removal of the WWTP equipment at the Site. The equipment and floor would be cleaned using high-pressure water.

Removal/disposal of debris in the southeastern portion of the building, including empty drums, trash and miscellaneous items.

Power washing/cleaning small areas of oily sludge and oil-stained concrete where equipment was formerly located.

The planned cleanup activities will be conducted in accordance with the requirements and protocols established by the Michigan Department of Licensing and Regulatory Affairs (MDLARA) Asbestos Program and the MDEQ, as applicable.

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3.0 SCOPE OF WORK

The Scope of Work for the planned environmental response activities, will include the following tasks:

Health & Safety Planning

A Site-specific health & safety plan will be prepared prior to on-Site activities. Asbestos abatement will be conducted wearing appropriate respiratory protection and protective clothing as outlined in the attached Asbestos Abatement Specifications (Attachment A). It is anticipated that the remainder of the hazardous materials removal and decontamination activities will be performed using Level D PPE. Personnel working within or adjacent to the remedial areas will be prepared to upgrade from Level D, if necessary; however, this is not expected to be necessary.

Abatement/Removal of Asbestos-Containing Building Materials

Approximately 2,725 square feet of asbestos-containing mastics and associated (non-ACM) floor tile and sheet flooring will be removed from the office spaces, primarily from the northwestern, office area of the Site building. The attached Asbestos Abatement Specifications identify the ACM to be remediated, as well as detailed removal procedures. The ACMs removal will be conducted by a licensed asbestos abatement contractor in accordance with U.S. EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP), and State of Michigan regulations and requirements.

Prior to initiating ACM abatement activities, a Notification of Intent to Renovate/Demolish Form will be submitted to the Michigan Department of Environmental Quality (MDEQ), Air Quality Division (AQD), as well as the Michigan LARA Asbestos Program, for review. The Notifications will be submitted at least ten working days before beginning the abatement activities. The Notification will specify the facility owner and the selected/approved contractor, and include a summary of the project description, the planned schedule, planned waste disposal [Type II (Municipal Solid Waste) landfill] location, necessary engineering controls, etc.

Final air clearance samples will be collected to verify the adequacy of the abatement activities upon completion.

Cleaning and Removal of the Two Abandoned 1,750-Gallon Oil ASTs and Cleaning the Associated Oily Secondary Containment

The ASTs have been emptied, but not cleaned, and it is assumed that they contain a minor amount of residual oil. The ASTs and associated piping will be drained of residual oil, if any, and cleaned using high-pressure water and biodegradable detergent. The oil/rinsate will be collected using a vacuum tanker. Once cleaned, the ASTs and piping will be dismantled, removed and recycled.

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Following the removal of the ASTs and piping, the secondary containment will be cleaned using a high-pressure water and biodegradable detergent. The rinsate will be collected by a vacuum tanker truck, characterized and transported off-Site for treatment/disposal at a licensed facility. It is estimated that approximately 1,000 gallons of oil/rinsate will be collected for disposal from the cleaned ASTs and surrounding secondary containment.

Removal of Ceiling Tiles, Fluorescent Lighting Fixtures and Lamps and Power Washing the Structural Steel and Ceiling (Southwest Portion of Building)

The southwestern portion of the building formerly included electroplating operations, assumed to have residual contamination. To permit decontamination of this area, the ceiling tiles (non-ACM) and fluorescent light fixtures will first be removed from this area. The ceiling tiles will be transported off-Site for disposal at a licensed landfill. Prior to dismantling the approximately 25-35 HID and fluorescent light fixtures, all equipment will be confirmed deenergized and deactivated, with lock-out/tag-out procedures performed. The fixtures and lamps will be removed, packaged for shipping and transported off-Site for recycling.

After the removal of the ceiling tiles, fluorescent light fixtures and lamps from this area, the structural steel, ceiling, and walls of the room will be power washed from the ceiling down to the floor, to remove potential contaminants associated with the former plating operations, using high-pressure water and biodegradable detergent, with rinsate collected for disposal. The rinsate will be collected using a vacuum tanker, characterized, and transported for off-Site disposal at a licensed treatment facility. An estimated 1,000 gallons of rinsate will be collected for disposal during power washing operations in this area.

Emptying, Power Washing, and Backfilling of Water-Filled Pits and Trenches (Southwest Portion of Building)

Pits and trenches in the southwestern portion of the building were formerly used to contain the overflow of solvents, plating chemicals, and water from the plating operations.

The pits, trenches, and surrounding floors, severely pitted and corroded, likely due to the caustics used in the plating operations, will be emptied and cleaned using a high-pressure water and biodegradable detergent, with an estimated 3,000 gallons of water from the pits and trenches and rinsate collected with a vacuum tanker for transportation to a licensed treatment/disposal facility. Once the pits and trenches have been cleaned, they will be backfilled to surrounding floor level with flowable-fill concrete.

Cleaning and Removal of Remaining Wastewater Treatment Facility Equipment

The remaining WWTP equipment likely contains residual contaminants associated with the former pretreatment of industrial wastewater from the plating operations. This

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equipment will be cleaned, along with small areas of oily sludge and oil-stained concrete located where equipment was formerly located, using high-pressure water and biodegradable detergent. The rinsate will be collected using a vacuum tanker, with rinsate collected for off-Site disposal. Once cleaned, the equipment and piping will be dismantled and prepared for recycling and/or disposal, as applicable, then transported to appropriate facilities.

Removal/Disposal of Debris in the Southeastern Portion of the Building

Debris, empty drums, trash and miscellaneous items discarded in the southwestern interior portion of the facility will be characterized, removed, recycled and/or properly disposed of from the Site building. The removed materials will be stored in appropriate disposal or recycling roll-offs for transport off-Site. It is estimated that one 40-yard roll-off will be required for the disposal materials.

Power Washing/Cleaning Small Areas of Oily Sludge and Oil-Stained Concrete Where Equipment Was Formerly Located.

Oil-stained concrete and areas impacted by oily sludge will be cleaned using high-pressure water and biodegradable detergent. The rinsate will be collected by a vacuum tanker truck, characterized and transported off-Site for treatment/disposal at a licensed facility. It is estimated that approximately 1,000 gallons of oil/rinsate will be collected for disposal from these areas.

Reporting/Project Close Out

A Cleanup Summary Report documenting the Site cleanup activities completed under the RLF sub-grant will be prepared following the receipt of all disposal manifests/receipts.

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4.0 BUDGET AND SCHEDULE

The budget and schedule for the project are discussed below.

4.1 Budget

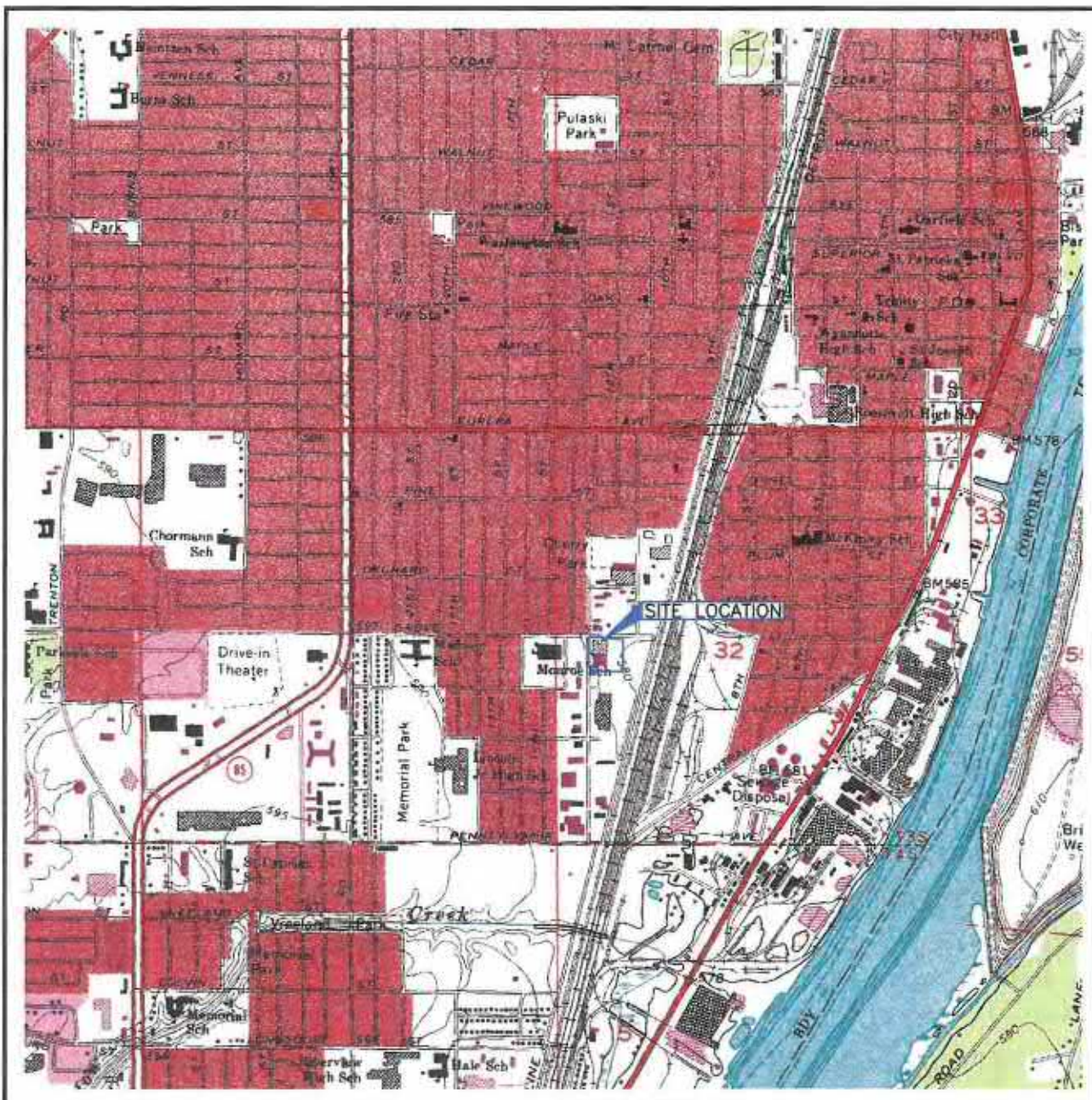
It is estimated that the cost for the remediation will be \$120,000 including community outreach, cleanup planning/design, remediation/oversight, and reporting. The RLF Subgrant would fund up to \$100,000 of the cleanup. The remainder would be funded by the City of Wyandotte.

4.2 Schedule

The Site remedial activities are expected to be completed in an approximately six-week period. The starting date will be determined based on the timing of contractor selection, the completion of the 30-day public comment period for the RLF sub-grant, pre-abatement notifications, and any agency approval required to proceed.

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FIGURES



REFERENCE
USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
WYANDOTTE, MICHIGAN
DATED 1967, PHOTOREVISED 1981
SCALE 1 : 24000

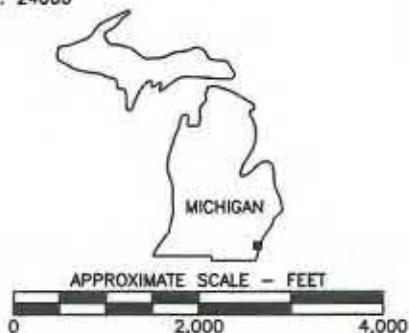


FIGURE 1.0 SITE LOCATION MAP

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

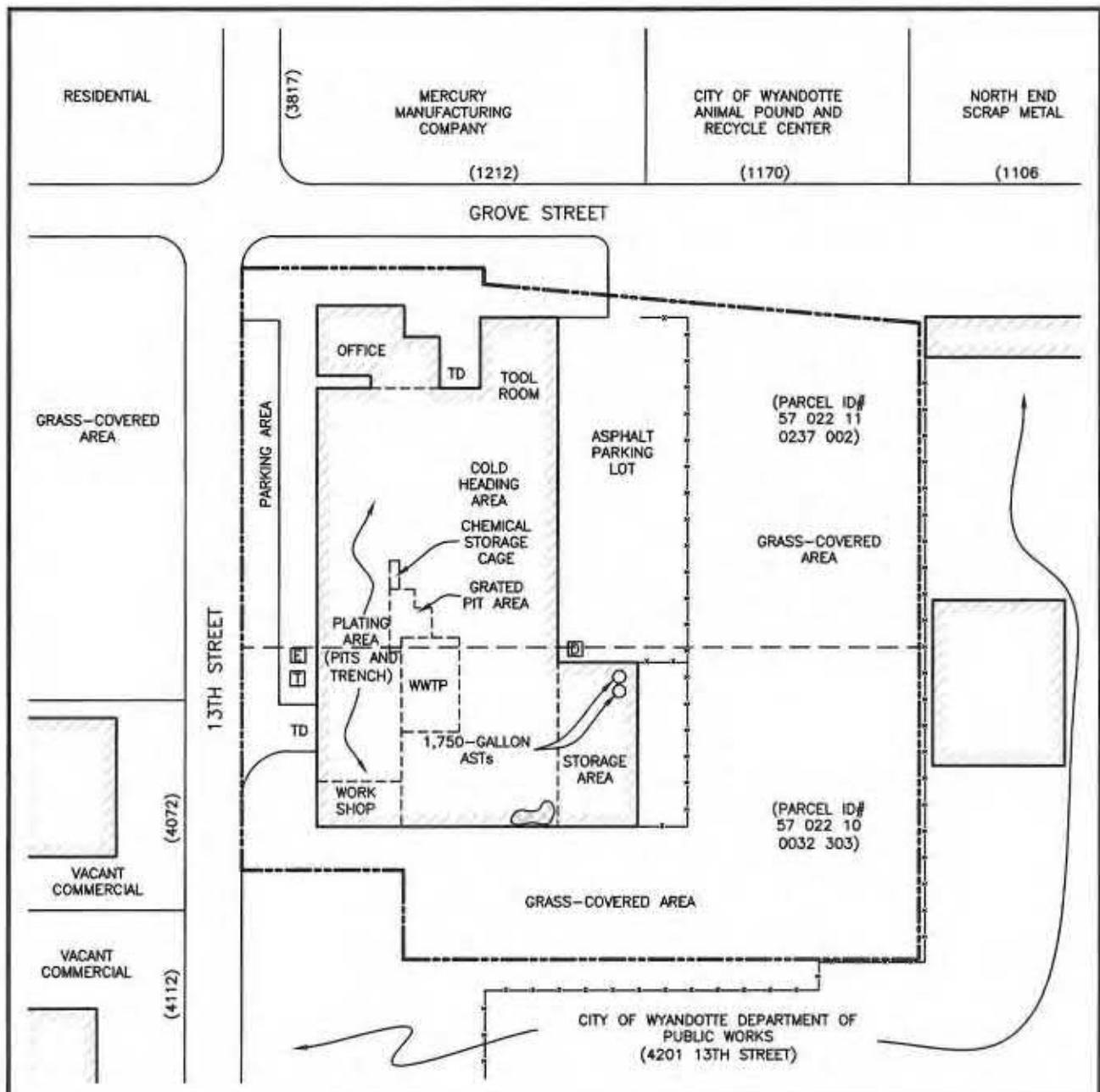
APPROVED

JOB NO. 9158.07

DRAWING NUMBER

915807-01E





LEGEND

- APPROXIMATE SITE BOUNDARY
- - - - - APPROXIMATE PARCEL BOUNDARY
- PAD MOUNTED TRANSFORMER
- ELECTRICAL EQUIPMENT/METER
- APPROXIMATE LOCATION OF WASTE WATER TREATMENT PLANT
- CHAIN LINK FENCE
- TD TRUCK LOADING DOCK (XXXX) STREET ADDRESS
- NON-HAZARDOUS DEBRIS DUMPSTER
- APPROXIMATE SCALE - FEET
- 0 100 200

FIGURE 2.0 SITE SKETCH

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN

PREPARED FOR
DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

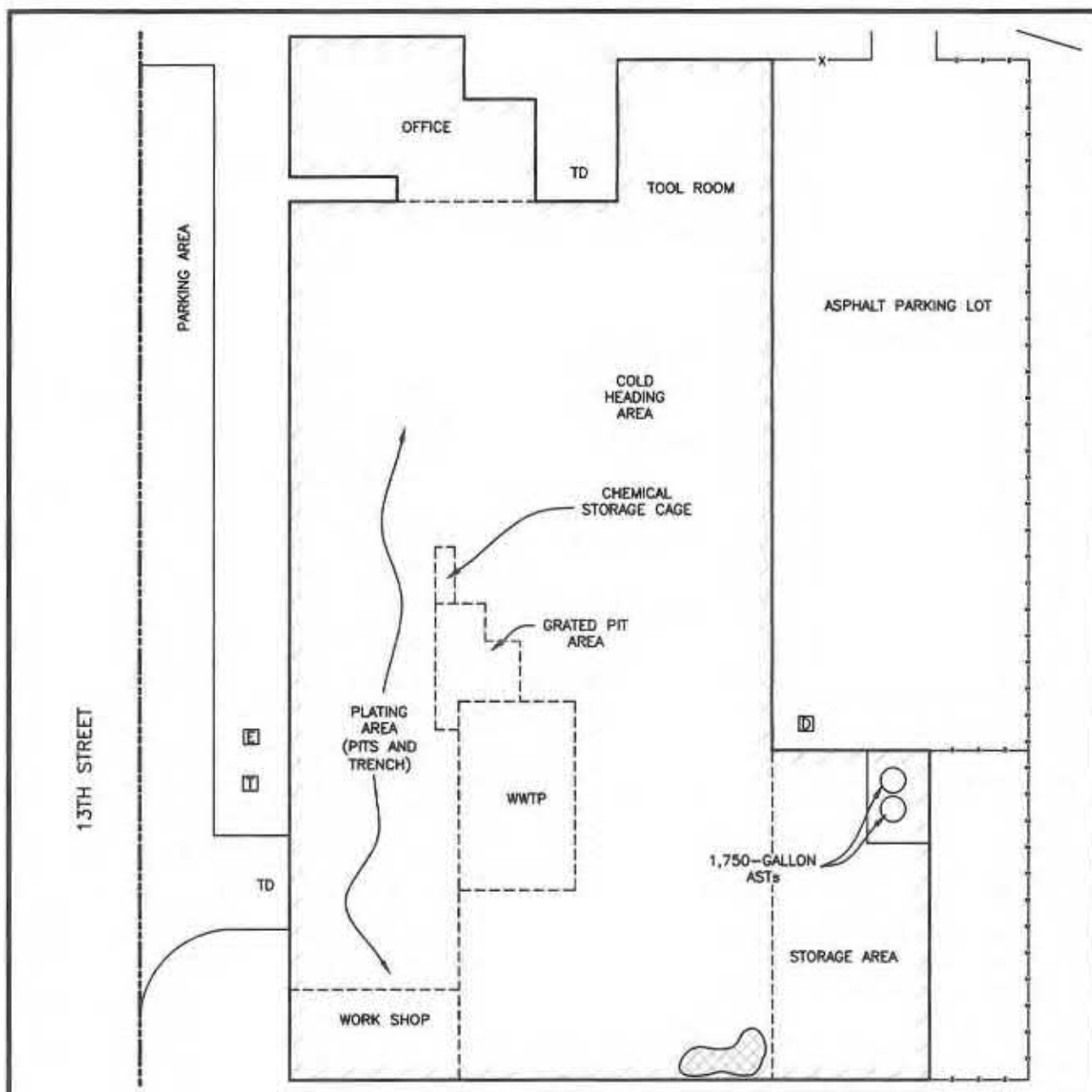
APPROVED

JOB NO. 9158.07

DRAWING NUMBER

915807-02E





LEGEND

----- APPROXIMATE SITE BOUNDARY
 -x-x-x- CHAIN LINK FENCE

Ⓜ PAD MOUNTED TRANSFORMER
 Ⓜ ELECTRICAL EQUIPMENT/METER
 WWTP APPROXIMATE LOCATION OF WASTE WATER TREATMENT PLANT

TD TRUCK LOADING DOCK
 TD NON-HAZARDOUS DEBRIS Ⓜ DUMPSTER

APPROXIMATE SCALE - FEET
 0 50 100



FIGURE 3.0 BUILDING INTERIOR DIAGRAM

BUILDING INTERIOR ENVIRONMENTAL RESPONSE ACTIVITIES
 FORMER DETROIT TUBULAR RIVET FACILITY
 1213 GROVE STREET
 WYANDOTTE, MICHIGAN

PREPARED FOR

DCCBC
SOUTHGATE, MICHIGAN

DRAWN TRR/10-2-18

CHECKED

REVISED

APPROVED

JOB NO. 9158.07

DRAWING NUMBER

915807-03E

TTL
 associates inc
 Environmental, Geotechnical
 Engineering & Testing

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APPENDIX A
ASBESTOS ABATEMENT SPECIFICATIONS

City of Wyandotte



Asbestos Abatement Specifications For the Renovation of 1213 Grove Street Wyandotte, Michigan

October 2018



**ASBESTOS ABATEMENT SPECIFICATIONS
1213 GROVE STREET
WYANDOTTE, MICHIGAN**

FOR

**CITY OF WYANDOTTE
3200 BIDDLE AVENUE, SUITE 200
WYANDOTTE, MICHIGAN**

SUBMITTED

**OCTOBER 3, 2018
TTL PROJECT NO. 9158.08**

PREPARED BY

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BLVD.
PLYMOUTH, MICHIGAN 48170
734-455-8600**



The following document was prepared by TTL Associates, Inc., under the supervision of a Project Designer accredited by the State of Michigan Department of Licensing and Regulatory Affairs and constitutes an asbestos abatement design in connection with:

**ASBESTOS ABATEMENT
1213 GROVE SREET
WYANDOTTE, MICHIGAN**

for

**CITY OF WYANDOTTE
WYANDOTTE, MICHIGAN**

TTL PROJECT NO. 9158.08

Project Designer:

Sara Vogelpohl

Sara Vogelpohl

Accreditation Number:

A35015

Expiration Date:

6/24/2019

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APPENDIX

Appendix A – TTL Associates Inc., Asbestos, Limited Lead-Based Paint, and Hazardous Materials Survey

SPECIFICATIONS

1.0 Purpose

This site is currently occupied by a vacant, approximately 53,000 square foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. The City of Wyandotte owns the site and plans to prepare the site building for renovation by removing hazardous materials and mitigating conditions adequately enough to encourage investment and redevelopment by a private developer for light industrial use. The activities will include asbestos removal, remediation of former plating pits, decontamination/removal of wastewater treatment equipment and aboveground storage tanks, and other remedial activities inside the building. These specifications address the planned asbestos removal activities.

Asbestos-Containing Materials (ACM) are to be removed prior to the planned renovation of the site building. This renovation project will involve the removal of approximately 2,725 square feet of ACM; mastic associated with non-ACM floor tile and sheet flooring. The asbestos abatement activities are being funded by a U.S. Environmental Protection Agency (U.S. EPA) Brownfield Revolving Loan Fund (RLF) subgrant from the Downriver Community Conference Brownfield Consortium (DCCBC) to the City of Wyandotte.

This asbestos abatement work plan specifies general methods and work procedures to be used by the asbestos contractor for the safe removal of the identified ACM throughout the Site. This asbestos abatement specification is to be used in coordination with all applicable federal, state, and local rules and regulations, as well as the general agreements as found in the City of Wyandotte's contract documents.

Project Site: 1213 Grove Street
Wyandotte, Michigan

For the purpose of clarification, the following designations are being made at this time and shall be referenced throughout these specifications.

City of Wyandotte – Owner

Environmental Consultant (EC) – The Owner's representative responsible for conducting project air monitoring and oversight and monitoring of the abatement contractor.

Abatement Trade Contractor (ATC, or Contractor) – The contractor retained by the Owner to remove ACM and other hazardous materials in accordance with the specifications.

2.0 Scope of Work:

2.1 Asbestos Containing Material Abatement

The scope of the asbestos abatement work for this project involves the removal and disposal of asbestos containing-mastic associated with non-ACM floor tile and sheet flooring in areas specified by TTL's Asbestos, Limited Lead-Based Paint, and Hazardous Materials Survey Report dated August 11, 2017. Asbestos abatement activities shall be in accordance with 40 CFR Part 61 NESHAP, OSHA 29 CFR 1926.1101 Class I and Class II operations, MIOSHA Part 602, Michigan Public Act 154 of 1974, Michigan Public Act 135 of 1986, and Michigan Public Act 440 of 1988 and these specifications. Specifically, the scope of work involves the abatement of the following:

- Approximately 1,570 square feet (s.f.) of black mastic associated with 9" x 9" olive gray floor tile with white specks (most under carpeting, HSA 915806-04).
- Approximately 60 s.f. of black mastic under 9" x 9" black floor tile with white streaks and brown mastic (most under carpeting, HSA 915806-05).

- Approximately 30 s.f. of black mastic under red sheet flooring with brown mastic (HSA 915806-15).
- Approximately 60 s.f. of black mastic under beige sheet flooring with yellow mastic (HSA 915806-17).
- Approximately 160 s.f. of black mastic associated with 9" x 9" white floor tile with gray specks (HSA 915806-21).
- Approximately 300 s.f. of black mastic associated with 12" x 12" dark gray floor tile with white and gray streaks (HSA 915806-24).
- Approximately 545 s.f. of black mastic associated with 12" x 12" gray floor tile (HSA 915806-28).

A listing of the identified ACM can be found in Appendix A –*Asbestos, Limited Lead-Based Paint, and Hazardous Materials Survey*, dated August 11, 2017. Please note that the above-listed quantities are estimates based on conditions observed during the survey. The ATC is responsible for the removal of all the identified ACM, which may include greater quantities than those listed above.

The ATC is responsible to submit all notifications to the appropriate federal, state, and local agencies prior to asbestos abatement activities and variance if warranted. Delays in submitting the notifications resulting in schedule delays shall be at the ATC expense to the Owner.

2.2 Release Criteria

There are three criteria for acceptability of hazardous materials removal work conducted, they are:

- The work procedures meet the requirements.
- The final visual inspection is satisfactory.
- The submission of the proper waste manifests in accordance with applicable regulations.

If any of these requirements are not met, the ATC shall correct as necessary to achieve the required results.

2.3 Project Requirements and Notes

1. The ATC is required to meet all the requirements of these specifications.
2. **It will be the ATC's responsibility to verify all quantities of materials to be removed.**
3. The Owner will provide sufficient amounts of electricity for the ATC equipped with ground fault circuit interruption (GFCI) protection. The ATC is to have the electricity to site building turned on by signing a contract for electrical usage with the City of Wyandotte Municipal Service Department.
4. The ATC is to protect all non-work items and fixtures with designated work areas from damage resulting in asbestos abatement activities.
5. The ATC shall comply with procedures outlined in MIOSHA abatement requirements, as well as all pertinent local, state and federal regulations which include but are not limited to; wet methods, high-efficiency particulate air (HEPA) vacuuming, and prompt clean-up and disposal of asbestos-containing waste.
6. Heating ventilation and air conditioning (HVAC) systems serving the abatement work areas shall be shut off prior to asbestos abatement activities.
7. The asbestos abatement work area is restricted to authorized, trained, and protected personnel only. The competent person of the ATC is responsible for enforcing this requirement.

8. The ATC is responsible for providing all connections, appurtenances (e.g., valves, connectors, etc.), as necessary to utilize owner-provided utilities (water and electricity).
9. Any variances to the asbestos abatement specifications shall be approved in writing by the Owner and EC prior to the activity. Requests must be made in such a way as to allow sufficient time to act upon them.
10. EC will have the authority to **stop work** for any acts witnessed that are not in compliance with the project specification, applicable regulations or sound safety practices. EC will conduct air sampling for the Owner's use, which includes background (baseline), environmental, representative personal, and clearance sampling. **Should any outside work area air sample results exceed 0.05 fibers per cubic centimeter of air (f/cc) (½ the OSHA Permissible Exposure Limit (PEL) for asbestos) or exceed the established ambient background air counts, EC will issue a stop work order and the ATC will be responsible for addressing and correcting the incident until the area air samples return to background levels.** The ATC will be responsible to perform all MIOSHA-required personal sampling for asbestos abatement. All samples collected by EC will be analyzed using the National Institute for Occupational Safety and Health (NIOSH) 7400 Method. Copies of reports will be maintained on site and included in the closeout documents.
11. Clearance criteria for the asbestos abatement areas shall require a visual inspection and air monitoring providing documentation of airborne fiber concentrations below 0.01 f/cc for each and every sample analyzed.
12. Representative worker exposure monitoring is the responsibility of the ATC, pursuant to MIOSHA regulation, Part 602. The ATC must ensure that adequate representative exposure monitoring takes place.
13. All asbestos waste is to be packaged, labeled, and disposed of in accordance with all pertinent local, state, and federal regulations. All waste generated during abatement activities must be removed from the work area daily. Prior to disposal, the ATC is not authorized to combine waste removed from this project with any other wastes. Fully-executed asbestos waste disposal manifests shall be provided to EC within 30 days of shipment from the site and shall be included in the closeout documents.
14. The ATC will supply EC documentation at the initiation of the project for employee asbestos worker/supervisor training certifications, Michigan Department of Licensing and Regulatory Affairs accredited Asbestos Abatement Worker cards, employee respirator fit test documentation, medical clearance documentation, liability/worker compensation insurance certificates, abatement company licensure information, documentation of regulatory notifications, and worker air monitoring exposure data, and manifests as discussed above. These documents for all tradesmen working at the site will be verified against the daily sign-in sheet. Said documentation will also be included with the closeout documentation. No employee of the ATC will be allowed to work on site without proper documentation.
15. The ATC shall be responsible for returning the work area to the Owner in a condition that satisfies the Owner and EC.
16. Safety toed shoes and hard hats are required for this project.
17. All personnel entering the work area- not the regulated areas - must have completed, at a minimum, Asbestos Awareness Training that satisfies MIOSHA (Part 602). No persons shall be allowed entry to the work area without documented proof of successful completion of awareness training.
18. All asbestos abatement and removal activities shall be performed during normal business hours, Monday through Friday 8 am to 5 pm, except as agreed upon by the Owner and EC.
19. ATC is responsible to submit close out documents within 30 days of completion of the project. The close out documentation shall include, but not limited to: waste manifests, MIOSHA personal air testing results, licenses, negative air logs and project logs. All submittals shall comply with all applicable federal, state, local, as well as, Owner requirements.

2.4 Time Schedule

Time schedule set by the Owner must be adhered to by the awarded ATC. Any and all variances to this schedule must be cleared by EC prior to the commencement of the project.

The project will be considered complete for schedule purposes when all of the ACM has been removed, the project site has passed required clearance testing, the ATC has completed the removal of all supplies and equipment, and the ATC has returned the building to the Owner in a condition that satisfies the Owner and EC.

2.5 Applicable Codes, Regulations & Standards

All work under this contract shall be performed in strict accordance with all applicable Federal, State, and Local regulations, standards, and codes governing asbestos abatement including, but not limited to, the following:

Federal:

1. OSHA 29 CFR 1926.1101 Safety and Health Regulations for Construction - Asbestos
2. OSHA 29 CFR 1910.134 Occupational Safety and Health Standards – Respiratory Protection
3. OSHA 29 CFR 1910.2 Occupational Safety and Health Standards - Definitions
4. OSHA 29 CFR 1910.1200 Occupational Safety and Health Standards – Hazard Communication
5. EPA 40 CFR part 61 NESHAP
6. U.S. DOT 49 CFR 173.216 General Requirements for Shipments and Packagings - Asbestos, Blue, Brown or White

State:

1. Michigan Public Act 154 of 1974 Michigan Occupational Safety and Health Act
2. Michigan Public Act 135 of 1986 Asbestos Abatement Contractors Licensing Act
3. Michigan Public Act 440 of 1988 Asbestos Workers Accreditation Act
4. MIOSHA Part 602 Asbestos Standards for Construction

Local Requirements: Abide by all local requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials.

3.0 Examination of the Premises and the Contract Documents

The ATC shall familiarize themselves with local conditions affecting the job. The ATC will be held to have made such examinations and no allowances will be made on their behalf by reason of error or omission on their part. All such examinations are to be documented and submitted to EC along with the Project Plan Submittals.

The ATC must assume responsibility for all work material necessary for completion of the work unless the Contract Documents and Asbestos Abatement Specifications are intended to provide only part of the information for the ATC to assume the above responsibilities.

Any incidental item(s) of material, labor, and/or detail required for the proper execution and completion of the work which may be omitted from the Contract Documents, but required by governing codes, local regulations, trade practices, operational functions, and good workmanship, shall be provided as a part of the Contract Work without extra charge, even though not specifically detailed or mentioned.

4.0 Notification

The ATC shall make all necessary notifications AND necessary revisions, including early completion and/or extension of completion date, to the Environmental Protection Agency, Michigan Department of Environmental Quality and all other applicable Federal, State, County, or City agencies, if required.

Copies of all notifications and revisions, if applicable, must be submitted to the Owner and EC prior to the start of any asbestos abatement activities and be posted at the job site during the work activities.

5.0 Use of the Site

Keep existing driveways and entrances serving the premises clear and available to the Owner and his representatives at all times.

The ATC shall not unreasonably encumber the site with materials or equipment. The Owner/EC must approve location of equipment, supplies, and other items that may occupy space outside of the work area.

6.0 Abatement Trade Contractor Use of the Existing Building

ATC occupancy of the building shall be restricted to specified areas scheduled for asbestos abatement during scheduled work.

Equipment and supplies are to be stored in pre-designated storage areas, which are not accessible to unauthorized individuals. Storage areas shall be kept locked at all times.

Use of the Owner's designated toilet facilities is strictly prohibited. The ATC will be responsible for supplying portable toilet facilities for ATC employees.

7.0 Site Security

The work area is restricted to authorized, trained, and protected personnel only. Authorized personnel may include the ATC's employees, designated Owner's representatives, EC, and State and Local inspectors.

Employees of the ATC assigned to this project must be cleared through EC. All training certifications, medical surveillance, fit test data, employee release forms, and other pertinent requirements must be met before their participation.

The ATC will record the names and times of all individuals who enter the work area on a sign-in/sign-out sheet and provide a copy to EC.

Any tools or material left within the confines of the job site overnight must be in locked cabinets, locked rooms, or otherwise secured. Neither the Owner nor EC will be held liable in any way for the ATC's tools or other equipment.

The ATC shall not use nor request the use of any of the Owner's custodial or maintenance supplies, tools, or equipment.

8.0 Owner Occupancy

The owner reserves the right to occupy areas of the building in which all asbestos abatement and project decontamination procedures have been completed, and to occupy such areas prior to substantial completion, provided that such occupancy does not substantially interfere with completion of the work.

9.0 Approval Required Prior to Beginning Abatement

No asbestos abatement will begin until EC has inspected and approved the enclosures built around each work area and EC has received copies of all abatement personnel asbestos certifications.

10.0 Preparation of Work Areas for Asbestos Removal

All electrical circuits that enter the work area for any purpose must be equipped with GFCI. The GFCIs shall be located exterior to work area so that all circuits are protected prior to entry to the work area. GFCI's shall be circuit breaker type, equipped with test button and reset switch for all circuits to be used for any purpose in work area or as otherwise required by national electrical code, OSHA, or other authority.

Warning signs shall be posted at a sufficient distance from the asbestos removal work area to permit an individual to read the sign and take necessary protective measures to avoid exposure. Warning signs shall be posted in accordance with MIOSHA regulations. All possible entrances to the work area shall be posted.

The ATC shall isolate enclosure work areas for the duration of the project by completely sealing off all openings to the area. The sealing of openings and fixtures in the work area including, but not limited to: heating and ventilation ducts, doorways, corridors, windows, drains, sky lights, and lighting shall be accomplished with 6-mil polyethylene sheeting, tape and/or glue. Critical barrier walls shall be constructed of 6-mil polyethylene around the entire work zone. Isolation of the work area heating and ventilation systems is to be carried out first.

The ATC is to seal all intake exhaust vents with 6-mil polyethylene, spray glue, and duct tape.

11.0 Abatement Enclosures

ATC shall erect a 6-mil polyethylene sheeting around the work area prior to the removal of ACM requiring abatement enclosures.

The ATC shall install sufficient quantity of negative pressure ventilation units for each work area equipped with ANSI 29.2-79 Local Exhaust Ventilation Requirements. The ATC shall be responsible for maintaining 0.02 inches of water pressure differential between outside and inside the work abatement enclosure(s) by manometric measurements.

In Class I removal areas, a Full Negative Pressure Enclosure (NPE) shall be erected and have a minimum three stage decontamination facility concurrent with the containment constructed as outlined in these specifications prior to removal of ACM or any other preparatory work which may involve disturbing the ACM.

Where a Mini Negative Pressure Enclosure (MNPE) is utilized, a pressure differential containment with a minimum two stage decontamination facility concurrent with the containment shall be constructed as outlined in these specifications prior to removal of ACM or any other preparatory work which may involve disturbing the ACM. A shower facility shall be located nearby pursuant to MIOSHA regulations.

Access to NPE shall be through a worker decontamination system. All other means of access (doors, windows, hallways, etc.) shall be blocked or locked so as to prevent entry to or exit from the work area except for fire or accident. Emergency exits shall not be locked; however, they shall be sealed with polyethylene sheeting and tape until needed.

The NPE shall be constructed via the following methodology:

- Critical barriers shall be installed over all openings to the work area. This includes windows, doors, vents, etc. They shall be covered by two layers of 6-mil polyethylene sheeting and secured.
- Six-mil polyethylene sheeting shall be installed over the floor and secured up the wall to the deck ceiling.
- ATC shall install all Air Filtration Devices (AFDs), and other abatement equipment and check to ensure integrity of containment and check to ensure negative pressure has been achieved. Any leaks, punctures, tears, etc. shall be immediately repaired with duct tape.

The ATC is to perform general policing of the work area to ensure that debris is not allowed to accumulate, that water and other potential sources of slips, trips, and falls is immediately cleaned to a safe level.

At the end of EACH work shift, ATC shall ensure that ALL waste is bagged, sealed, labeled and removed from the work area.

12.0 Asbestos Abatement Requirements

12.1 Floor Tile and Mastic Removal

- Asbestos abatement activities shall be in compliance with MIOSHA Class II operations and these specifications.
- All ACM shall be wetted with amended water prior to and continuously during asbestos removal, cutting, or stripping activities. The material shall be saturated to the substrate without allowing for excessive amounts of amended water to accumulate.
- All ACM mastics require 100% removal. Material that cannot be removed by conventional tools may require chemical removal methods. No aggressive means of removal, i.e. sanding, grinding, shall be used.
- All waste generated shall be placed into properly labeled waste bags, double-bagged and placed into on-site dumpster after each shift.
- After the removal of ACM, the ATC shall wet wipe and HEPA vacuum all surfaces to remove visible residue.

13.0 Decontamination Requirements

13.1 General Requirements for Decontamination

At the end of the work shift, and any time a worker exits a NPE, he/she shall decontaminate by removing the first layer of protective coveralls and don a clean disposable coverall and proceed to the decontamination unit concurrent with the enclosure for further decontamination.

Hot water, towels, soap, shampoo, and sanitary conditions shall be provided by the ATC. Failure to provide hot water, towels, soap, shampoo, and sanitary conditions will constitute adequate reason for EC to issue a stop work order.

No eating or drinking is to take place within the regulated area. Prior to eating or drinking or using toilet facilities, workers shall fully decontaminate by showering. A new coverall shall then be donned upon

reentering the work area.

All waste water must be passed through a 5 micron filter or collected in an air tight container and disposed of as asbestos waste. Water disposed of as asbestos waste must first be solidified.

At a minimum, the decontamination shower shall be available to all workers conducting Class I operations or if any individual worker exposure sample collected during Class II operations exceeds a fiber concentration of 0.05 f/cc.

13.2 Project Decontamination

The ATC shall carry out a cleaning of all surfaces of the work area including: remaining sheeting, tools, scaffolding and/or staging by use of damp-cleaning and mopping, and/or a HEPA filter equipped vacuum. **Do not perform dry dusting or dry sweeping.**

In the event that the work area and/or adjacent areas become contaminated due to work of the ATC, it will be the responsibility of the ATC to clean up the affected area to the satisfaction of EC, at no extra cost to the Owner.

14.0 Protective Clothing and Equipment

14.1 Protective Clothing

The ATC is to ensure that each authorized person involved in asbestos removal activities will wear at least two layers of protective disposable coveralls, coated canvas, or rubber gloves, head covering, and non-skid foot coverings whenever they are within the regulated work area. The protective clothing shall be made of a material impervious to asbestos fibers. Where appropriate, eye and hand protection shall be worn.

Worker clothing shall be provided by the ATC as required by current MIOSHA regulation. Rips and tears in the coveralls shall be promptly repaired, or the coveralls shall be replaced.

The ATC shall provide protective clothing for air sampling professional(s), inspection personnel, and authorized visitors.

Safety-toed footwear shall be in accordance with ANSI standards. Workers footwear shall remain inside the containment until completion of the job.

Prior to leaving the work area, workers shall remove the top layer of protective disposable coveralls, replace it with a clean unused disposable coverall and proceed to the on-site decontamination unit for further decontamination.

ATC is to refrain from wearing protective clothing in public areas outside of the work areas.

14.2 Respirators

Respiratory protection for worker(s) shall be provided by the ATC as required by current MIOSHA regulation and initiate appropriate respirator program. Prior to entering the work area, workers must present to EC their current '**Recommended Physician's Written Opinion Form**' stating they have been cleared to wear a respirator.

Each worker must perform positive and negative air pressure checks test each time a respirator is donned.

Workers shall always wear a respirator when in the work area. While wearing the respirator, no worker shall pull the respirator away from his/her face to talk, smoke, eat, or drink. No worker shall be permitted to wear a respirator without being clean shaven.

Any person discovered without appropriate respirator protection while in the work area could be subject to disciplinary action per site policies.

14.3 Emergency Planning

ATC will develop emergency planning procedures prior to abatement activities. This plan shall consist of but not be limited to: emergency exit plans, notification procedures, and fire extinguisher locations. The ATC will have the plan readily available for the Owner and EC.

For non-life threatening situations, employees injured or otherwise incapacitated will decontaminate following normal procedures with assistance from fellow workers if necessary, before exiting the workplace to obtain proper medical treatment.

For life-threatening injury or illness, worker decontamination will be a lesser priority. Measures to stabilize the injured worker, remove the victim from the workplace, and secure proper medical treatment shall have priority.

It shall be the sole responsibility of the ATC to take all necessary precautions and actions to protect his/her employees, sub-contractors, owner's representatives, consultants, government inspectors, general public, and the building and structure from exposure to asbestos.

The ATC shall conspicuously post a list of emergency phone numbers (including fire, police, ambulance, Owner representative, EC and off-site ATC representative, etc.) and location of emergency phone outside all entrances to containment structures. It is the ATC's responsibility to notify all on-site abatement workers of the existence and location of these lists and the telephone(s) they are to use in emergencies.

The ATC shall provide a first-aid kit that will be readily accessible to abatement crewmembers during all work activities.

14.4 Hazard Communication

The ATC shall provide EC separate copies of the Safety Data Sheets (SDS) for all products used at the work site. The ATC shall conspicuously post a notice of the job-site location of the ATC's SDS file along with advice as to how the ATC's Hazard Communication Program is implemented.

15.0 Air Monitoring

15.1 Requirements

EC will conduct baseline, environmental, and clearance sampling throughout all phases of the project. Throughout the removal and cleaning operations, air monitoring will be conducted to ensure that the ATC is complying with all applicable codes, regulations, and ordinances. Samples collected shall be analyzed on-site using the NIOSH 7400 Method by Phase Contrast Microscopy (PCM).

Representative exposure monitoring is the responsibility of the ATC, pursuant to MIOSHA regulation and 29 CFR 1926.1101. The ATC must ensure that adequate representative exposure monitoring takes place.

If any two sequential PEL and/or Personal Excursion (PX) samples indicate fiber concentrations above 0.1 or 1.0, respectively, EC will issue a stop work order. The stop work order shall be lifted when fiber levels are proven to be below the PEL.

It is the ATC's sole responsibility to maintain adequate engineering controls in order to keep fiber levels within regulatory limits.

15.2 Sampling Types

Throughout the abatement and cleaning operations, air sampling shall be conducted to ensure that the ATC is complying with applicable regulations. The following are representative sampling which may take place at the discretion of the Owner and EC.

Baseline – Collected in various/numerous locations prior to abatement to determine ambient interior fiber levels

Environmental – Collected in various/numerous locations outside of the work area in order to detect elevated fiber levels during abatement.

Post Abatement – Collected inside the work area after the project is completed and the area has been cleaned and dried.

Personal – Collected in the breathing zone of the asbestos abatement personnel to determine representative concentrations of airborne asbestos fibers.

15.3 Final Post Abatement Air Sampling

After EC has visually inspected the Work Area, air samples shall be collected and analyzed in accordance with the NIOSH 7400 Method for PCM.

If a PCM clearance sample fails to meet the clearance level criteria stipulated in the specification document, the ATC shall provide an adequate work force to immediately, upon verbal notice by EC, re-clean and re-encapsulate the work area. This may require additional shifts and hours to those, which are currently established, and may require an additional work force so as to maintain the required work schedule.

Any necessary re-cleaning and re-encapsulation shall be the responsibility of the ATC at no additional cost to the Owner. The ATC shall also bear all overtime costs and additional testing costs of EC necessitated by said failure.

The asbestos abatement work area is cleared when the Work Area is visually cleaned and airborne fiber concentrations have been reduced to 0.01 f/cc or less for every PCM sample collected.

16.0 Stop Work Orders

If, at any time, EC observes that work practices are violating applicable asbestos regulations, contract specifications or endangering workers, the on-site ATC's representative shall be immediately notified and all removal operations are to cease until corrective action is taken.

No additional time will be added to the work schedule completion date following a stop work order.

17.0 Abatement Trade Contractor Release and Final Completion

Upon completion of all abatement and cleaning, the ATC and EC shall perform a complete visual inspection of the entire work area including, but not limited to: ceiling, walls, floor, decontamination unit, all plastic sheeting, seals over ventilation openings, doorways, windows, and other openings looking for debris from any sources, residue on surfaces, dust or other matter. If any debris, residue, dust or other matter is found, repeat final cleaning and continue decontamination procedure from that point. When the area is visually clean complete the certification at the end of this section. Visual inspection is not complete until confirmed in writing on the "Certificate of Visual Inspection" by EC.

The visual inspection will not be conducted when wet conditions exist in the work area. A successful visual inspection is necessary prior to lock down encapsulation.

Work of the ATC shall not be considered complete until all visible ACM debris is removed and the entire work area is cleaned, decontaminated and all punch list repairs have been made.

18.0 Transport and Storage of Asbestos Waste

All asbestos waste is to be disposed of in accordance with 40 CFR Part 61.150 of the NESHAP standard.

The ATC shall decontaminate and dispose of all asbestos containing waste generated during each work shift to an enclosed dumpster which shall be locked and located in a pre-designated area, or to the ATC's vehicle for transport off site at the end of each shift.

All asbestos containing waste containers are to be labeled in accordance with current applicable Federal, State, and local rules and regulations.

No ACM waste can be stored in the work area. All waste or equipment must be securely locked at all times, except during supervised loading or unloading.

Dumpsters which remain on site and/or waste transport vehicles must be labeled and bannered in accordance with 29 CFR 1910.1200(f) and NESHAP 40 CFR PART 61, FINAL RULE.

CERTIFICATE OF VISUAL INSPECTION

Work Area: _____

Contractor Certification

In accordance with Section 17.0 "Abatement Trade Contractor Release and Final Completion" the ATC hereby certifies that they have visually inspected the Work Area (all surfaces including pipes, beams, ledges, walls, ceiling and floor, Decontamination Unit, sheet plastic, etc.) and has found no dust, debris or residue.

_____, Date _____
(Signature)

(Print Name)

(Print Title)

(Company Name)

Environmental Consultant Certification

EC hereby certifies that he has accompanied the ATC on his visual inspection and verifies that this inspection has been thorough and to the best of his knowledge and belief, the Contractor's Certification above is a true and honest one.

_____, Date _____
(Signature)

(Print Name)

(Print Title)

(Company Name)

APPENDIX A

**TTL ASSOCIATES, INC.
ASBESTOS, LIMITED LEAD-BASED PAINT, AND HAZARDOUS MATERIALS SURVEY
AUGUST 17, 2011**



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August 11, 2017

TTL Project No. 9158.06

Ms. Paula Boase
Downriver Community Conference Brownfield Consortium
15100 Northline, Room 135
Southgate, Michigan 48195

**Asbestos, Limited Lead-Based Paint, and Hazardous Materials Survey Report
Former Detroit Tubular Rivet Facility
1213 Grove Street
Wyandotte, Michigan**

Dear Ms. Boase:

TTL Associates, Inc. (TTL) is pleased to submit this Asbestos, Limited Lead-Based Paint Inspection, and Hazardous Materials Survey Report. TTL conducted the work for the Downriver Community Conference Brownfield Consortium (DCCBC) and the City of Wyandotte as part of a planned redevelopment of the site.

TTL appreciates the continued opportunity to provide DCCBC and the City of Wyandotte with engineering, consulting, and testing services. Should you have any questions or require additional information, please contact Steve Gach at (734) 582-4980.

Sincerely,

TTL Associates, Inc.

Steven J. Gach, P.E.
Senior Engineer

Sara Vogelpohl, CIH
Manager, Asbestos & Hazard Materials Services

cc: Mark Kowalewski, City of Wyandotte

V:\Plymouth\DCC Brownfield Consortium\1213 Grove Wyandotte\2017\915806 HazMat Survey (plus SAP)\Report\915806 Asbestos Survey Report.docx

**ASBESTOS, LIMITED LEAD-BASED PAINT, AND HAZARDOUS
MATERIALS SURVEY**

**FORMER DETROIT TUBULAR RIVET FACILITY
1213 GROVE STREET
WYANDOTTE, MICHIGAN**

Prepared for:

**DOWNRIVER COMMUNITY CONFERENCE
BROWNFIELD CONSORTIUM
15100 NORTHLINE, ROOM 135
SOUTHGATE, MICHIGAN 48195**

AND

**CITY OF WYANDOTTE
3200 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192**

**AUGUST 11, 2017
TTL PROJECT NO. 9158.06**

Prepared by:

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BOULEVARD
PLYMOUTH, MICHIGAN 48170
(734) 455-8600**



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1.0 INTRODUCTION

TTL Associates, Inc. (TTL) conducted an Asbestos, Limited Lead-Based Paint (LBP), and Hazardous Materials (HAZMAT) Survey to determine the presence of asbestos-containing materials (ACM), deteriorated LBP, and HAZMAT within the vacant, former Detroit Tubular Rivet facility building at 1213 Grove Street in Wyandotte, Michigan (site).

The site is approximately 3.6 acres in area and consists of two parcels. The site currently contains a vacant, approximately 53,000 square-foot, one-story, light industrial building, which includes offices, storage and manufacturing areas. The site building includes a wastewater treatment plant and two aboveground storage tanks (ASTs). Surface-level parking, two truck loading docks, and landscaped areas occupy the remainder of the site. The site building was constructed in 1963, with several subsequent building additions. Detroit Tubular Rivet occupied the building from 1963 until filing for bankruptcy in December 2010 and ceasing site operations in August 2011. The site building has been vacant since August 2011. The City of Wyandotte (the City) currently owns the site, and obtained it from Wayne County through tax reversion. The City plans to remove ACM, deteriorated LBP, and other hazardous materials from the site building to prepare it for light industrial reuse.

The Asbestos, Limited LBP, and HAZMAT Survey was performed for the Downriver Community Conference Brownfield Consortium (DCCBC) and the City under TTL's contract with the DCCBC and funded by the DCCBC's 2015 U.S. EPA Brownfield Assessment Grant. The Asbestos Survey, Limited LBP, and HAZMAT Survey was completed in accordance with the January 2016 Quality Assurance Project Plan (QAPP) that was prepared by TTL for investigations under the US EPA Assessment Grant to the DCCBC and in accordance with TTL's Sampling and Analysis Plan (SAP) dated June 20, 2017.

1.1 Project Purpose and Objectives

The City intends to prepare the site so that it can be marketed for sale and renovation by a private developer for light industrial reuse; developers have expressed interest in the property. The City plans to remove hazardous materials within the building as part of the site preparation activities. The Asbestos Survey of the building was conducted to determine the presence and amount of known or suspect ACMs in the building that may require removal prior to renovation.

The Limited LBP Screening focused on the southwestern portion of the site building, where paint has peeled and paint chips have fallen to the floor. It appears that the former plating operations have impacted painted surfaces in this area of the building. The planned building renovation will be for industrial purposes rather than residential; therefore, painted surfaces in good condition within the building were not assessed; however, other areas of the building were inspected for damaged, peeling paint.

The hazardous materials survey was conducted to assess for the presence of other suspected hazardous materials such as paint cans, aerosol cans, thermostats, smoke detectors, fluorescent bulbs/ballasts, etc. that may need to be removed and/or properly disposed of prior to renovation.

1.2 Personnel

The Asbestos, Limited LBP, and HAZMAT Survey was conducted by Ms. Kristen Malysz on June 30, 2017. Ms. Malysz is accredited by the State of Michigan Department of Licensing and Regulatory Affairs (LARA) as an Asbestos Building Inspector (A9268) and by the Michigan Department of Health and Human Services as a Lead Inspector/Risk Assessor (P-01172). Copies of Ms. Malysz's certifications are included in Appendix A.

2.0 ASBESTOS SURVEY

TTL conducted a National Emission Standard for Hazardous Air Pollutants (NESHAP) asbestos survey of the site building to determine the presence of ACM that may be disturbed during the planned renovation activities.

2.1 Homogenous Areas

Each accessible area within the site building was surveyed for suspect ACM. The asbestos survey included the identification of suspect materials and the definition of homogeneous sampling areas (HSA), assessment of the condition of each material, estimation of the approximate quantity of the suspect ACM, and collection and analysis of representative bulk samples from each identified HSA. An HSA is defined as a material that exhibits similar physical characteristics (e.g., texture, surface color, and appearance) and was applied or installed during the same construction period (if known) as determined by TTL's inspector utilizing professional judgment, experience, and historical building information. The U.S. EPA defines an ACM as a material that contains greater than one percent asbestos by visual estimation or weight.

2.2 Sampling and Analysis Methods

Suspect ACM samples were collected using a coring device or other means, as appropriate, to collect a cross section of the suspect material. The samples were placed in clean, unused sealable bags and marked with a unique sample identification number. The samples of suspect ACM were transported to TTL's asbestos laboratory and analyzed by Polarized Light Microscopy (PLM) using U.S. EPA Method 600/R-93/116. Sample analysis results are provided for each distinct layer of each sample submitted to the laboratory. Additional PLM point count analysis was performed by International Asbestos Testing Laboratories, Inc. (IATL) on one material (HSA 915806-16) to confirm the results of the standard PLM analyses.

IATL and TTL's laboratories are accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), which is administered by the National Institute of Standards and Technology (NIST). The laboratory accreditation numbers are included in the analytical reports.

2.3 Asbestos Analytical Results

TTL identified 38 suspect ACM in the accessible areas of the site building, from which 63 samples were collected and 161 sample layers were analyzed. Seven materials were identified as ACM. Eight materials were assumed to be ACM, because sampling them would have compromised the structural integrity of the materials.

Refer to Tables 1.0 and 2.0 for a summary of the identified and assumed ACM, including the material descriptions, material locations and quantities. Please refer to Appendix B for a detailed list of all sampled suspect ACMs, including quantities and presence/absence of asbestos. The asbestos laboratory analytical reports are presented in Appendix C. Sample location maps are provided in Appendix D.

Table 1.0
Identified Asbestos-Containing Materials

HSA	Material Description	Material Location	Quantity
915806-04	Black mastic associated with 9" x 9" olive gray floor tile with white specks (most under carpeting)	Workroom, Mailroom, Office 1, Office 2, Office 3, Office 4, Mechanical area, Reception area, Office Hallways	1,570 sf
915806-05	Black mastic under 9" x 9" black floor tile with white streaks and brown mastic (most under carpeting)	Restroom, Reception area	60 sf
915806-15	Black mastic under red sheet flooring with brown mastic	Foyer	30 sf
915806-17	Black mastic under beige sheet flooring with yellow mastic	Transition Hallway	60 sf
915806-21	Black mastic associated with 9" x 9" white floor tile with gray specks	Shipping Office	160 sf
915806-24	Black mastic associated with 12" x 12" dark gray floor tile with white and gray streaks	Laboratory	300 sf
915806-28	Black mastic associated with 12" x 12" gray floor tile	Women's Locker Room, Men's Locker Room	545 sf

sf: square feet

Table 2.0
Assumed Asbestos-Containing Materials

HSA	Material Description	Material Location	Quantity
915806-31	Administration Building roofing materials	Roof of Administration Building	2,200 sf
915806-32	Administration Building addition roofing materials	Roof of Administration Building Addition	600 sf
915806-33	Tool Room roofing materials	Roof of Tool Room	2,500 sf
915806-34	Production area roofing materials	Roof of Production	40,000 sf
915806-35	Warehouse area roofing materials	Roof of Warehouse	5,600 sf
915806-36	Transition Building roofing materials	Roof of Transition Building	300 sf
915806-37	Laboratory sink assumed insulation between stainless	Laboratory	10 sf (1 sink)
915806-38	Fire Rated Doors	Tool Room, Production	2 doors

sf: square feet

3.0 LIMITED LEAD-BASED PAINT SCREENING

3.1 Limited LBP Screening

TTL inspected the interior of the site building for painted surfaces that have been significantly damaged. Each of the identified damaged painted surfaces was analyzed for LBP using a Niton x-ray fluorescence (XRF) analyzer (SN 25583). A copy of the Niton XRF analyzer data is included in Appendix E. The analyzer data table includes sample locations, condition of paint, and sample results. LBP is defined by the U.S. EPA and HUD as containing more than 1.0 milligrams of lead per square centimeter (mg/cm²) of area.

3.2 Limited LBP Inspection Results

Three damaged painted surfaces (two doors and floor striping) were identified as having LBP. The significantly deteriorated painted surfaces in the southwestern portion of the building (former plating area) were found not to have LBP. Table 3.0 identifies the positive LBP sample results.

Table 3.0 Positive LBP Results

#	Component	Substrate	Side	Color	Floor	Room	Result mg/cm ²
14	Door *	Metal	C	White	First	Tool Room	7.4
15	Door *	Metal	A	Gray	First	Production	8
36	Fire Door	Metal	center	Gray	First	Production	6.8
50	Floor **	Concrete	lower	Yellow	First	Production	3

* Different sides of same door

** Yellow floor striping

4.0 HAZARDOUS MATERIALS REVIEW

TTL visually inspected accessible areas of the site building to identify building components suspected to contain hazardous materials. TTL's scope of work did not include the collection and/or analysis of suspect hazardous materials. The following building components that may contain hazardous materials were identified:

- Fluorescent Light Bulbs
- Mercury Light Bulbs
- Lighting Ballasts
- Air Conditioners
- Emergency Lights
- Miscellaneous Cleaners and Paints
- Two 1,750-gallon oil ASTs (possible residues)
- Abandoned wastewater treatment plant (possible residues)

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Asbestos Survey

The U.S. EPA defines regulated asbestos-containing material (RACM) as: (a) Friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that has been or will be subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material during the course of demolition or renovation operations.

No friable ACM was identified.

The following non-friable Category II materials were assumed to be ACM and would require removal prior to renovation activities that would disturb them (unless subsequently identified as non-ACM):

- Approximately 10 sf (1 sink) of laboratory sink assumed insulation between stainless (HSA 915806-37), assumed ACM.
- Two fire-rated doors (HSA 915806-38), assumed ACM.

The following non-friable Category I materials were identified to be ACM and would require removal prior to renovation activities that would disturb them:

- Approximately 1,570 sf of black mastic associated with 9" x 9" olive gray floor tile with white specks (under carpeting) (HSA 915806-04).
- Approximately 60 sf of black mastic under 9" x 9" black floor tile with white streaks and brown mastic (under carpeting) (HSA 915806-05).
- Approximately 30 sf of black mastic under red sheet flooring with brown mastic (HSA 915806-15).
- Approximately 60 sf of black mastic under beige sheet flooring with yellow mastic (HSA 915806-17).
- Approximately 160 sf of black mastic associated with 9" x 9" white floor tile with gray specks (HSA 915806-21).
- Approximately 300 sf of black mastic associated with 12" x 12" gray floor tile with white and dark gray streaks (HSA 915806-24).
- Approximately 545 sf of black mastic associated with 12" x 12" gray floor tile (HSA 915806-28).

The following non-friable Category I materials were assumed to be ACM and would require removal prior to renovation activities that would disturb them (unless subsequently identified as non-ACM):

- Approximately 51,200 sf of roofing materials (HSA 915806-31 through 36), assumed ACM.

The NESHAP asbestos regulations require the removal of all RACM from a facility being demolished or renovated prior to beginning any activity that might damage or disturb the material. TTL recommends the removal of the RACM, and the ACM that might become RACM based on the project-specific renovation techniques, by a licensed asbestos abatement contractor, prior to renovation activities.

The U.S. EPA requires written notification if the combined amount of RACM to be removed is at least 260 linear feet, at least 160 square feet, or at least one cubic meter of facility components where length or area could not be measured. The Michigan LARA Asbestos Program requires a ten day notification if the amount of RACM to be removed exceeds 10 linear feet or 15 square feet.

A completed Notification of Intent to Renovate/Demolish Form is required to be submitted to the Michigan Department of Environmental Quality (MDEQ), as U.S. EPA's designated authority, at least 10 working days prior to beginning any asbestos abatement and/or demolition project.

5.2 Limited LBP Inspection

Lead was detected above the U.S. EPA and HUD regulatory limits in damaged or deteriorated (non-intact) paint observed on three building components (two doors and floor striping). TTL recommends paint stabilization or removal for these three components.

The Occupational Safety and Health Administration (OSHA) defines lead paint as paint containing any amount of lead. TTL recommends any renovation/demolition work be performed in accordance with the requirements of OSHA's Lead in Construction Standard 29 CFR 1926.62. Demolition/renovation of buildings containing LBP is regulated by 29 CFR 1926.62, which applies to all construction work where an employee may be exposed to lead. Care should be exercised during these activities to minimize worker exposure to lead. Worker exposure monitoring is required in accordance with OSHA.

5.3 Hazardous Materials Review

All hazardous materials to be removed from the building are to be handled and disposed of (if not reused) in accordance with federal, state, and local regulations. Refer to EPA Resource Conservation and Recovery Act (RCRA), Subtitle C for proper disposal.

6.0 LIMITATIONS

TTL has made reasonable efforts to identify and quantify suspect ACM, deteriorated LBP, and hazardous materials in the site building, based upon the standard of care in the environmental industry existing at the time of the survey. This survey only summarizes the potential presence and estimated quantities of visually observed ACM, deteriorated LBP, and hazardous materials observed in the building.

Additional material that may be disturbed during renovation or demolition activities should be evaluated on a case-by-case basis, especially materials that were previously hidden, obscured, or inaccessible, to determine if the material is included in this survey. If a given material is not described in this survey or cannot be identified as a non-suspect material, the material should be assumed to contain asbestos and renovation/demolition activities that may disturb the material should be halted until sampling and analysis can be accomplished. Parties conducting renovation/demolition activities should follow all applicable federal, state, and local regulations in handling identified and suspect ACM and hazardous materials.

The information contained in the report was based upon specific parameters and regulations in force at the time of the survey. The information herein is only for the specific use of DCCBC, the City and TTL, unless written authorization is obtained from TTL. TTL accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, nor does this report represent an instrument of regulatory compliance or an asbestos abatement specification.

APPENDIX A
TTL CERTIFICATIONS

State of Michigan
Department of Licensing and Regulatory Affairs
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Management Planner

Kristen L. Malysz
2366 Oltesvig Lane
Highland Township, MI 48357

Accreditation Number **A9268** Expiration Date **10/29/2017** DOB: 12/26/1966

This individual has satisfactorily met or exceeded the requirements of Section 206 of the Toxic Substances Control Act to be accredited in the above discipline. Accreditation card is not valid if altered. 124457

Your accreditation card is valid for a period of one year, as indicated by the expiration date on the card. Your card must be present on any project site where you are conducting asbestos-related work. If a replacement card is needed, the replacement fee will be \$25.00. All questions regarding your accreditation should be directed to 517-284-7688.

Cardholder's Signature

Not valid unless signed

Please visit our website at: www.michigan.gov/asbestos

9268-124457



Information contained in the bar code is limited to ID# and control#.

MIOSHA-CSH-270 (04/16)

Authority: Michigan Public Act 440 of 1968, as amended

If found please return to:
MIOSHA - Asbestos Program
530 West Allegan Street
P.O. Box 30671
Lansing, MI 48933

65059

Your accreditation card is valid for a period of one year, as indicated by the expiration date on the card. Your card must be present on any project site where you are conducting asbestos-related work. If a replacement card is needed, the replacement fee will be \$25.00. All questions regarding your accreditation should be directed to 517-284-7688.

Cardholder's Signature

Not valid unless signed

Please visit our website at: www.michigan.gov/asbestos

9268-124456



Information contained in the bar code is limited to ID# and control#.

MIOSHA-CSH-269 (04/16)

Authority: Michigan Public Act 440 of 1968, as amended

If found please return to:
MIOSHA - Asbestos Program
530 West Allegan Street
P.O. Box 30671
Lansing, MI 48933

65020

Your accreditation card is valid for a period of one year, as indicated by the expiration date on the card. Your card must be present on any project site where you are conducting asbestos-related work. If a replacement card is needed, the replacement fee will be \$25.00. All questions regarding your accreditation should be directed to 517-284-7688.

Cardholder's Signature

Not valid unless signed

Please visit our website at: www.michigan.gov/asbestos

9268-124455



Information contained in the bar code is limited to ID# and control#.

MIOSHA-CSH-270 (04/16)

Authority: Michigan Public Act 440 of 1968, as amended

If found please return to:
MIOSHA - Asbestos Program
530 West Allegan Street
P.O. Box 30671
Lansing, MI 48933

65118

Your accreditation card is valid for a period of one year, as indicated by the expiration date on the card. Your card must be present on any project site where you are conducting asbestos-related work. If a replacement card is needed, the replacement fee will be \$25.00. All questions regarding your accreditation should be directed to 517-284-7688.

Cardholder's Signature

Not valid unless signed

Please visit our website at: www.michigan.gov/asbestos

9266-124458



Information contained in the bar code is limited to ID# and control#.

MIOSHA-CSH-270 (04/16)

Authority: Michigan Public Act 440 of 1968, as amended

If found please return to:
MIOSHA - Asbestos Program
530 West Allegan Street
P.O. Box 30671
Lansing, MI 48933

65092

State of Michigan
Department of Licensing and Regulatory Affairs
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

Kristen L. Malysz
2366 Oltesvig Lane
Highland Township, MI 48357

Accreditation Number **A9268** Expiration Date **10/29/2017** DOB: 12/26/1966

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1968, as amended, to be accredited as an Asbestos Inspector. Accreditation card is not valid if altered. 124456

State of Michigan
Department of Licensing and Regulatory Affairs
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Project Designer

Kristen L. Malysz
2366 Oltesvig Lane
Highland Township, MI 48357

Accreditation Number **A9268** Expiration Date **10/29/2017** DOB: 12/26/1966

This individual has satisfactorily met or exceeded the requirements of Section 206 of the Toxic Substances Control Act to be accredited in the above discipline. Accreditation card is not valid if altered. 124455

State of Michigan
Department of Licensing and Regulatory Affairs
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Contractor/Supervisor

Kristen L. Malysz
2366 Oltesvig Lane
Highland Township, MI 48357

Accreditation Number **A9268** Expiration Date **10/29/2017** DOB: 12/26/1966

This individual has satisfactorily met or exceeded the requirements of Section 206 of the Toxic Substances Control Act to be accredited in the above discipline. Accreditation card is not valid if altered. 124458



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
LANSING

NICK LYON
DIRECTOR

March 21, 2017

Dear Certified Lead Professional:

Your application for certification as a Lead Professional with the Michigan Department of Health and Human Services, Healthy Homes Section (HHS) has been approved.

This certification is issued to you as evidence that you have met or exceeded the minimum requirements of the Michigan Lead Abatement Act for the discipline indicated, have successfully passed the certification examination, and have paid the appropriate fees. The enclosed lead certification card is valid until **March 31, 2018**, whereupon the annual fee and application are due. Failure to supply the fee and application by the appropriate date will result in a late penalty. Your certification card must be present with you at any site where you are conducting lead-based paint activities.

Training certification is valid for a period of three (3) years, at which time a refresher training class is required for your discipline(s). You can find a list of accredited training providers and refresher classes at: www.michigan.gov/leadsafe.

As you have been advised and previously agreed to on the Lead Professional Certification Application, compliance with all applicable federal, state, and local regulations, ordinances, guidelines, and laws remains a condition of certification. Violations will result in suspension or revocation of certification, and/or citation and administrative fine. If you have any questions regarding lead-based paint activities, please contact our office at (517) 335-9390.

Congratulations on your certification,

HEALTHY HOMES SECTION


Mitchell Speers
Certification Technician

Encl: *Lead Professional Certification Card*

Michigan
Department of
Health and
Human Services



Kristen Malysz

Lead Inspector/Risk Assessor

Cert. number **P-01172**

Annual fee due by **March 31, 2018**

Appropriate refresher training and exam must be taken to renew this certification before **March 31, 2019**

APPENDIX B
HOMOGENOUS SAMPLING AREAS TABLE

Homogeneous Sampling Areas Table
1213 Grove Street
Wyandotte, Michigan

HSA #	Material Description	Friability	Functional Area	Quantity	Units	Sample Number	Sample Results
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Workroom	435	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Mailroom	290	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Office 1	490	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Office 2	470	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Office 3	385	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Office 4	335	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Bathroom	430	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Restroom	340	SF		Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Mechanical	450	SF	915806-01B	Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Reception	1,240	SF	915806-01C	Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Office Hallways	695	SF	915806-01A	Negative
01	Drywall Board, Tape, and Joint Compound (Administration Building)	NF-II	Foyer	75	SF		Negative
			Total	5,635	SF		
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Mailroom	65	SF	915806-02B	Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Office 1	155	SF		Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Office 2	145	SF		Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Office 3	90	SF		Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Office 4	75	SF		Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Reception	720	SF		Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Office Hallways	140	SF	915806-02A	Negative
02	2' x 2' Bevel Set Textured Suspended Ceiling Tiles	F	Foyer	30	SF		Negative
			Total	1,420	SF		
03	1' x 1' Random Sized Holes Glued-On Ceiling Tiles and Brown Glue Pads on Backer Board	F	Bathroom	145	SF	915806-03A	Negative
03	1' x 1' Random Sized Holes Glued-On Ceiling Tiles and Brown Glue Pads on Backer Board	F	Restroom	80	SF	915806-03B	Negative
			Total	225	SF		
04	9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic (no carpet)	NF-I	Workroom	130	SF		Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Mailroom	65	SF		Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Office 1	155	SF		Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Office 2	145	SF	915806-04B	Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Office 3	90	SF		Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Office 4	75	SF		Mastic Positive
04	9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic (no carpet)	NF-I	Mechanical	90	SF		Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Reception	720	SF	915806-04A	Mastic Positive
04	Tan Carpet Glue over 9" x 9" Olive Gray Floor Tile with White Specks and Black Mastic	NF-I	Office Hallways	100	SF		Mastic Positive
			Total	1,570	SF		
05	Tan Carpet Glue over 9" x 9" Black Floor Tile with White Streaks Floor Tile and Brown Mastic over Black Mastic	NF-I	Restroom	50	SF	915806-05A	Mastic Positive
05	Tan Carpet Glue over 9" x 9" Black Floor Tile with White Streaks Floor Tile and Brown Mastic over Black Mastic	NF-I	Reception	10	SF	915806-05B	Mastic Positive
			Total	60	SF		

Homogeneous Sampling Areas Table
1213 Grove Street
Wyandotte, Michigan

HSA #	Material Description	Friability	Functional Area	Quantity	Units	Sample Number	Sample Results
06	4" Gray Covebase and Tan Mastic	NF-II	Mailroom	30	SF	915806-06B	Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Office 1	50	SF		Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Office 2	50	SF		Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Office 3	35	SF		Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Office 4	35	SF		Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Reception	105	SF	915806-06A	Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Office Hallways	5	SF		Negative
06	4" Gray Covebase and Tan Mastic	NF-II	Restroom	10	SF		Negative
			Total	320	SF		
07	4" Black Covebase with Brown Mastic over Tan Mastic	NF-II	Workroom	50	SF	915806-07A,B	Negative
07	4" Black Covebase with Brown Mastic over Tan Mastic	NF-II	Mechanical	40	SF		Negative
			Total	90	SF		
08	2' x 2' Pin Hole Suspended Ceiling Tile Textured with Yellow Glue and Fiberglass Backing	F	Workroom	130	SF	915806-08A,B	Negative
			Total	130	SF		
09	Tan Ceiling Grid Adhesive	NF-II	Reception	11	SF	915806-09A,B	Negative
09	Tan Ceiling Grid Adhesive	NF-II	Office 1	1	SF		Negative
09	Tan Ceiling Grid Adhesive	NF-II	Office 2	1	SF		Negative
09	Tan Ceiling Grid Adhesive	NF-II	Office 3	1	SF		Negative
09	Tan Ceiling Grid Adhesive	NF-II	Office 4	1	SF		Negative
09	Tan Ceiling Grid Adhesive	NF-II	Office Hallways	5	SF		Negative
			Total	19	SF		
10	2' x 2' Textured Bevel Set Suspended Ceiling Tile	F	Office Area	275	SF	915806-10A	Negative
10	2' x 2' Textured Bevel Set Suspended Ceiling Tile	F	Office 5	195	SF	915806-10B	Negative
			Total	470	SF		
11	Tar Paper Backing from Johns Manville Fiberglass Batting Insulation	F	Office Area	300	SF	915806-11A	Negative
11	Tar Paper Backing from Johns Manville Fiberglass Batting Insulation	F	Office 5	210	SF	915806-11B	Negative
			Total	510	SF		
12	Drywall Board, Tape, and Joint Compound (Office Addition)	NF-II	Office Area	600	SF	915806-12B,C	Negative
12	Drywall Board, Tape, and Joint Compound (Office Addition)	NF-II	Office 5	500	SF	915806-12A	Negative
			Total	1,100	SF		
13	4" Light Gray Covebase and Yellow Mastic	NF-II	Office Area	20	SF	915806-13A	Negative
13	4" Light Gray Covebase and Yellow Mastic	NF-II	Office 5	20	SF	915806-13B	Negative
			Total	40	SF		
14	Tan Carpet Glue over 12" x 12" Beige with Cream and Taupe Floor Tile and Orange Mastic	NF-I	Office Area	275	SF	915806-14A	Negative
14	Tan Carpet Glue over 12" x 12" Beige with Cream and Taupe Floor Tile and Orange Mastic	NF-I	Office 5	195	SF	915806-14B	Negative
			Total	470	SF		
15	Red Sheet Flooring with Brown Mastic over Black Mastic	NF-I	Foyer	30	SF	915806-15A,B	Mastic Positive
			Total	30	SF		

Homogeneous Sampling Areas Table
1213 Grove Street
Wyandotte, Michigan

HSA #	Material Description	Friability	Functional Area	Quantity	Units	Sample Number	Sample Results
16	9" x 9" Gray Floor Tile with White Streaks and Black Mastic	NF-I	File Room	160	SF	915806-16A,B	Negative*
			Total	160	SF		
17	Beige Sheet Flooring with Yellow Mastic over Black Mastic	NF-I	Transition Hallway	60	SF	915806-17A,B	Mastic Positive
			Total	60	SF		
18	4" Black Covebase and Brown Mastic	NF-II	File Room	15	SF	915806-18A,B	Negative
			Total	15	SF		
19	4" Dark Gray Covebase with Cream Back and Tan Mastic	NF-II	Transition Hallway	10	SF	915806-19A,B	Negative
			Total	10	SF		
20	2" x 2" Various Sized Holes Suspended Ceiling Tile (Cut 2' x 4')	F	Transition Hallway	60	SF	915806-20B	Negative
20	2" x 2" Various Sized Holes Suspended Ceiling Tile (Cut 2' x 4')	F	File Room	160	SF	915806-20A	Negative
			Total	220	SF		
21	9" x 9" White Floor Tile with Gray Spocks and Black Mastic	NF-I	Shipping Office	160	SF	915806-21A,B	Mastic Positive
			Total	160	SF		
22	1" x 1" Glued-On Ceiling Tile and Dark Brown Glue Pods on Backer Board	F	Shipping Office	160	SF	915806-22A	Negative
22	1" x 1" Glued-On Ceiling Tile and Dark Brown Glue Pods on Backer Board	F	Laboratory	300	SF	915806-22B	Negative
22	1" x 1" Glued-On Ceiling Tile and Dark Brown Glue Pods on Backer Board	F	Women's Locker Room	255	SF		Negative
22	1" x 1" Glued-On Ceiling Tile and Dark Brown Glue Pods on Backer Board	F	Men's Locker Room	290	SF		Negative
			Total	1,005	SF		
23	4" Dark Brown Covebase and Brown Mastic	NF-II	Shipping Office	20	SF	915806-23A,B	Negative
			Total	20	SF		
24	12" x 12" Gray Floor Tile with White and Dark Gray Streaks and Black Mastic	NF-I	Laboratory	300	SF	915806-24A,B	Mastic Positive
			Total	300	SF		
25	12" x 12" Black Tile with White Streaks and Yellow Mastic	NF-I	Laboratory Cabinets & Counters	175	SF	915806-25A,B	Negative
			Total	175	SF		
26	Drywall Board, Tape, and Joint Compound (Production)	F	Women's Locker Room	255	SF	915806-26A,B	Negative
26	Drywall Board, Tape, and Joint Compound (Production)	F	Men's Locker Room	290	SF	915806-26C	Negative
			Total	545	SF		
27	4" Black Covebase and Light Brown Mastic	NF-II	Laboratory	25	SF	915806-27A,B	Negative
			Total	25	SF		
28	12" x 12" Gray Floor Tile and Black Mastic	NF-I	Women's Locker Room	255	SF	915806-28A	Mastic Positive
28	12" x 12" Gray Floor Tile and Black Mastic	NF-I	Men's Locker Room	290	SF	915806-28B	Mastic Positive
			Total	545	SF		

Homogeneous Sampling Areas Table
1213 Grove Street
Wyandotte, Michigan

HSA #	Material Description	Friability	Functional Area	Quantity	Units	Sample Number	Sample Results
29	4" Gray Covebase and Light Brown Mastic	NF-II	Women's Locker Room	30	SF	915806-29B	Negative
29	4" Gray Covebase and Light Brown Mastic	NF-II	Men's Locker Room	25	SF	915806-29A	Negative
			Total	55	SF		
30	12" x 12" Blue-Gray Floor Tile and Tan Mastic	NF-I	Break Room	265	SF	915806-30A,B	Negative
			Total	265	SF		
31	Administration Building Roofing Materials	NF-I	Administration Building	2,200	SF		Assumed Positive
			Total	2,200	SF		
32	Administration Building Addition Roofing Materials	NF-I	Administration Building Addition	600	SF		Assumed Positive
			Total	600	SF		
33	Tool Room Roofing Materials	NF-I	Tool Room	2,500	SF		Assumed Positive
			Total	2,500	SF		
34	Production Roofing Materials	NF-I	Production	40,000	SF		Assumed Positive
			Total	40,000	SF		
35	Warehouse Roofing Materials	NF-I	Warehouse	5,600	SF		Assumed Positive
			Total	5,600	SF		
36	Transition Building Roofing Materials	NF-I	Transition Building	300	SF		Assumed Positive
			Total	300	SF		
37	Laboratory Sink Assumed Insulation Between Stainless	NF-II	Laboratory	10 (1 sink)	SF		Assumed Positive
			Total	10	SF		
38	Firedoors	NF-II	Production	1	Door		Assumed Positive
38	Firedoors	NF-II	Tool Room	1	Door		Assumed Positive
			Total	2	Doors		

*Confirmed negative through point count analysis.

APPENDIX C
ASBESTOS LABORATORY ANALYTICAL REPORT



1915 North 12th Street
Toledo, OH 43604-5305
T 419-324-2222
F 419-241-1808
www.ttiassoc.com

Page 1 of 21

CLIENT: Downriver Community Conference
Brownfield Consortium
15100 Northline Road

DATE: July 7, 2017

Southgate, Michigan 48195

ATTN: Ms. Paula Boase

Project No.: 915806.01

Lab Receiving No.: 17-07-205158

Date Received: July 3, 2017

Date Sampled: June 30, 2017

Project Location: Vacant Industrial Property
1213 Grove Street
Wyandotte, Michigan

Sample Point(s): see analytical results

Analysis Performed: Asbestos Analysis by PLM

DISCLAIMER

This report is "PROPRIETARY AND CONFIDENTIAL" and delivered to, and intended for the exclusive use of the above named client only. TTL Associates, Inc., assumes no responsibility or liability for the reliance hereon or use hereof by anyone other than the above named client.

Reviewed by: Myron V. Gasiorowski Date: 07/06/2017
Myron V. Gasiorowski, Lab Supervisor

Approved by: Sara Vogelpohl Date: 07/07/2017
Sara Vogelpohl, Technical Manager

ANALYTICAL NARRATIVE

The note(s) below pertain to the sample(s) and analytical data reported herein:

Quantitative results are listed as approximate % asbestos. Results are based on calibrated visual estimation of materials. All results <1% asbestos (Trace) have been confirmed by the analysis of a duplicate slide. As per the method, all "negative" or BDL samples have been confirmed by triplicate analyses. Due to the nature of the samples the following measurements of uncertainty may apply:

% Asbestos	Uncertainty
1%	± 2%
5%	± 4%
10%	± 5%
>20%	± 10%

Due to the complexity of analyzing floor tile by PLM, the client may want to consider having "negative" floor tiles analyzed further by an alternative method such as TEM.

Samples are archived by TTL Associates for a period of thirty days. Samples may be retained for a longer period of time or returned to the client upon written request.

Laboratory Accreditation:

U.S. Department of Commerce, National Institute of Standards and Technology(NIST), National Voluntary Laboratory Accreditation Program (NVLAP), Lab #101594-0. Accredited to the Interim Method for the Determination of Asbestos in Bulk Insulation Samples, EPA Method EPA-600/M4-82-020 and the Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/R-93/116.

This report may not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report relates only to the items tested, and may not be reproduced, except in full, without the written approval of the laboratory.

Report Key:

BDL = Below Detection Level
 n/a = not applicable
 HSA = Homogeneous Sampling Area

Detection Level: 1% asbestos fibers greater than one micrometer in length.

**POLARIZED LIGHT MICROSCOPY
ANALYTICAL RESULTS**

Page 3 of 21

METHOD NUMBER:	EPA/600/R-93/116, July, 1993; 40 CFR, Ch. 1 (7-1-93 ed.), Part 763, Subpart F, Appendix A, pages 293-299
BATCH NUMBER:	2PLM007017, 2PLM007317, 2PLM007417, 2PLM007517
DATE ANALYZED:	July 3, 2017, July 5, 2017
ANALYST:	Myron Gasiorowski

LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231783	915806-01A Layer A	01	Administration building, hallway, wall, drywall board, tape and joint compound	White Joint Compound	100% Binder	BDL
231783	915806-01A Layer B	01	same	White Joint Tape	100% Cellulose	BDL
231783	915806-01A Layer C	01	same	Tan Backing	100% Cellulose	BDL
231783	915806-01A Layer D	01	same	White Gypsum Board	100% Binder, <1% Cellulose	BDL
231784	915806-01B Layer A	01	Administration building, mechanical room, ceiling, drywall board, tape and joint compound	White Joint Compound	100% Binder	BDL
231784	915806-01B Layer B	01	same	White Joint Tape	100% Cellulose	BDL
231784	915806-01B Layer C	01	same	Tan Backing	100% Cellulose	BDL
231784	915806-01B Layer D	01	same	White Gypsum Board	100% Binder, <1% Fiberglass	BDL
231785	915806-01C Layer A	01	Administration building, reception hall, drywall board, tape and joint compound	White Joint Compound	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231785	915806-01C Layer B	01	same	White Joint Tape	100% Cellulose	BDL
231785	915806-01C Layer C	01	same	Tan Backing	100% Cellulose	BDL
231785	915806-01C Layer D	01	same	White Gypsum Board	100% Binder, <1% Cellulose, <1% Fiberglass	BDL
231786	915806-02A Layer A	02	Hallway, 2' x 2' bevel STT textured suspended ceiling tiles (205151)	Grey Ceiling Tile	65% Perlite, <1% Cellulose, 35% Mineral Wool	BDL
231786	915806-02A Layer B	02	same	White Paint	100% Binder	BDL
231787	915806-02B Layer A	02	Mailroom, 2' x 2' bevel STT textured suspended ceiling tiles (205151)	Grey Ceiling Tile	65% Perlite, <1% Cellulose, 35% Mineral Wool	BDL
231787	915806-02B Layer B	02	same	White Paint	100% Binder	BDL
231788	915806-03A Layer A	03	Bathroom, 12" x 12" glued on ceiling tiles with random sized holes and brown glue pods on backer board	Beige Ceiling Tile	3% Binder, 2% Cellulose, 95% Mineral Wool	BDL
231788	915806-03A Layer B	03	same	White Paint	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231788	915806-03A Layer C	03	same	Brown Glue	100% Binder	BDL
231788	915806-03A Layer D	03	same	Tan Backing	100% Cellulose	BDL
231788	915806-03A Layer E	03	same	White Gypsum Board	100% Binder, <1% Cellulose	BDL
231789	915806-03B Layer A	03	Bathroom, 12" x 12" glued on ceiling tiles with random sized holes and brown glue pods on backer board	Tan Ceiling Tile	3% Binder, 2% Cellulose, 95% Mineral Wool	BDL
231789	915806-03B Layer B	03	same	White Paint	100% Binder	BDL
231789	915806-03B Layer C	03	same	Brown Glue	100% Binder	BDL
231789	915806-03B Layer D	03	same	Tan Backing	100% Cellulose	BDL
231789	915806-03B Layer E	03	same	White Gypsum Board	100% Binder, <1% Cellulose	BDL
231790	915806-04A Layer A	04	Reception area, tan carpet glue over olive grey floor tile with white specks and black mastic	Yellow Glue	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231790	915806-04A Layer B	04	same	Grey Leveler	100% Binder	BDL
231790	915806-04A Layer C	04	same	Grey Floor Tile	100% Binder	BDL
231790	915806-04A Layer D	04	same	Black Mastic	95% Binder	5% Chrysotile
231791	915806-04B Layer A	04	Office 2, tan carpet glue over olive grey floor tile with white specks and black mastic	Yellow Glue	100% Binder	BDL
231791	915806-04B Layer B	04	same	Grey Leveler	100% Binder	BDL
231791	915806-04B Layer C	04	same	Grey Floor Tile	100% Binder	BDL
231791	915806-04B Layer D	04	same	Black Mastic		Positive Stop
231792	915806-05A Layer A	05	Reception area, tan carpet glue over 9" x 9" black floor tile with white streaks and brown mastic over black mastic	Tan Carpet Glue	100% Binder	BDL
231792	915806-05A Layer B	05	same	Black Floor Tile	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231792	915806-05A Layer C	05	same	Black/Tan Mastic	96% Binder	4% Chrysotile
231793	915806-05B Layer A	05	Restroom, tan carpet glue over 9" x 9" black floor tile with white streaks and brown mastic over black mastic	Tan Carpet Glue	100% Binder	BDL
231793	915806-05B Layer B	05	same	Black Floor Tile	100% Binder	BDL
231793	915806-05B Layer C	05	same	Black/Tan Mastic		Positive Stop
231794	915806-06A Layer A	06	Hallway, 4" grey cove base and tan mastic	Grey Molding	100% Binder	BDL
231794	915806-06A Layer B	06	same	Yellow Glue	100% Binder	BDL
231795	915806-06B Layer A	06	Office 2, 4" grey cove base and tan mastic	Grey Molding	100% Binder	BDL
231795	915806-06B Layer B	06	same	Yellow Glue	100% Binder	BDL
231796	915806-07A Layer A	07	Work room, 4" black cove base with brown mastic over tan mastic	Black Molding	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231796	915806-07A Layer B	07	same	Brown Glue	100% Binder	BDL
231797	915806-07B Layer A	07	Mechanical room, 4" black cove base with brown mastic over tan mastic	Black Molding	100% Binder	BDL
231797	915806-07B Layer B	07	same	Brown Glue	100% Binder	BDL
231798	915806-08A	08	Work room, 2' x 2' suspended ceiling tile, textured with pinholes, yellow glue and fiberglass backing	White/Yellow Ceiling Tile	4% Binder, 96% Fiberglass	BDL
231799	915806-08B	08	Work room, 2' x 2' suspended ceiling tile, textured with pinholes, yellow glue and fiberglass backing	White/Yellow Ceiling Tile	4% Binder, 96% Fiberglass	BDL
231800	915806-09A	09	Reception room, tan ceiling tile grid adhesive	Tan Glue	100% Binder	BDL
231801	915806-09B	09	Reception room, tan ceiling tile grid adhesive	Tan Glue	100% Binder	BDL
231802	915806-10A	10	Office area, 2' x 2' suspended ceiling tiles, textured bevelset (USG LUNA CLIMA PLUS R 76775)	White Ceiling Tile	5% Binder, 95% Mineral Wool	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231803	915806-10B	10	Office 5, 2' x 2' suspended ceiling tiles, textured bevelset (USG LUNA CLIMA PLUS R 76775)	White Ceiling Tile	5% Binder, 95% Fiberglass	BDL
231804	915806-11A Layer A	11	Office area, tar paper backing from Johns Manville fiberglass batting insulation	Black Paper Wrap	5% Binder, 95% Cellulose	BDL
231804	915806-11A Layer B	11	same	Black Tar Mastic	100% Binder	BDL
231805	915806-11B Layer A	11	Office 5, tar paper backing from Johns Manville fiberglass batting insulation	Black Paper Wrap	5% Binder, 95% Cellulose	BDL
231805	915806-11B Layer B	11	same	Black Tar Mastic	100% Binder	BDL
231806	915806-12A Layer A	12	Office 5, office addition, drywall, tape and joint compound	White Joint Compound	100% Binder	BDL
231806	915806-12A Layer B	12	same	White Fabric	15% Binder, 85% Fiberglass	BDL
231806	915806-12A Layer C	12	same	Tan Backing	100% Cellulose	BDL
231806	915806-12A Layer D	12	same	White Gypsum Board	100% Binder, <1% Fiberglass	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231807	915806-12B Layer A	12	Office area, office addition, drywall, tape and joint compound	White Joint Compound	100% Binder	BDL
231807	915806-12B Layer B	12	same	White Fabric	15% Binder, 85% Fiberglass	BDL
231807	915806-12B Layer C	12	same	Tan Backing	100% Cellulose	BDL
231807	915806-12B Layer D	12	same	White Gypsum Board	100% Binder, <1% Fiberglass	BDL
231808	915806-12C Layer A	12	Office area, office addition, drywall, tape and joint compound	White Joint Compound	100% Binder	BDL
231808	915806-12C Layer B	12	same	White Fabric	15% Binder, 85% Fiberglass	BDL
231808	915806-12C Layer C	12	same	Beige Backing	100% Cellulose	BDL
231808	915806-12C Layer D	12	same	White Gypsum Board	100% Binder, <1% Fiberglass	BDL
231809	915806-13A Layer A	13	Office area, 4" light grey cove base and yellow mastic	Grey Molding	100% Binder	BDL
231809	915806-13A Layer B	13	same	Tan Glue	100% Binder, <1% Wollastonite	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231810	915806-13B Layer A	13	Office 5, 4" light grey cove base and yellow mastic	Grey Molding	100% Binder	BDL
231810	915806-13B Layer B	13	same	Tan Glue	100% Binder, <1% Wollastonite	BDL
231811	915806-14A Layer A	14	Office area, tan carpet glue over 12" x 12" beige floor tile with cream, taupe and orange mastic	Tan Glue	100% Binder	BDL
231811	915806-14A Layer B	14	same	Grey Floor Tile	100% Binder	BDL
231811	915806-14A Layer C	14	same	Clear Amber Mastic	100% Binder	BDL
231812	915806-14B Layer A	14	Office 5, tan carpet glue over 12" x 12" beige floor tile with cream, taupe and orange mastic	Tan Glue	100% Binder	BDL
231812	915806-14B Layer B	14	same	Grey Floor Tile	100% Binder	BDL
231812	915806-14B Layer C	14	same	Clear Amber Mastic	100% Binder	BDL
231813	915806-15A Layer A	15	Foyer, red sheet flooring with brown mastic over black mastic	Red/Grey Sheet Flooring Backing	96% Binder, <1% Cellulose, 2% Fiberglass, 2% Synthetic Fibers	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231813	915806-15A Layer B	15	same	Tan Glue	100% Binder	BDL
231813	915806-15A Layer C	15	same	Black Mastic	94% Binder	6% Chrysotile
231814	915806-15B Layer A	15	Foyer, red sheet flooring with brown mastic over black mastic	Red/Grey Sheet Flooring Backing	96% Binder, <1% Cellulose, 2% Fiberglass, 2% Synthetic Fibers	BDL
231814	915806-15B Layer B	15	same	Tan Glue	100% Binder	BDL
231814	915806-15B Layer C	15	same	Black Mastic		Positive Stop
231815	915806-16A Layer A	16	File room, 9" x 9" grey floor tile with white streaks and black mastic	Grey Floor Tile	100% Binder	<1% Chrysotile
231815	915806-16A Layer B	16	same	Black Mastic	100% Binder	BDL
231816	915806-16B Layer A	16	File room, 9" x 9" grey floor tile with white streaks and black mastic	Grey Floor Tile	100% Binder	<1% Chrysotile
231816	915806-16B Layer B	16	same	Black Mastic	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231817	915806-17A Layer A	17	Transition hallway, beige sheet flooring with yellow mastic over black mastic	Grey Sheet Flooring Backing	98% Binder, <1% Cellulose, 1% Fiberglass, 1% Synthetic Fibers	BDL
231817	915806-17A Layer B	17	same	Tan/Grey Glue/Leveler	100% Binder	BDL
231817	915806-17A Layer C	17	same	Black Mastic	94% Binder	6% Chrysotile
231818	915806-17B Layer A	17	Transition hallway, beige sheet flooring with yellow mastic over black mastic	Grey Sheet Flooring Backing	98% Binder, <1% Cellulose, 1% Fiberglass, 1% Synthetic Fibers	BDL
231818	915806-17B Layer B	17	same	Beige Glue	100% Binder	BDL
231818	915806-17B Layer C	17	same	Grey Leveler	100% Binder	BDL
231818	915806-17B Layer D	17	same	Black Mastic		Positive Stop
231819	915806-18A Layer A	18	File room, 4" black cove base and brown mastic	Black Molding	100% Binder	BDL
231819	915806-18A Layer B	18	same	Brown Glue	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231820	915806-18B Layer A	18	File room, 4" black cove base and brown mastic	Black Molding	100% Binder	BDL
231820	915806-18B Layer B	18	same	Brown Glue	100% Binder	BDL
231821	915806-19A Layer A	19	Transition hallway, 4" dark grey cove base with cream, black and tan mastic	Grey Molding	100% Binder	BDL
231821	915806-19A Layer B	19	same	Yellow Glue	100% Binder	BDL
231822	915806-19B Layer A	19	Transition hallway, 4" dark grey cove base with cream, black and tan mastic	Grey Molding	100% Binder	BDL
231822	915806-19B Layer B	19	same	Yellow Glue	100% Binder	BDL
231823	915806-20A Layer A	20	File room, 2" x 2" suspended ceiling tile (cut 2' x 4') with various sized holes	Tan Ceiling Tile	100% Cellulose	BDL
231823	915806-20A Layer B	20	same	White Paint	100% Binder	BDL
231824	915806-20B Layer A	20	Transition hallway, 2" x 2" suspended ceiling tile (cut 2' x 4') with various sized holes	Grey Ceiling Tile	5% Binder, 3% Cellulose, 92% Mineral Wool	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231824	915806-20B Layer B	20	same	White Paint	100% Binder	BDL
231825	915806-21A Layer A	21	Shipping office, 9" x 9" white floor tile with grey specks and black mastic	White Floor Tile	100% Binder	BDL
231825	915806-21A Layer B	21	same	Black Mastic	96% Binder	4% Chrysotile
231826	915806-21B Layer A	21	Shipping office, 9" x 9" white floor tile with grey specks and black mastic	White Floor Tile	100% Binder	BDL
231826	915806-21B Layer B	21	same	Black Mastic		Positive Stop
231827	915806-22A Layer A	22	Shipping office, 12" x 12" glued-on ceiling tile with dark brown glue pods and backer board	White Paint	100% Binder	BDL
231827	915806-22A Layer B	22	same	Tan Ceiling Tile	100% Cellulose	BDL
231827	915806-22A Layer C	22	same	Brown Glue	99% Binder, 1% Wollastonite	BDL
231827	915806-22A Layer D	22	same	Tan Backing	100% Cellulose	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231827	915806-22A Layer E	22	same	White Gypsum Board	100% Binder, <1% Cellulose	BDL
231828	915806-22B Layer A	22	Lab, 12" x 12" glued-on ceiling tile with dark brown glue pods and backer board	White Paint	100% Binder	BDL
231828	915806-22B Layer B	22	same	Tan Ceiling Tile	100% Cellulose	BDL
231828	915806-22B Layer C	22	same	Brown Glue	99% Binder, 1% Wollastonite	BDL
231828	915806-22B Layer D	22	same	Tan Backing	100% Cellulose	BDL
231828	915806-22B Layer E	22	same	White Gypsum Board	100% Binder, <1% Cellulose	BDL
231829	915806-23A Layer A	23	Shipping office, 4" dark cove base and brown mastic	Brown Molding	100% Binder	BDL
231829	915806-23A Layer B	23	same	Brown Glue	100% Binder	BDL
231830	915806-23B Layer A	23	Shipping office, 4" dark cove base and brown mastic	Brown Molding	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231830	915806-23B Layer B	23	same	Brown Glue	100% Binder	BDL
231831	915806-24A Layer A	24	Lab, 12" x 12" grey floor tile with white and dark grey streaks and black mastic	Grey Floor Tile	100% Binder	BDL
231831	915806-24A Layer B	24	same	Black Mastic	98% Binder	2% Chrysotile
231832	915806-24B Layer A	24	Lab, 12" x 12" grey floor tile with white and dark grey streaks and black mastic	Grey Floor Tile	100% Binder	BDL
231832	915806-24B Layer B	24	same	Black Mastic		Positive Stop
231833	915806-25A Layer A	25	Lab, 12" x 12" black floor tile with white streaks and yellow mastic	Black/White Floor Tile	100% Binder	BDL
231833	915806-25A Layer B	25	same	Yellow Glue	100% Binder	BDL
231834	915806-25B Layer A	25	Lab, 12" x 12" black floor tile with white streaks and yellow mastic	Black/White Floor Tile	100% Binder	BDL
231834	915806-25B Layer B	25	same	Yellow Glue	100% Binder	BDL

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LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231835	915806-26A Layer A	26	Women's locker room, drywall board, tape and joint compound over HSA 22	Cream Color Paint	100% Binder	BDL
231835	915806-26A Layer B	26	same	White Joint Compound	100% Binder	BDL
231835	915806-26A Layer C	26	same	Grey Backing	100% Cellulose	BDL
231835	915806-26A Layer D	26	same	Grey Gypsum Board	100% Binder, <1% Cellulose	BDL
231836	915806-26B Layer A	26	Women's locker room, drywall board, tape and joint compound over HSA 22	Cream Color Paint	100% Binder	BDL
231836	915806-26B Layer B	26	same	White Joint Compound	100% Binder	BDL
231836	915806-26B Layer C	26	same	White Joint Tape	100% Cellulose	BDL
231836	915806-26B Layer D	26	same	Grey Backing	100% Cellulose	BDL
231836	915806-26B Layer E	26	same	Grey Gypsum Board	100% Binder, <1% Cellulose	BDL
231837	915806-26C Layer A	26	Men's locker room, drywall board, tape and joint compound over HSA 22	Cream Color Paint	100% Binder	BDL

**POLARIZED LIGHT MICROSCOPY
ANALYTICAL RESULTS**

Page 19 of 21

METHOD NUMBER:	EPA/600/R-93/116, July, 1993; 40 CFR, Ch. 1 (7-1-93 ed.), Part 763, Subpart F, Appendix A, pages 293-299
BATCH NUMBER:	2PLM007017, 2PLM007317, 2PLM007417, 2PLM007517
DATE ANALYZED:	July 3, 2017, July 5, 2017
ANALYST:	Myron Gasiorowski

LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231837	915806-26C Layer B	26	same	White Joint Compound	100% Binder	BDL
231837	915806-26C Layer C	26	same	Beige/Grey Backing	100% Cellulose	BDL
231837	915806-26C Layer D	26	same	Grey Gypsum Board	100% Binder, <1% Cellulose	BDL
231838	915806-27A Layer A	27	Lab, 4" black cove base and light brown mastic	Black Molding	100% Binder	BDL
231838	915806-27A Layer B	27	same	Beige Glue	100% Binder	BDL
231838	915806-27A Layer C	27	same	Light Brown Glue	100% Binder	BDL
231839	915806-27B Layer A	27	Lab, 4" black cove base and light brown mastic	Black Molding	100% Binder	BDL
231839	915806-27B Layer B	27	same	Beige Glue	100% Binder	BDL
231839	915806-27B Layer C	27	same	Light Brown Glue	100% Binder	BDL
231840	915806-28A Layer A	28	Women's locker room, 12" x 12" grey floor tile and black mastic	Grey Floor Tile	100% Binder	BDL

**POLARIZED LIGHT MICROSCOPY
ANALYTICAL RESULTS**

Page 20 of 21

METHOD NUMBER:	EPA/600/R-93/116, July, 1993; 40 CFR, Ch. 1 (7-1-93 ed.), Part 763, Subpart F, Appendix A, pages 293-299
BATCH NUMBER:	2PLM007017, 2PLM007317, 2PLM007417, 2PLM007517
DATE ANALYZED:	July 3, 2017, July 5, 2017
ANALYST:	Myron Gasiorowski

LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231840	915806-28A Layer B	28	same	Black Mastic	100% Binder	BDL
231841	915806-28B Layer A	28	Men's locker room, 12" x 12" grey floor tile and black mastic	Grey Floor Tile	100% Binder	BDL
231841	915806-28B Layer B	28	same	Black/Tan Mastic	99% Binder	1% Chrysotile
231842	915806-29A Layer A	29	Men's locker room, 4" grey cove base and light brown mastic	Grey Molding	100% Binder	BDL
231842	915806-29A Layer B	29	same	Tan Glue	100% Binder	BDL
231843	915806-29B Layer A	29	Women's locker room, 4" grey cove base and light brown mastic	Grey Molding	100% Binder	BDL
231843	915806-29B Layer B	29	same	Tan Glue	100% Binder	BDL
231843	915806-29B Layer C	29	same	Brown Glue	100% Binder	BDL
231844	915806-30A Layer A	30	Break room, 12" x 12" bluish grey floor tile and tan mastic	Grey Floor Tile	100% Binder	BDL
231844	915806-30A Layer B	30	same	Tan Glue	100% Binder	BDL

**POLARIZED LIGHT MICROSCOPY
ANALYTICAL RESULTS**

Page 21 of 21

METHOD NUMBER:	EPA/600/R-93/116, July, 1993; 40 CFR, Ch. 1 (7-1-93 ed.), Part 763, Subpart F, Appendix A, pages 293-299
BATCH NUMBER:	2PLM007017, 2PLM007317, 2PLM007417, 2PLM007517
DATE ANALYZED:	July 3, 2017, July 5, 2017
ANALYST:	Myron Gasiorowski

LAB No.	Sample ID	HSA No.	SAMPLE LOCATION	LAYER DESCRIPTION	NON-ASBESTOS COMPONENTS	APPROXIMATE % ASBESTOS
231845	915806-30B Layer A	30	Break room, 12" x 12" bluish grey floor tile and tan mastic	Grey Floor Tile	100% Binder	BDL
231845	915806-30B Layer B	30	same	Tan Glue	100% Binder	BDL



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Chain of Custody Record

No 27167 Page 1 of 7

Project No.: 915806.01		Client: MC BC		Project/Location: 1213 GROVE, WYANDOTTE, MI		Parameters: RPA 5158	
Project Mgr: STEVE GACH		Sampler's Name: K. L. MARSH		Sampler's Signature: [Signature]		Total No. of Containers: 10	
Phone No. 734-582-4980		Sample Location:		Preserved Yes/No		LAB USE ONLY	
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Lab #	Lab #
1	915806-01A	6/30/17	N/A	MIK	SOLID DRYHALL BOARD TAPE HALLWAY AND JOINT COMPARTMENT BUILDING WALL	231783	231783
2	-01B				MECHANICAL CEILING	231784	231784
3	-01C				RECEPTION HALL	231785	231785
4	-02A				2'x2' BEVEL STR. TEXTURED SUSPENDED CEILING TILES (S-0515)	231786	231786
5	-02B				MAIL ROOM	231787	231787
6	-03A				1 1/2" GLUED ON CEILING TILES RANDOM SIZED BATH ROOM	231788	231788
7	-03B				TILES AND GROUT GLUED DOOS ON BACKER BOARD	231789	231789
8	-04A				TRANSlucent GLUE OVER OLIVE GRAY FLOOR TILE WITH WHITE SPECKLES AND BLACK MASTIC	231790	231790
9	-04B				OFFICE 2	231791	231791
10	-05A				TIN CARPET GLUE OVER 9"x9" OLIVE GRAY FLOOR TILE WITH WHITE SPECKLES AND BROWN MASTIC OVER	231792	231792

Item No.	Relinquished By:	Date / Time	Received By:	Date / Time	LAB USE ONLY
10	[Signature]	7/3/17 0700	[Signature]	7/3/17 0730	Were samples delivered: <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier Were samples preserved: <input type="checkbox"/> in field <input type="checkbox"/> in lab <input checked="" type="checkbox"/> N/A Temp of samples: <input checked="" type="checkbox"/> NA <input type="checkbox"/> OC Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no Samples were: <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected Comments: 1ST + STOP HSA BY LAKER
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time	
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time	
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time	



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Chain of Custody Record

No 27168

Page 2 of 7

Project No.: 915806.01		Client: DCCBC		Project/Location: 1213 GROVE WYANDOTTE, MI		Parameters: RRF# 5158	
Project Mgr.: STEVE BACH		Sampler's Name: K. MALYSZ		Sampler's Signature: [Signature]		Preserved Yes/No: LAB USE ONLY	
Phone No.: 734-580-4980		Sample Location: [Blank]		Lab #		Lab #	
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Total No. of Containers	Lab #
1	915806-05B	6/30/17	N/A	Bulk	SOLID	1	231793
2	-06A				4" GRAY CONCRETE AND TAN MASTIC		231794
3	-06B				OFFICE 2		231795
4	-07A				4" BLACK CONCRETE WITH BROWN MASTIC OVER TAN MASTIC		231796
5	-07B				MECHANICAL		231797
6	-08A				2' x 2' SUSPENDED CEILING TILES TEXTURED WITH FIN HOLE 5, YELLOW BLUE AND ROSE FIBERGLASS BACKING		231798
7	-08B						231799
8	-09A				TAN CEILING TILE GRID ADHESIVE		231800
9	-09B						231801
10	-10A				2' x 2' SUSPENDED CEILING TILES TEXTURED BEIGE SET IN CHINA CEMENT (USG)		231802
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time	LAB USE ONLY		
10	[Signature]	7/3/17 0900	[Signature]	7/3/17 0730	Were samples delivered <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier Were samples preserved <input type="checkbox"/> in field <input checked="" type="checkbox"/> in lab <input type="checkbox"/> N/A Temp of samples <input type="checkbox"/> N/A <input type="checkbox"/> °C Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was shipping label completed properly per regulations (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected Comments: 1ST STOP BY HSA LAYER		
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time			
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time			
Item No.	Relinquished By:	Date / Time	Received By:	Date / Time			



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Chain of Custody Record

No 27169 Page 3 of 7

Project No.: 95806.01						Client: OGCBC		Parameters											
P.O. No.:						Project/Location: 1213 GROVE													
Project Mgr.: GACH						Sampler's Name: KL ANALYST													
Phone No.:						Sampler's Signature:													
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Sample Location	Total No. of Containers										Preserved Yes/No	LAB USE ONLY	Lab #
1	95806-10A	6/30/17	N/A	DULK	SOLID	TAN PAPER WRAPPING FROM 30 IN. DIA. VILLAGE FLOORING GETTING INSULATION	1	X											231804
2	-11B																		231805
3	-10B					2'x2' SCOTCH TAPED BENCH SET (NSC CHINA) PLUMB (2 3/4" x 3 3/4")													231803
4	-12A					CRYNALL BOARD TAPE AND JOINT COMPOUND OFFICE ADDITION													231806
5	-12B																		231807
6	-12C																		231808
7	-13A					4" LIGHT GRAY CONCRETE & YELLOW MASTIC													231809
8	-13B																		231810
9	-14A					TAN CARPET GLUE OVER 12" x 12" BEIGE CARPET TILE WITH CARPET TAPE AND ORANGE MASTIC													231811
10	-14B																		231812
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	LAB USE ONLY												
1-10		7/3/17	0700		7/3/17	0730	Were samples delivered <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier Were samples preserved <input type="checkbox"/> in field <input type="checkbox"/> in lab <input checked="" type="checkbox"/> N/A Temp of samples <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 9C Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected Comments: SAME												
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time													
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time													
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time													



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Chain of Custody Record

No 27170

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Project No.: 915806.0		Client: OCCBC		Parameters: RPT# 5158				
P.O. No.:		Project/Location: 1213 GROVE		LAB USE ONLY				
Project Mgr.: GACH		Sampler's Name: KLM		Preserved Yes/No				
Phone No.:		Sampler's Signature: [Signature]		LAB USE ONLY				
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Sample Location	Total No. of Containers	Lab #
1	915806-15A	6/30/17	N/A	PMX	SOLID	RED SHEET FLOORING WITH BROWN MASTIC OVER BLACK MASTIC / FOYER	X	231813
2	-15B							231814
3	-16A					4" BLACK COVE BASE WITH WHITE STREAKS & BLACK MASTIC / ROOM		231815
4	-16B							231816
5	-17A					6" SHEET FLOORING WITH YELLOW MASTIC OVER BLACK MASTIC / TRANSITION HALLWAY		231817
6	-17B							231818
7	-18A					4" BLACK COVE BASE AND BROWN MASTIC / FILE ROOM		231819
8	-18B							231820
9	-19A					TRANSITION 4" DARK GRAY COVE BASE WITH CREAM BLACK AND TAN MASTIC /		231821
10	-19B					TRANSITION HALLWAY		231822
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	LAB USE ONLY	
10	[Signature]	7/3/17	0900	[Signature]	7/3/17	0730	Were samples delivered <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier	
							Were samples preserved <input type="checkbox"/> in field <input type="checkbox"/> in lab <input checked="" type="checkbox"/> N/A	
							Temp of samples <input checked="" type="checkbox"/> N/A °C	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	
3,4	[Signature]	7/4/17	0915	[Signature]	7/4/17	0919	Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
							Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
							Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected	
							Comments: SPC	



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Chain of Custody Record

No 27171 Page 5 of 7

Project No.: 915806.01		Client: DCCBC		Parameters: RR# 5158				
P.O. No.:		Project/Location: 12136 GROVE		Preserved Yes/No				
Project Mgr.: GACIT		Sampler's Name: JTS KLM		LAB USE ONLY MG				
Phone No.:		Sampler's Signature: [Signature]		7/3/17				
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Sample Location	Total No. of Containers	Lab #
1	915806-20A	7/3/17	N/A	MULK	SOLID	2nd 214 STAINED NETWORKING (CUT 214) WITH VARIOUS SIZE HOLES	1 X	231823
2	-20B					TRANSITION HALLWAY		231824
3	-21A					9'x9" WHITE FLOOR TILE WITH GRAY SPECKS AND SHIPING BLACK MASTIC		231825
4	-21B							231826
5	-22A					1'x1' GLEED ON CEMENT TILE AND DARK BROWN EMERALD AND CRACK BASE		231827
6	-22B							231828
7	-23A					4" DARK BROWN COLEBASE AND BROWN MASTIC		231829
8	-23B							231830
9	-24A					12" GRAY FLOOR TILE WITH WHITE & DARK GRAY STREAKS AND BLACK MASTIC		231831
10	-24B							231832
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	LAB USE ONLY	
1-10	[Signature]	7/3/17	0700	[Signature]	7/3/17	0730	Were samples delivered <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were samples preserved <input type="checkbox"/> in field <input type="checkbox"/> in lab <input checked="" type="checkbox"/> N/A	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Temp of samples <input checked="" type="checkbox"/> NA °C	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected	
Comments: SAME							TAT 7/3/17	



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Chain of Custody Record

No 27172 Page 6 of 7

Project No.: 915806.01		Client: CCBC		Project/Location: 1213GLOVE		Parameters: RP# 5158	
Project Mgr.: GACH		Sampler's Name: KLM		Sampler's Signature: [Signature]		Preserved Yes/No	
Phone No.		Sample Location		LAB USE ONLY		Lab #	
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Total No. of Containers	
1	915806-25A	6/30/17	N/A	CHALK	SOLID	1 X	231833
2	-25B						231834
3	-26A				DRY WALL BOARD, TAPE AND JOINT COMPOUND OVER 115A 20		231835
4	-26B						231836
5	-26C				MEN'S LOCKER ROOM		231837
6	-27A				4" BLACK CONCRETE AND LIGHT BROWN MASTIC		231838
7	-27B						231839
8	-28A				12" x 12" GRAY FLOOR TILE AND BLACK MASTIC		231840
9	-28B				MEN'S LOCKER ROOM		2
10	-29A				4" GRAY CONCRETE AND LIGHT BROWN MASTIC		23
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	LAB USE ONLY
1-10	[Signature]	7/3/17	0700	[Signature]	7/3/17	0730	Were samples delivered <input checked="" type="checkbox"/> in person by courier <input type="checkbox"/> in field <input type="checkbox"/> in lab <input type="checkbox"/> N/A
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Temp of samples <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no
Item No.	Relinquished By:	Date	Time	Received By:	Date	Time	Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected
Comments: SAME							JAT 7/2/17



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Chain of Custody Record

No 27173

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Project No.: 9 5806.01		Client: DICBC		Parameters: RR# 5158				
P.O. No.:		Project/Location: 1213 GROVE		Preserved Yes/No				
Project Mgr.: GACM		Sampler's Name: KLM		LAB USE ONLY				
Phone No.:		Sampler's Signature: [Signature]		7/3/17				
Item No.	Sample I.D.	Date Sampled	Time Sampled	Type	Matrix	Sample Location	Total No. of Containers	Lab #
1	915806-290	6/30/17	NA	SWK	SOLID	4th GRAY COVEASE AND LIGHT BROWN MASTIC	1X	3
2	-30A					12th FLOR 4th GRAY MASTIC		4
3	-30B							
4								
5								
6								
7								
8								
9								
10								
Item N. 3	Relinquished By: [Signature]	Date / Time: 7/3	Received By: [Signature]	Date / Time: 7/17 30	LAB USE ONLY			
Item No.	Relinquished By:	Date / Time:	Received By:	Date / Time:	Were samples delivered <input checked="" type="checkbox"/> in person <input type="checkbox"/> by courier			
					Were samples preserved <input type="checkbox"/> in field <input type="checkbox"/> in lab <input checked="" type="checkbox"/> N/A			
					Temp of samples <input checked="" type="checkbox"/> NA °C			
					Did samples arrive intact and sealed? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A			
					Were proper containers used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no			
					Was container labeled properly for contents? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no			
					Were samples packaged properly for type of material? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no			
					Was shipping label completed properly per regulations? (49 CFR 170, etc.) <input type="checkbox"/> yes <input type="checkbox"/> no			
Item No.	Relinquished By:	Date / Time:	Received By:	Date / Time:	Samples were <input checked="" type="checkbox"/> accepted <input type="checkbox"/> rejected			
					Comments: SAME			

Chain of Custody

- Bulk Asbestos -

Contact Information

Client Company: TTL Associates, Inc.
Office Address: 1915 N. 12th Street
City, State, Zip: Toledo, OH 43604
Fax Number: 419-214-5091
Email Address: svogelpohl@tlassoc.com

Project Number: 9158.06
Project Name: DCCBC Wyandotte
Primary Contact: Sara Vogelpohl
Office Phone: 419-214-5090
Cell Phone: 734-812-6162

PLM Instructions:

- ☒ PLM: Bulk Asbestos Building Materials EPA 600 R-93/116, 1993
- ☐ PLM: Bulk Asbestos Building Materials EPA 600 M-4 82-020, 1982
- ☐ PLM: Bulk Asbestos Building Materials NIOSH 9002, 1985
- ☐ PLM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.1, 2002
- ☐ PLM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.6, 2010
- ☐ TEM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.4, 2009

☒ PLM: Point Counting

- ☐ PC: via ELAP 198.1
- ☐ PC: 400 Points
- ☐ PC: 800 Points *
- ☐ PC: 1600 Points *

☐ PLM: Instructions for Multi-Layered Samples

- ☐ Analyze and Report All Separable Layers per EPA 600
- ☐ Report Composite for Drywall Systems per NESHAP
- ☐ Report All Layers and Composite Where Applicable
- ☐ Only Analyze and Report Specifically Noted Layer

☐ PLM: Analyze Until Positive (Positive Stop)

- ☐ AUP: by Homogenous Area as Noted
- ☐ AUP: by Material Type as Noted

☐ PLM: NOB via 198.6

- ☐ PLM: Friable via EPA 600 2.3
- ☐ If <1% by PLM, to TEM via 198.4 *
- ☐ If <1% by PLM, Hold for Instructions

☐ PLM: Non-Building Material*** (Dust, Wipe, Tape)

- ☐ Soil or Vermiculite Analysis
- ☐ CARB 435

Special Instructions: US PO 00 011897

* Additional charge and turnaround may be required

** Alternative Method (ex. EPA 600 R-04 004) may be recommended by Laboratory

Turnaround Time

Preliminary Results Requested Date: _____

☐ Verbal ☒ Email ☐ Fax

Specific date - time
☐ 10 Day ☐ 5 Day ☐ 3 Day ☒ 2 Day ☐ 1 Day* ☐ 12 Hour** ☐ 6 Hour** ☐ RUSH**

* End of next business day unless otherwise specified. ** Matrix Dependent ***Please notify the lab before shipping***

Chain of Custody

Relinquished (Name / Organization): <u>Sara V. / TTL</u>	Date: <u>7/1/17</u>	Time: <u>11:00</u>
Received (Name / iATL): _____	Date: _____	Time: _____
Sample Login (Name / iATL): _____	Date: _____	Time: _____
Analysis (Name(s) / iATL): _____	Date: _____	Time: _____
QA/QC Review (Name / iATL): _____	Date: _____	Time: _____
Archived / Released: _____	QA/QC InterLAB Use: _____	Date: _____

Sample Log

–Bulk Asbestos–

Client: **DCCBC**

Project: **9158.06**

Sampling Date/Time: _____

Bulk Asbestos Sample Log			
Client Sample #	IATL #	Location/Description	Notes
915806-16A		File Room	analyze floor tile layer only
915806-16B		File Room	analyze floor tile layer only

CERTIFICATE OF ANALYSIS

Client: TTL Associates Inc.
1915 N. 12th Street
Toledo OH 43604

Report Date: 7/12/2017
Report No.: 540996 - PLM
Project: DCCBC Wyandotte
Project No.: 9158.06

Client: TTL381

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 6284061
Client No.: 915806-16A

Percent Asbestos:
PC Trace Chrysotile

Description: Green Floor Tile
Facility:

Percent Non-Asbestos Fibrous Material:
None Detected

Location: File Room

Percent Non-Fibrous Material:
100

Lab No.: 6284062
Client No.: 915806-16B

Percent Asbestos:
PC Trace Chrysotile

Description: Green Floor Tile
Facility:

Percent Non-Asbestos Fibrous Material:
None Detected

Location: File Room

Percent Non-Fibrous Material:
100

Analytical Method - US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

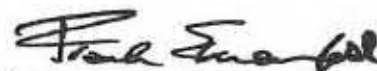
Date Received: 7/11/2017

Date Analyzed: 07/12/2017

Signature:

Analyst: Muhammad Mirza

Approved By:



Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: TTL Associates Inc.
1915 N. 12th Street
Toledo OH 43604

Client: TTL381

Report Date: 7/12/2017
Report No.: 540996 - PLM
Project: DCCBC Wyandotte
Project No.: 9158.06

Appendix to Analytical Report

Customer Contact: Sara Vogelpohl
Analysis: US EPA 600, R93-116

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com
iATL Office Manager: cdavis@iatl.com
iATL Account Representative: Pete Lesniak
Sample Login Notes: See Batch Sheet Attached
Sample Matrix: Bulk Building Materials
Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and in our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

Information Pertinent to this Report:

Analysis by US EPA 600 93-116: Determination of Asbestos in Bulk Building Materials by Polarized Light Microscopy (PLM).

Certifications:

- NIST-NVLAP No. 101165-0
- NY-DOH No. 11021
- AIHA-LAP, LLC No. 100188

Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analytical Methodology Alternatives: Your initial request for analysis may not have accounted for recent advances in regulatory requirements or advances in technology that are routinely used in similar situations for other qualified projects. You may have the option to explore additional analysis for further information. Below are a few options, listed as the matrix followed by the appropriate methodology. Also included are links to more information on our website.

Bulk Building Materials that are Non-Friable Organically Bound (NOB) by Gravimetric Reduction techniques employing PLM and TEM: ELAP 198.6 (PLM-NOB), ELAP 198.4 (TEM-NOB)

Loose Fill Vermiculite Insulation, Attic Insulation, Zonolite (copyright), etc.: US EPA 600 R-4/004 (multi-tiered analytical process)
Sprayed On Insulation/Fireproofing with Vermiculite (SOF-V): ELAP 198.8 (PLM-SOF-V)>

Soil, sludge, sediment, aggregate, and like materials analyzed for asbestos or other elongated mineral particles (ex. erionite, etc.): ASTM D7521, CARB 435, and other options available

CERTIFICATE OF ANALYSIS

Client: TTL Associates Inc.
1915 N. 12th Street
Toledo OH 43604

Client: TTL381

Report Date: 7/12/2017
Report No.: 540996 - PLM
Project: DCCBC Wyandotte
Project No.: 9158.06

Asbestos in Surface Dust according to one of ASTM's Methods (very dependent on sampling collection technique – by TEM): ASTM D 5755, D5756, or D6480

Various other asbestos matrices (air, water, etc.) and analytical methods are available.

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a list with highlighted disclaimers that may be pertinent to this project. For a full explanation of these and other disclaimers, please inquire at customerservice@iatl.com.

- 1) Note: No mastic provided for analysis.
- 2) Note: Insufficient mastic provided for analysis.
- 3) Note: Insufficient material provided for analysis.
- 4) Note: Insufficient sample provided for QC reanalysis.
- 5) Note: Different material than indicated on Sample Log / Description.
- 6) Note: Sample not submitted.
- 7) Note: Attached to asbestos containing material.
- 8) Note: Received wet.
- 9) Note: Possible surface contamination.
- 10) Note: Not building material. 1% threshold may not apply.
- 11) Note: Recommend TEM-NOB analysis as per EPA recommendations.
- 12) Note: Asbestos detected but not quantifiable.
- 13) Note: Multiple identical samples submitted, only one analyzed.
- 14) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.080%.
- 15) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.125%.

Recommendations for Vermiculite Analysis:

Several analytical protocols exist for the analysis of asbestos in vermiculite. These analytical approaches vary depending upon the nature of the vermiculite mineral being tested (e.g. un-processed gange, homogeneous exfoliated books of mica, or mixed mineral composites). Please contact your client representative for pricing and turnaround time options available.

IATL recommends initial testing using the EPA 600/R-93/116 method. This method is specifically designed for the analysis of asbestos in bulk building materials. It provides an acceptable starting point for primary screening of vermiculite for possible asbestos.

Results from this testing may be inconclusive. EPA suggests proceeding to a multi-tiered analysis involving wet separation techniques in conjunction with PLM and TEM gravimetric analysis (EPA 600/R-04/004).

Further information on this method and other vermiculite and asbestos issues can be found at the following: Agency for Toxic Substances and Disease Registry (ATSDR) www.atsdr.cdc.gov, United States Geological Survey (USGS) www.minerals.usgs.gov/minerals/, US EPA www.epa.gov/asbestos. The USEPA also has an informative brochure "Current Best Practices for Vermiculite Attic Insulation" EPA 747F03001 May 2003, that may assist the health and remediation professional.

The following is a summary of the analytical process outlines in the EPA 600/R-04/004 Method:

- 1) **Analytical Step/Method:** Initial Screening by PLM, EPA 600R-93/116
Requirements/Comments: Minimum of 0.1 g of sample. ~0.25% LOQ for most samples.
- 2) **Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.
- 3) **Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Floats" only.
- 4) **Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.
- 5) **Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Suspension" only.

LOQ, Limit of Quantitation estimates for mass and volume analyses.

*With advance notice and confirmation by the laboratory.

**Approximately 1 Liter of sample in double-bagged container (~9x6 inch bag of sample).

Chain of Custody

—Bulk Asbestos—

Contact Information

Client Company: TTL Associates, Inc.	Project Number: 9158.06
Office Address: 1915 N. 12th Street	Project Name: DCCBC Wyandotte
City, State, Zip: Toledo, OH 43604	Primary Contact: Sara Vogelpohl
Fax Number: 419-214-5091	Office Phone: 419-214-5090
Email Address: svogelpohl@tlassoc.com	Cell Phone: 734-812-6162

PLM Instructions:

- ☒ PLM: Bulk Asbestos Building Materials EPA 600 R-93/116, 1993
 - ☐ PLM: Bulk Asbestos Building Materials EPA 600 M-4/82-020, 1982
 - ☐ PLM: Bulk Asbestos Building Materials NIOSH 9002, 1985
 - ☐ PLM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.1, 2002
 - ☐ PLM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.6, 2010
 - ☐ TEM: Bulk Asbestos Building Materials NYSDOH-ELAP 198.4, 2009
-
- ☒ PLM: Point Counting
 - ☐ PC: via ELAP 198.1
 - ☐ PC: 400 Points
 - ☐ PC: 800 Points *
 - ☐ PC: 1600 Points *
 - ☐ PLM: Analyze Until Positive (Positive Stop)
 - ☐ AUP: by Homogenous Area as Noted
 - ☐ AUP: by Material Type as Noted
 - ☐ PLM: NOB via 198.6
 - ☐ PLM: Friable via EPA 600 2.3
 - ☐ If <1% by PLM, to TEM via 198.4 *
 - ☐ If <1% by PLM, Hold for Instructions
 - ☐ PLM: Instructions for Multi-Layered Samples
 - ☐ Analyze and Report All Separable Layers per EPA 600
 - ☐ Report Composite for Drywall Systems per NESHAP
 - ☐ Report All Layers and Composite Where Applicable
 - ☐ Only Analyze and Report Specifically Noted Layer
 - ☐ PLM: Non-Building Material ** (Dust, Wipe, Tape)
 - ☐ Soil or Vermiculite Analysis
 - ☐ CARB 435

Special Instructions: US PO 00 011897

* Additional charge and turnaround may be required

** Alternative Method (ex: EPA 600/R-04/004) may be recommended by Laboratory

Turnaround Time

Preliminary Results Requested Date: _____

Specific date / time

☐ 10 Day ☐ 5 Day ☐ 3 Day ☒ 2 Day ☐ 1 Day* ☐ 12 Hour** ☐ 6 Hour** ☐ RUSH**

* End of next business day unless otherwise specified. ** Matrix Dependent. ***Please notify the lab before shipping***

Chain of Custody

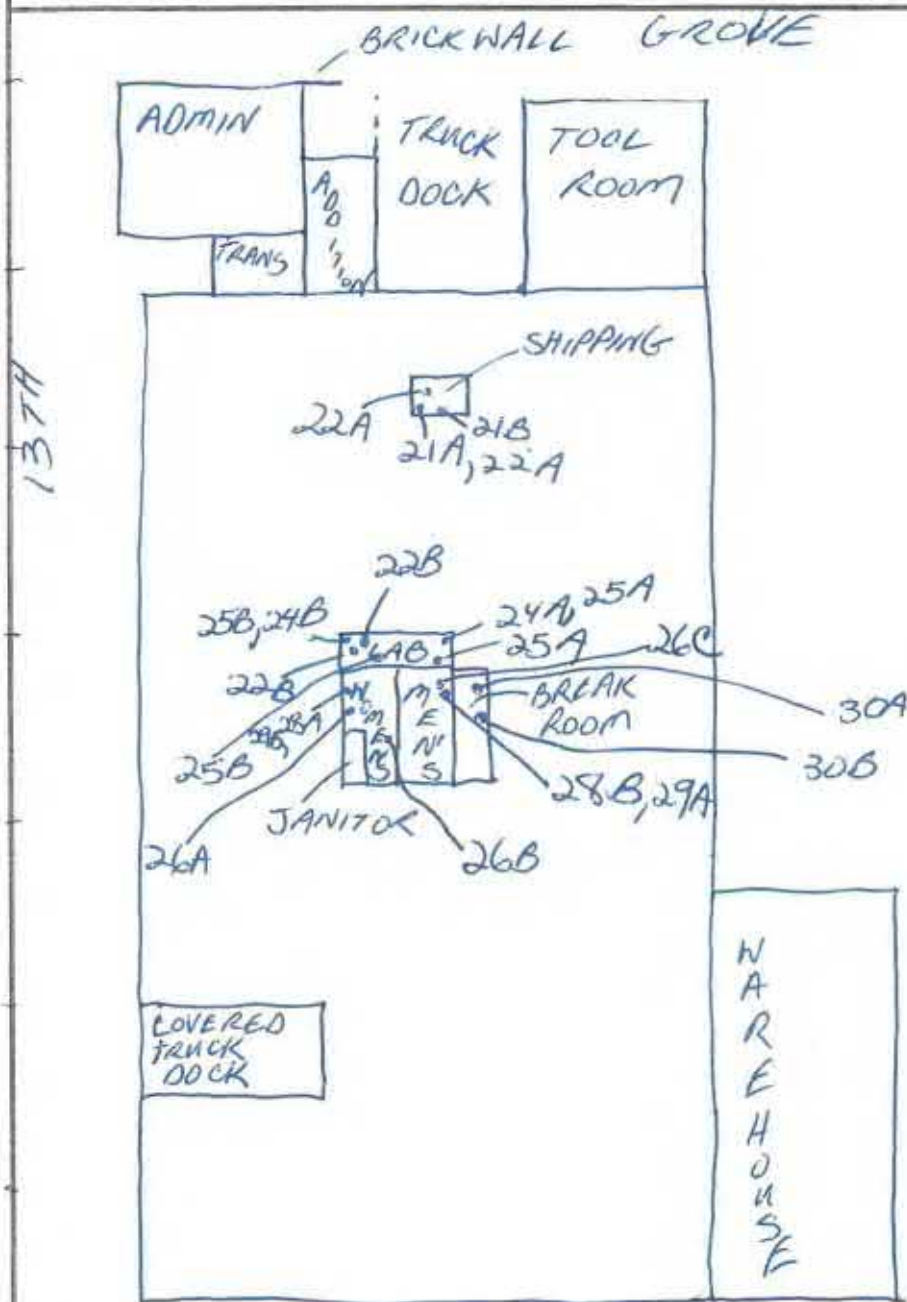
Relinquished (Name/Organization):	Don V. ITR	Date:	7/11/17	Time:	11:00
Received (Name / iATL):		Date:		Time:	5:00
Sample Login (Name / iATL):		Date:		Time:	
Analysis (Name(s) / iATL):	MM	Date:	7/12/17	Time:	6:00
QA/QC Review (Name / iATL):		Date:	07/12/17	Time:	
Archived / Released:	QA/QC Intel LAB Use:	Date:		Time:	

APPENDIX D
SAMPLE LOCATION MAPS

Project Name 1213 GROVE, WYANDOTTE, MI
By KLMALYSE
Subject _____

Project No. 915806.01

Checked by/Date _____



APPENDIX E

XRF DATA

XRF Data
1213 Grove Street
Wyandotte, Michigan

Reading No	Component	Substrate	Side	Condition	Color	Site	Inspector	Floor	Room	Results	Depth Index	PbC	PbC Error	PbL	PbL Error	PbK	PbK Error
1	SHUTTER_CAL											7.31	0	1.05	0	0.02	0
2	WALL	DRYWALL	A	NON-INTACT	BEIGE	GROOVE	KLM	FIRST	BATHROOM	Negative	1.6	0	0.02	0	0.02	0.24	1.38
3	WALL	DRYWALL	D	NON-INTACT	BEIGE	GROOVE	KLM	FIRST	HALLWAY	Negative	1	0	0.02	0	0.02	0.8	0.8
4	WALL	DRYWALL	B	NON-INTACT	WHITE	GROOVE	KLM	FIRST	RR	Negative	1	0	0.02	0	0.02	0.06	1.47
5	WALL	CONCRETE	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.7	0.9
6	BUSSDUCT	METAL	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0.01	0.04	0.01	0.04	-0.52	2.9
7	WALL	METAL	D	NON-INTACT	BEIGE	GROOVE	KLM	FIRST	PRODUCTION	Negative	7.93	0.11	0.51	0.11	0.51	-0.34	2.48
8	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Positive	1.09	1	0.1	1	0.1	0.9	0.4
9	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Negative	1.09	0.9	0.1	0.9	0.1	0.5	0.5
10	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Negative	1.03	0.9	0.1	0.9	0.1	0.6	0.7
11	WALL	CONCRETE	B	NON-INTACT	TAN	GROOVE	KLM	FIRST	TOOL ROOM	Negative	1.52	0.02	0.02	0.02	0.02	1.1	0.5
12	WALL	METAL	B	NON-INTACT	WHITE	GROOVE	KLM	FIRST	TOOL ROOM	Negative	1.35	0.01	0.05	0.01	0.05	-0.59	2.29
13	WALL	CONCRETE	B	NON-INTACT	WHITE	GROOVE	KLM	FIRST	TOOL ROOM	Negative	1.77	0.02	0.02	0.02	0.02	0.5	1.2
14	DOOR	METAL	C	NON-INTACT	WHITE	GROOVE	KLM	FIRST	TOOL ROOM	Positive	1.89	7.4	4.5	7.4	4.5	9.7	12
15	DOOR	METAL	A	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Positive	1.59	8	4.7	8	4.7	14.1	14.3
16	DOOR ROLLUP	METAL	A	NON-INTACT	WHITE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0.01	0.04	0.01	0.04	-0.32	3.24
17	WALL SHIPPING	METAL	A	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1.39	0.19	0.16	0.19	0.16	0.03	3.21
18	WALL SHIPPING	WOOD	A	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	2.03	0.5	0.5	0.5	0.5	-0.03	2.48
19	COLUMN	METAL	CENTER	NON-INTACT	YELLOW	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0.01	0.05	0.01	0.05	0.05	3.56
20	COLUMN	METAL	CENTER	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	2.03	0.05	0.14	0.05	0.14	0.4	3.4
21	LADDER	METAL	CENTER	NON-INTACT	YELLOW	GROOVE	KLM	FIRST	PRODUCTION	Negative	1.16	0.6	0.3	0.6	0.3	0.12	3.28
22	CHEMICAL STORAGE	METAL	D	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.24	2.69
23	PLATING OFFICE	WOOD	D	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.6	2
24	PLATING OFFICE TRIM	WOOD	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.4	1.4
25	COLUMN	METAL	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1.09	0.02	0.04	0.02	0.04	0.3	3.58
26	PIPE	METAL	D	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	-0.42	0.92
27	PIPE	METAL	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	-0.1	0.92
28	COLUMN	METAL	D	NON-INTACT	RED	GROOVE	KLM	FIRST	PRODUCTION	Negative	1.02	0.04	0.08	0.04	0.08	0.3	3.55
29	POST	METAL	D	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1.26	0.13	0.17	0.13	0.17	0.3	3.17
30	WALL	CONCRETE	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	PRODUCTION	Negative	3.57	0.11	0.08	0.11	0.08	0.4	1.2
31	WALL	CONCRETE	D	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	6.7	0.03	0.03	0.03	0.03	0.8	0.4
32	TOOL BOARD	WOOD	D	NON-INTACT	BLACK	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	1	1.8
33	TOOL BOARD	WOOD	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	1	3
34	FLOOR	CONCRETE	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.14	1.16
35	PLATING TANK	METAL	CENTER	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	-0.85	3.23
36	FIRE DOOR	METAL	CENTER	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Positive	1.76	6.8	3.9	6.8	3.9	13.3	14.6
37	RAIL	METAL	CENTER	NON-INTACT	YELLOW	GROOVE	KLM	FIRST	PRODUCTION	Negative	2.89	0.01	0.09	0.01	0.09	0.18	3.3
38	STRINGER	METAL	CENTER	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	5.72	0.12	0.26	0.12	0.26	0.29	2.67
39	SUPNON-INTACTT	METAL	CENTER	NON-INTACT	ORANGE	GROOVE	KLM	FIRST	PRODUCTION	Negative	5.08	0.03	0.12	0.03	0.12	0.27	3.21
40	SUPNON-INTACTT	METAL	CENTER	NON-INTACT	BLUE	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0.01	0.05	0.01	0.05	-0.62	3.2
41	WALL	CONCRETE	B	NON-INTACT	BROWN	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0	0.02	0	0.02	0.4	1.2
42	WALL	METAL	B	NON-INTACT	BEIGE	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0.01	0.04	0.01	0.04	0.07	2.32
43	COLUMN	METAL	B	NON-INTACT	BROWN	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0.14	0.16	0.14	0.16	-0.53	3.56
44	WALL	CONCRETE	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0	0.02	0	0.02	0.6	1
45	COLUMN	CONCRETE	D	NON-INTACT	YELLOW	GROOVE	KLM	FIRST	WAREHOUSE	Negative	2.24	0.3	0.38	0.3	0.38	0.06	3.12
46	WALL	CONCRETE	A	NON-INTACT	BLACK	GROOVE	KLM	FIRST	WAREHOUSE	Null	1	0	0.02	0	0.02	0.27	1.82
47	WALL	CONCRETE	A	NON-INTACT	BLACK	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0	0.02	0	0.02	0.4	1.1

XRF Data
1213 Grove Street
Wyandotte, Michigan

Reading No	Component	Substrate	Side	Condition	Color	Site	Inspector	Floor	Room	Results	Depth Index	PbC	PbC Error	PbL	PbL Error	PbK	PbK Error
48	WALL LEDGE	CONCRETE	A	NON-INTACT	SILVER	GROOVE	KLM	FIRST	WAREHOUSE	Negative	1	0	0.02	0	0.02	1	0.7
49	WALL	METAL	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	WAREHOUSE	Negative	2.64	0.04	0.16	0.04	0.16	-0.12	2.51
50	FLOOR	CONCRETE	LOWER	NON-INTACT	YELLOW	GROOVE	KLM	FIRST	PRODUCTION	Positive	2.09	3	2	3	2	3	9.4
51	FLOOR	CONCRETE	LOWER	NON-INTACT	GRAY	GROOVE	KLM	FIRST	PRODUCTION	Negative	1	0	0.02	0	0.02	0.4	1.2
52	WALL	CONCRETE	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	OUTSIDE	Negative	2.36	0.01	0.02	0.01	0.02	0.7	0.9
53	WALL	CONCRETE	D	NON-INTACT	RED	GROOVE	KLM	FIRST	OUTSIDE	Negative	1.8	0	0.02	0	0.02	0.7	1
54	WALL	METAL	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	OUTSIDE	Negative	10	-0.34	0.9	0.1	0.16	-0.34	0.9
55	WALL	METAL	D	NON-INTACT	WHITE	GROOVE	KLM	FIRST	OUTSIDE	Negative	3.21	0.04	0.13	0.04	0.13	-0.61	2.3
56	FENCE	METAL	D	NON-INTACT	GRAY	GROOVE	KLM	FIRST	OUTSIDE	Negative	5.91	0.17	0.29	0.17	0.29	1.7	1.4
57	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Positive	1.1	1	0.1	1	0.1	0.9	0.4
58	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Positive	1.27	1.3	0.3	1.3	0.3	0.7	1.6
59	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Positive	1.13	1.1	0.1	1.1	0.1	0.8	0.4
60	SRM 2573	0.8-1.2	CALIBRATE	INTACT	RED	GROOVE	KLM			Positive	1.2	1.2	0.1	1.2	0.1	0.5	0.7

**CITY OF WYANDOTTE, MICHIGAN
CERTIFIED RESOLUTION
2018-93**

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

UNDER THE DATE OF: March 5, 2018

MOVED BY: Councilperson Sabuda

SUPPORTED BY: Councilperson Alderman

BE IT RESOLVED that the City accepts the Brownfield Revolving Loan Fund Subgrant Agreement with the Downriver Community Conference in the amount of \$100,000.00 and authorizes the matching funds in the amount of \$20,000 from account no. 492-200-850-519;
AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute Brownfield Revolving Loan Fund Subgrant Agreement with the Downriver Community Conference as submitted to Council.

Motion unanimously carried.

I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on March 5, 2018 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.



Lawrence S. Stec
City Clerk

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 5, 2018

AGENDA ITEM # _____

ITEM: Grant thru Downriver Community Conference – Brownfields Revolving Loan Fund

PRESENTER: Mark A. Kowalewski, City Engineer 

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City obtained the property at 1213 Grove Street from Wayne County under the Right of Refusal to Purchase Tax Foreclosed property for \$0.00 in 2017. This is an old manufacturing site and the City has identified environmental conditions in the building that are eligible for grant funding.

The City applied to the Downriver Community Conference, Brownfields Revolving Loan Fund and attached for your approval is a Sub-Grant Agreement for \$100,000. The City would be required to pay 20% in matching funds or \$20,000. If bids are received higher than \$120,000 the City will have the option to fund the increased cost or require the buyer to complete the work as a condition of the sale.

If you concur with the Agreement, the attached Resolution will authorize the matching funds and the Mayor and City Clerk to execute the Agreement

STRATEGIC PLAN/GOALS: This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to enhancing the community's quality of life by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods, promoting the finest in design, amenities and associated infra-structure improvements in all new developments

ACTION REQUESTED: Accept the Grant and authorize the matching funds of \$20,000

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account #492-200-850-519

IMPLEMENTATION PLAN: Execute Sub-Grant Agreement and proceed with work

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: Approved as to form *W. Look*

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Subgrant Agreement

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and Council that the City accepts the Brownfield Revolving Loan Fund Subgrant Agreement with the Downriver Community Conference in the amount of \$100,000.00 and authorizes the matching funds in the amount of \$20,000 from account no. 492-200-850-519; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute Brownfield Revolving Loan Fund Subgrant Agreement with the Downriver Community Conference as submitted to Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Alderman

Calvin

DeSana

Maiani

Sabuda

Schultz

RESOLUTION

DATE: October 29, 2018

RESOLUTION by Councilperson _____

BE IT RESOLVED that the communication from the City Engineer regarding the environmental response activities at 1213 Grove, Wyandotte, former Detroit Tubular Rivet Site, is hereby received and placed on file; AND

BE IT RESOLVED that a 30-day comment period will be held from November 7 to December 7, 2018, regarding the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan for the environmental response activities at 1213 Grove Street, Wyandotte and that the CRP will be available for viewing in the Engineering and Building Department from 8:00 a.m. to 5:00 p.m.; AND

BE IT FURTHER RESOLVED that a Public Hearing will be held on November 19, 2018, before your Honorable Body to hear comments regarding the Brownfield Alternatives, Community Relations Plan (CRP) and Cleanup Work Plan for the environmental response activities at 1213 Grove Street, Wyandotte.

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: October 29, 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 SEPTEMBER 12, 2018

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

Members Excused: Patricia Iacopelli

Guest(s): Barbara Freese, Beautification Commissioner Applicant

1. Call to Order: The meeting was called to order by John at 6:01 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Michael, to approve this meeting's agenda as presented. The motion was approved.
3. Interview With Barbara Freese, Beautification Commissioner Applicant: John introduced Ms. Barbara Freese, Beautification Commissioner applicant. Her application was reviewed. She reviewed her background and interests for all, and became engaged in discussions with the commissioners. Ms. Freese stayed for the meeting, and excused herself at New Business.
4. Reading and Approval of Previous Minutes:
 - a. August 8, 2018 Regular Meeting: After review of the minutes, Noel made a motion, seconded by Alice, to approve the draft minutes of the August 8, 2018 regular meeting of the Beautification Commission without change. The motion was approved.
5. Chairperson's Report:
 - a. Documents: An updated Attendance Log was distributed.
 - b. ID Badges for Commissioners: Noel Galeski reported that she has received her ID badge with lanyard. John is awaiting a photo from Stephanie to process her ID badge request.
 - c. Request To DDA for One-Time Supplemental Funding: John reported that the DDA BOD did not have a quorum for their August meeting, so they did not consider the Commission's 6/30/18 request for a one-time supplemental funding of \$600.00 to cover the cost of the autumn hanging baskets, due to a recent incurred significant unbudgeted expense. It is the Commission's hope that the DDA will look favorably upon this one-time request at their September Board meeting.
 - d. Request To DDA for FY2018-2019 Operating Budget: John reported that the DDA BOD was also unable to consider the Commission's 7/24/18 submitted FY2018-2019 Budget Request of \$8,000.00. It is the Commission's hope that the DDA will look favorably upon this budget request at their September Board meeting.
 - e. Spring Clean-Up Report to Keep America Beautiful: John distributed and reviewed the Commission's Great American Clean-Up Report that was submitted to Keep America Beautiful on August 20th. The report focused on the Commission's litter prevention, beautification, and recycling efforts during this event, which covered the entire downtown Wyandotte area. The report also noted that volunteers collected an estimated 250 lbs. of trash, and 50 lbs. of recyclable materials.
6. Treasurer's Report:
 - a. FY 2017-2018 Expense Report: It was reported that there were expenses for 50 new Beautification Award lawn signs with step stakes, and 1 replacement hanging basket, totaling \$662.50, leaving a balance of \$19.88 in the Commission's primary account. There were no expenses posted to the GFM Reserve account, leaving a balance of \$389.97.
7. Public & Media Relations and Event Marketing Report: Andrea reported on the Commission's Facebook conversations and posts.
8. Beautification Awards Presentations: The annual Beautification Awards were presented at the Monday, September 10, 2018 City Council Meeting. A total of 15 residences and 9 businesses were honored with 2018 Beautification Awards, which consisted of a certificate, a static cling decal, and a very beautiful lawn sign. All recipients were very excited with this prestigious award.

CITY OF WYANDOTTE
BEAUTIFICATION COMMISSION MEETING MINUTES, DRAFT
OCTOBER 10, 2018

Members Present: John Darin, Chairman, Kelly Dodson, Barbara Freese, Andrea Fuller, Noel Galeski, Patricia Iacopelli, Wendy Leach, Linda Orta

Members Excused: Michael Bak, Stephanie Pizzo, Alice Ugljesa

Guest(s):

1. **Call to Order:** The meeting was called to order by John at 6:05 pm.
2. **Approval of Agenda:** Motion was made by Andrea, seconded by Linda, to approve this meeting's agenda as presented. The motion was approved.
3. **Reading and Approval of Previous Minutes:**
 - a. **September 12, 2018 Regular Meeting:** After review of the minutes, Noel made a motion, seconded by Kelly, to approve the draft minutes of the September 12, 2018 regular meeting of the Beautification Commission without change. The motion was approved.
4. **Chairperson's Report:**
 - a. **Welcome to New Beautification Commissioners - Ms. Barbara Freese & Ms. Wendy Leach:** John introduced and extended a warm welcome to Ms. Barbara Freese and Ms. Wendy Leach, newly-appointed Beautification Commissioners. Both appointment recommendations were approved by City Council at its October 8, 2018 meeting. Barbara is replacing Bill Summerell, and her term will expire April, 2021. Wendy is replacing April Treece, and her term will expire April, 2019. Both new commissioners were congratulated, and discussion followed.
 - b. **Documents:** An updated Attendance Log and Commissioner Contact List were distributed. Noel's email address will be updated.
 - c. **Approved Request for One-Time Supplemental Funding:** John reported that the DDA BOD approved the Commission's request for supplemental funding in the amount of \$600.00, and this was approved by City Council.
 - d. **Approved Request for FY2018-2019 Operating Budget:** John reported that the DDA BOD approved the Commission's request for FY2018-2019 operating budget in the amount of \$8,000.00, and this was approved by City Council.
 - e. **Vendor Forms Required for City Treasurer's Office:** John distributed the Vendor Information Forms from Accounting that are now required of all City Board and Commission members for purposes of reimbursement of related out-of-pocket expenses. All commissioners present completed the forms, and handed them off to Security, who placed them on Julie's desk at the conclusion of the meeting. John will email the forms and instructions to Alice, Michael, and Stephanie.
 - f. **Training Opportunities for Commission Members:** John distributed information from the City Clerk's office regarding training opportunities for board and commission members. The opportunities were reviewed. It was noted that training expenses will be reimbursed by the city.
5. **Treasurer's Report:**
 - a. **FY 2017-2018 Year-End Expense Report:** It was reported that there was a \$15 BCSEM meeting registration fee expense, leaving a fiscal year-end balance of \$4.88 in the Commission's primary account. There were no expenses posted to the GFM Reserve account, leaving a fiscal year-end balance of \$389.97.
 - b. **FY 2018-2019 Expense Report:** It was reported that there were expenses for hanging basket balance due and FDR municipal membership fee totaling \$70.00, leaving a current balance of \$7,930.00 in the Commission's primary account. There was an expense of \$53.73 posted to the GFM Reserve account, leaving a current balance of \$336.24.
 - c. **FY 2018-2019 Budget Plan for Review:** John distributed a proposed FY 2018-2019 Budget Plan for review. It was noted that the specific budget amounts in each Expense Category may be changed as the year progresses and as the Commission's needs become better defined over the coming months. Andrea made a motion, seconded by Noel, to approve the Proposed FY 2018-2019 Budget Plan, as presented. The motion was approved.

6. Public & Media Relations and Event Marketing Report:
 - a. Garfield Elementary School Grant Application: Andrea reported on the Commission's Facebook conversations and posts. It was noted that John will write a letter on behalf of the Beautification Commission recommending the Sarah Grogh and Garfield Elementary School for a gardening project grant. Only 6 such grants will be awarded nationwide.
 - b. Vandalism of Arbor Planter Pot: Andrea provided an update on the vandalized planter pot at the arbor area. It was cleaned up by Maggie, who also filed a police report. This event was well-covered on the Commission's Facebook page.
 - c. Family Cleans Up Bishop Park: Andrea reported that the Flinkman family of Wyandotte celebrated their daughter's 7th birthday by cleaning up Bishop Park, per their daughter's request! The Beautification Commission extends a big Thank You to the Flinkman family for their hard work in keeping Wyandotte beautiful!
7. "Adopt-A-Spot in Wyandotte" Program Update: There was nothing significant to report. John will email all AAS volunteers to remind them to clean up their adopted areas as we move into Fall and Winter.
8. Community Garden Relocation Update:
 - a. Relocation of the Community Garden, Garden Closed 10/8/18: John reported that the community garden site was officially closed on 10/8/18. All garden bed frames were removed on October 8th. The remainder of the community garden will be demoed this week. John will send another urgent email to all community gardeners requesting them to remove their personal effects and decorations. All community gardeners received a communication from the City dated September 24, 2018, informing them of the upcoming changes.
 - b. Removal of Signs in Community Garden Beds: John reported that he sent a communication to all community gardeners that political or organizational signage of any kind is not permitted on city property. All signage was removed by the Ordinance Officer.
9. Old Business: There was no Old Business.
10. New Business:
 - a. Recommendation To Announce all Beautification Award Winners Not In Attendance: It was reported that there were some homeowners dis-satisfied with the Commission's decision to only announce the award-winning businesses that were not in attendance at the Beautification Awards Presentation. After much discussion, it was agreed by consensus that all residential and business award recipient addresses will be specifically named on camera during the awards presentations. The Commission may need to review its deadline dates to ensure sufficient time for homeowner acceptance of rules and award. If a homeowner declines to have their address identified, then the award will be withdrawn.
11. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
12. Next Meeting: The next regular meeting of the Beautification Commission has been scheduled for **Wednesday, November 14, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
13. Adjournment: The meeting was adjourned at 7:56 pm.



John M. Darin
Chairman, Wyandotte Beautification Commission

9. "Adopt-A-Spot in Wyandotte" Program Update: The status of the adopted city landmarks was discussed. John will email volunteers regarding the status of their adopted spot, and will inquire re. their continued participation in this program.
10. Community Garden Update: John reported that he has been informed of the city's plans to expand parking lot 11 into the space currently occupied by the community garden. All garden beds will need to be harvested and cleared by early October, 2018. John and Alice accompanied Brian Martin, DPS Assistant Superintendent, on a recent site review of the proposed new location for the community garden. The garden will be relocated to the east parcel of the Green Belt Park, on the north side of Grove Street, between Biddle and 5th Street. There is ample space for expansion and ready access to water. Additional criteria for evaluation include site permanence, security from vandalism and theft, ease of access to and from the site by our gardeners, vendors, and support personnel, and no legacy industrial soil contamination. DPS, Engineering, and the Beautification Commission will work together during our due diligence period to develop a state-of-the-art community garden operation. Communications will be sent out shortly to all community gardeners informing them of these changes and timelines.
11. Old Business: There was no Old Business.
12. New Business:
 - a. Barbara Freese, Beautification Commissioner Applicant: The consensus of the commissioners present was that Ms. Freese will make a valuable addition to our Beautification Commission team. We strongly recommend her appointment to the Beautification Commission. John will forward an email to the Mayor with the Beautification Commission's Recommendation for Appointment.
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, October 10, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
15. Adjournment: The meeting was adjourned at 7:30 pm.



John M. Darin
Chairman, Wyandotte Beautification Commission

10/10/2018 07:05 PM

User: ktrudell

DB: Wyandotte
Receipt #

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 1/2

Post Date from 10/10/2018 - 10/10/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
O 690770 SUPPLEMENTAL ASSESSING WORK 2018 FY REC# 156531	10/10/2018	ktrudell	F2	CITY OF SOUTHGATE	1,164.95 CITY CHECK 91799
O 690771 DONATION FOR VETERINARY CARE FOR SHELTER ANIMALS-WILL REMIT TO POUND PALS REC# 156532	10/10/2018	ktrudell	F2	WINES FOR HUMANITY	355.72 CITY CHECK 9694
O 690772 FORFEITURE ACCT-GENERAL REC# 156533	10/10/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS	10,027.64 CITY CHECK 3645215
O 690773 FORFEITURE ACCT-POLICE & FIRE REC# 156534	10/10/2018	ktrudell	F2	VANTAGEPOINT TRANSFER AGENTS	23,441.85 CITY CHECK 3645214
O 690774 PURCHASE 2010 MCCOY MILLER AMBULANCE REC# 156535	10/10/2018	ktrudell	F2	HOLLAND MOTOR HOMES & BUS COMPANY	7,500.00 CITY CHECK 153475
O 690775 COBRAGUARD MEYRING CARPENTER REC# 156536	10/10/2018	ktrudell	F2	ITEDIUM INC	341.31 CITY CHECK 084505
O 690776 POLICE DEFINED BENEFIT REC# 156537	10/10/2018	ktrudell	F2	CITY OF WYANDOTTE	586.74 CITY CHECK 131430
Total of 7 Receipts					43,418.21

10/10/2018 07:05 PM

User: ktrudell

DB: Wyandotte

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 2/2

Post Date from 10/10/2018 - 10/10/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
*** TOTAL BY GL DISTRIBUTION ***					
101-000-068-016				DR CONSOLIDATED ASSESSING	1,164.95
101-000-257-078				Reserve-Animal Care	355.72
101-000-655-040				RECEIPTS-MISCELLANEOUS	33,469.49
402-000-041-010				Accounts Receivable	7,500.00
731-000-392-040				Res. Police & Fire Employee Contrib	586.74
732-000-231-020				Payroll W/H-Hospital Insurance	341.31
TOTAL - ALL GL NUMBERS:					43,418.21
*** TOTAL BY FUND ***					
101				General Fund	34,990.16
402				Capital Equipment Fund	7,500.00
731				Retirement System Fund	586.74
732				Retiree Health Care Fund	341.31
TOTAL - ALL FUNDS:					43,418.21
*** TOTAL BY BANK ***					
GEN				GENERAL OPERATING FUND	
Tender Code/Desc.					
(CCK) CITY CHECK					34,990.16
TOTAL:					34,990.16
RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM					
(CCK) CITY CHECK					928.05
TOTAL:					928.05
SPEC SPECIAL REVENUE FUNDS					
(CCK) CITY CHECK					7,500.00
TOTAL:					7,500.00
TOTAL - ALL BANKS:					43,418.21
*** TOTAL OF ITEMS TENDERED ***					
Tender Code/Desc.					
(CCK) CITY CHECK					43,418.21
TOTAL:					43,418.21
*** TOTAL BY RECEIPT ITEMS ***					
(1)				AC: RESERVE-ANIMAL CARE/POUND	355.72
(1)				DC: DR CONSOLIDATED ASSESSING	1,164.95
(1)				EP: PD EMPLOYEE PENSION CONTR	586.74
(1)				MZ: MISC CASH/VARIOUS	7,500.00
(2)				RE: RECEIPTS-MISCELLANEOUS	33,469.49
(1)				COBRA: COBRA GUARD (ITEDIUM)	341.31
TOTAL - ALL RECEIPT ITEMS:					43,418.21

10/16/2018 04:55 PM

User: ktrudell

DB: Wyandotte
Receipt #

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 1/2

Post Date from 10/16/2018 - 10/16/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
O 692026 ADOPTED 18 DOGS ADOPTED 54 CATS	10/16/2018	ktrudell	F2	WYANDOTTE ADOPTION CENTER	5,220.00 CITY CASH
Total of 1 Receipts					5,220.00

10/16/2018 04:55 PM

User: ktrudell

DB: Wyandotte

RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 2/2

Post Date from 10/16/2018 - 10/16/2018 Open Receipts

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
-----------	------	---------	-------	-------------	--------

*** TOTAL BY GL DISTRIBUTION ***

101-000-257-078 Reserve-Animal Care

5,220.00

TOTAL - ALL GL NUMBERS:

5,220.00

*** TOTAL BY FUND ***

101 General Fund

5,220.00

TOTAL - ALL FUNDS:

5,220.00

*** TOTAL BY BANK ***

GEN GENERAL OPERATING FUND

Tender Code/Desc.

(CCA) CITY CASH

5,220.00

TOTAL:

5,220.00

TOTAL - ALL BANKS:

5,220.00

*** TOTAL OF ITEMS TENDERED ***

Tender Code/Desc.

(CCA) CITY CASH

5,220.00

TOTAL:

5,220.00

*** TOTAL BY RECEIPT ITEMS ***

(2) AC: RESERVE-ANIMAL CARE/POUND

5,220.00

TOTAL - ALL RECEIPT ITEMS:

5,220.00

CITY OF WYANDOTTE FIRE COMMISSION MEETING

The Fire Commission meeting was held in the 2nd Floor Conference Room at Police Headquarters on Tuesday, September 25, 2018. Commissioner Melzer called the meeting to order at 6:17 p.m.

ROLL CALL:

Present:

Commissioner Heck
Commissioner Melzer
Chief Carley

Recording Secretary:

Lynne Matt

Absent:

Commissioner Harris

READING OF JOURNAL

Motioned by Commissioner Heck, supported by Commissioner Melzer to approve the minutes as recorded for the meeting held on August 28, 2018. Motion carried unanimously.

UNFINISHED BUSINESS

1. Update on building renovations Station 1

Chief Carley stated things moving along and still on schedule per Mig Construction with completion date of November 2nd.

COMMUNICATIONS

"Thank You" letter received dated August 3, 2018

Chief Carley stated that each employee received copy of letter as well as placed in each personnel file. Commissioner Heck motioned to receive and place on file; supported by Commissioner Melzer. Motion carried.

DEPARTMENTAL

1. Wyandotte Fire Department monthly report "August 2018"

Chief Carley stated for the month of August we had 199 rescue runs and that \$91,466.00 was billed out. Also noted, we provided 9 mutual aids and received 3. There were 59 fire calls for the month. Commissioner Heck motioned to receive report and place on file; supported by Commissioner Melzer. Motion carried.

Fire Commission Meeting

Page 2

September 25, 2018

2. *Department bills submitted September 6, 2018 in the amount of \$1,486.30*
Department bills submitted September 20, 2018 in the amount of \$67,917.36
Commissioner Heck motioned to pay bills and accounts submitted as stated above;
supported by Commissioner Melzer. Roll call; motion carried.

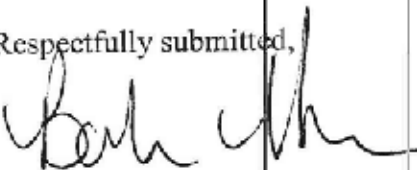
2. *Daily Reports*

Commissioner Heck motioned to receive and place on file reports; supported by
Commissioner Melzer. Motion carried.

ADJOURNMENT

No further business comes before the Commission, upon motion duly made and supported; the
meeting adjourned at 6:29 p.m.

Respectfully submitted,

 10-9-18

Bobie Heck
Secretary

ML/lm

CITY OF WYANDOTTE FIRE COMMISSION MEETING

The Fire Commission meeting was held in the 2nd Floor Conference Room at Police Headquarters on Tuesday, October 9, 2018. Commissioner Melzer called the meeting to order at 6:00 p.m.

ROLL CALL:

Present:	Commissioner Heck Commissioner Melzer Chief Carley
Recording Secretary:	Lynne Matt
Absent:	Commissioner Harris

READING OF JOURNAL

Motioned by Commissioner Heck, supported by Commissioner Melzer to approve the minutes as recorded for the meeting held on September 25, 2018. Motion carried unanimously.

UNFINISHED BUSINESS

1. *Update on building renovations Station 1*
Chief Carley stated that he was told we can move back into Station 1 on November 7. Furniture will be delivered the week before.

COMMUNICATIONS

DEPARTMENTAL

1. *Wyandotte Fire Department monthly report "September 2018"*
Chief Carley stated for the month of September we had 209 rescue runs and that \$94,461.50 was billed out. Also noted, we provided 14 mutual aids and received 4. There were 68 fire calls for the month. Commissioner Heck motioned to receive report and place on file; supported by Commissioner Melzer. Motion carried.
2. *Department bills submitted October 10, 2018 in the amount of \$14,976.27*
Commissioner Heck motioned to pay bills and accounts submitted as stated above; supported by Commissioner Melzer. Roll call; motion carried.

DEPARTMENTAL (continued)

3. *Daily Reports*

Commissioner Heck motioned to receive and place on file reports; supported by Commissioner Melzer. Motion carried.

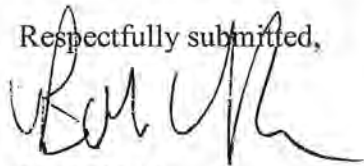
LATE ITEM

Chief Carley submitted to Commission letter from City of Southgate Fire Department asking for permission to do 12 hour ride alongs with us as they're going to advanced life support service but not transporting. Commissioner Heck motioned to approve; supported by Commissioner Melzer. Motion carried.

ADJOURNMENT

No further business comes before the Commission, upon motion duly made and supported; the meeting adjourned at 6:17 p.m.

Respectfully submitted,



Bobie Heck
Secretary

10-25-18

MI/lm

October 3, 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, October 3, 2018 at 5:00 PM.

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

General Manager & Secretary Paul LaManes

Also, Present- Steve Colwell- CATV
Charlene Hudson
Chris Brohl
Amber Sutphin
Dave Fuller

Approval of Minutes:

MOTION by Commissioner Hughes and SECONDED by Commissioner Thiede to approve the September 19, 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 #10-2018-1

MOTION by Commissioner Thiede and SECONDED by Commissioner Hughes to approve a net zero capital budget amendment transferring previously approved capital budget dollars of FY2018 of \$96,500.00 from capital project 591-000-970-000-1015TD-T&D Facilities to 591-000-970-000-011TD-T&D Construction to cover labor cost associated with installation of new 69kV utility poles and hardware due to the storms in May 2018, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Motion passes

Resolution #10-2018-2

MOTION by Commissioner Hughes and SECONDED by Commissioner Thiede to execute a contract with Seaway Mechanical in an amount not to exceed \$106,700 for the purchase and installation of the steam vault pursuant to the Package Boiler Steam project and waive the competitive bid requirement due to the unique nature of the project, as recommended by WMS Management.

Commissioner Lupo asked that the roll be called.

October 3, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Motion passes

Reports and Communications:

- Monthly Cable Subscriber Report-September 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.

Approval of Vouchers:

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

#5358 \$776,667.53

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Vouchers approved

Late Items:

None

Resolution #10-2018-3

MOTION by Commissioner Hughes and SECONDED by Commissioner Thiede to meet in closed session to discuss strategy connected with negotiation of a collective bargaining agreement, in accordance with Section 15.26c of PA 267 or 14976.

THEREFORE, BE IT RESOLVED that this body will meet in closed session immediately following the regularly scheduled Commission Meeting for the above stated purpose only.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Motion passes

Motion by Commissioner Hughes and seconded by Commissioner Harris to now adjourn the regular meeting at 5:08PM. Roll attached, no objections to adjournment of meeting.

October 3, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Next Regular Meeting - Wednesday, October 17, 2018 at 5 PM

X 

Paul LaManes
General Manager/Secretary

Wyandotte Municipal Services Commission Regular Meeting Minutes

Roll Call:	Present:	Commissioners	Leslie Lupo Carolyn Harris Robert J. Thiede Paul Gouth-Excused Bryan Hughes
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Also, Present-

Steve Colwell- CATV
Charlene Hudson
Amber Sutphin
Dave Fuller
Lisa Walbridge-Allegra
Dori Bennett-Allegra

MOTION by Commissioner Hughes and SECONDED by Commissioner Thiede to execute a contract with the lowest qualified bidder, Windemuller Electric, under sealed Project Bids #'s 4735, 4736 and 4737 for five control panels for Substations 8 and 10 in the amount of \$101,500.00, as recommended by WMS Management.

October 17, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Motion passes

Reports and Communications:

- Cable Services Survey Results & Marketing Update – Allegra Presentation
- Commissioner/Board Member Training/Education Opportunities

MOTION by Commissioner Harris and seconded by Commissioner Hughes 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.

Approval of Vouchers:

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

#5359 \$1,344,400.88

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Vouchers approved

Late Items:

Reminder that the regular Commission Meeting on October 31, 2018 has been changed to Wednesday, October 24, 2018 due to Halloween evening. Appropriate postings will be made for the new meeting date and time and cancellation of the 10/31/2018 meeting.

Resolution #10-2018-6

MOTION by Commissioner Thiede and SECONDED by Commissioner Hughes to meet in closed session to discuss strategy connected with negotiation of a collective bargaining agreement, in accordance with Section 15.26c of PA 267 or 14976.

THEREFORE, BE IT RESOLVED that this body will now adjourn the regular scheduled Commission meeting and meet in closed session for the above stated purpose only, at 5:25 pm.

Commissioner Lupo asked that the roll be called.

YEAS: Commissioner Lupo, Harris, Thiede and Hughes

NAYS: None

Motion passes

October 17, 2018

Wyandotte Municipal Services Commission
Regular Meeting Minutes

Next Regular Meeting - Wednesday, October 24, 2018 at 5 PM

X

A handwritten signature in blue ink, appearing to read 'PLM', written over a horizontal line.

Paul LaManes
General Manager/Secretary

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, May 17, 2018, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Ben Tallerico, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

All communications received and placed on file.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Lupo, to approve the minutes of the regular Meeting of April 19, 2018. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review of the landscape plan and parking lot layout for the vacant property at the Northeast Corner of 13th Street and Pennsylvania (4711 13th Street) as submitted by Ronald Thomas, Owner.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Duran, that the request of Ronald Thomas, Owner, requesting the review of the landscape plan and parking lot layout for the property at 4711 13th Street, Wyandotte, is APPROVED as submitted, (Plans dated 3/28/18, revised 5/15/18 Sheet No. 0, A-1, A-2, S-1, L-1), provided all requirements as noted in the **City Engineer's letter dated May 14, 2018**, are met.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI
NAYS: NONE ABSENT: PARKER
MOTION PASSED

2. **PUBLIC HEARING #1707-** Request from LTW Investments, LLC, (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Applicant) for special approval for a Certificate of Occupancy for an outdoor café at 1 St. Johns, Wyandotte, MI in a PD Zoning District, which requires approval by the Planning Commission per Section 2202.S. 2.

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Adamczyk that the PLANNING COMMISSION OF THE CITY OF WYANDOTTE, reviewed the application and plan for the outdoor café at 1 St. Johns as requested by LTW Investments, LLC (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Appellant);

AND BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at 1 St. Johns, Wyandotte, is hereby **approved** with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

1. The outdoor café is subject to all conditions applicable to an outdoor café Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner/Applicant dated November 26, 2009.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements see letter dated May 15, 2018.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight Monday thru Thursday and Sunday, 7:00 a.m. to 2:00 a.m. Friday and Saturday from May 17 through December 31.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Occupancy is limited to 50 seats WITH A total occupancy OF 75.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: PARKER

MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Sarnacki to:
Pay Beckett & Raeder for Planning Consultant fee for May 2018 in the amount of \$700.00
Michigan Association of Planning Membership 7/1/18-7/30/19 \$650

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: PARKER

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to adjourn the meeting at 7:00PM.

PUBLIC HEARING #1707- Request from LTW Investments, LLC, (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Applicant) request special approval for a Certificate of Occupancy for an outdoor café at 1 St. Johns, Wyandotte, MI

The communication received was read into the record.

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

Kevin Travers, 5000 E. Grand River, Howell, MI, representing LTW Investments, LLC.

Mr. Travers indicated that he had not seen the letter from the City **Engineer's** until **tonight's meeting**. **Mr. Travers indicated that they own all the property and** they are not leasing and there is no change from the plan that was approved years ago. Mr. Travers indicated that they are just reopening the restaurant.

Mr. Travers stated they own it.

Mr. Travers reviewed the items on the letter from the City Engineer and stated that the gates have been corrected; the panic hardware is on order and should be installed soon; and they have replaced the steps with a non-skid surface. Mr. Travers stated that he discussed some of these issues with the Engineering Department and they should be resolved.

Chairperson Pasko asked if the pool was removed.

Mr. Travers indicated yes.

Commissioner Duran asked if there would be tables with chairs and picnic tables.

Mr. Travers indicated that they would have a mixture of both.

Commissioner Mayhew asked about the occupancy number. The plan indicates one number and the proposed Resolution indicates another.

Chairperson Pasko indicated that the Engineering Department needs to receive and review the parking lot layout to determine the occupancy allowed for the outdoor café and restaurant.

Commissioner Mayhew asked if the restaurant was open to the public.

Mr. Travers stated it will be open on Saturdays.

There being no further discussion, the hearing was closed.

One (1) communication was received from the City Engineer and Fire Chief.

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, August 16, 2018, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski,

COMMISSIONERS EXCUSED: Mayhew, Sarnacki

ALSO PRESENT: Ben Tallerico, Planning Consultant
Mark A. Kowalewski, City Engineer
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

All communications received and placed on file.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski, to approve the minutes of the regular Meeting of June 21, 2018, (July 19, 2018 meeting canceled) MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review of the landscape plan and parking lot layout for 2931 Fort Street, Wyandotte, Michigan as submitted by David Kapusansky.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Adamczyk, RESOLVED BY THE PLANNING COMMISSION, that the site plan for the proposed remodeling and expansion at 2931 Fort Street (ALDI Grocery Store), Wyandotte as submitted by Desine Inc, Project No. 9173285, Pages EX,DM,SP,LA1,LA2,DT1,DT2,A131,CEE-4,CEE-4,A505, all dated August 10, 2018, are hereby APPROVED by the Planning Commission; AND

. BE IT FURTHER RESOLVED that the Planning Commission approves the use of the existing wood four (4) foot fence at the rear property line of 2320 Maple Street and the additional planting of five (5) Spruce trees along the wooden fence line evenly spaced as the screening material for the residential property since Section 2404.L is not applicable to this property

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, PARKER, PASKO, RUTKOWSKI
NAYS: NONE ABSENT: MAYHEW, SARNACKI
MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- MOTION BY COMMISSIONER RUTKOWSKI, Supported by Commission Duran that Commissioner Pasko be nominated as Chairperson and Commissioner Lupo be nominated as Vice-Chairperson.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, PARKER, PASKO, RUTKOWSKI

NAYS: NONE ABSENT: MAYHEW, SARNACKI

MOTION PASSED

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Benson to: Pay Beckett & Raeder for Planning Consultant fee for June and July 2018 in the amount of \$1,400

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, PARKER, PASKO, RUTKOWSKI

NAYS: NONE ABSENT: MAYHEW, SARNACKI

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to adjourn the meeting at 7:00 PM.

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
September 25, 2018

ROLL CALL

Present: Commissioner Doug Melzer
Commissioner Bobie Heck
Chief Brian Zalewski

Absent: Commissioner John Harris (Excused)

Others Present: Deputy Chief Archie Hamilton

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Melzer at 6:00 p.m.

The Minutes from the regular Police Commission meeting on August 28, 2018 were presented.

Heck moved, Melzer seconded,
CARRIED, to approve the regular minutes of August 28, 2018, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

NONE

DEPARTMENTAL

1. Police Statistics – August 2018, Year-To-Date

Again, nothing out of the ordinary.

The majority of events are comprised of traffic stops and patrol checks.

Heck moved, Melzer seconded,
CARRIED, to receive and place on file the August 2018 and Year-To-Date police statistics.

2. Detective Bureau Promotion

Chief Zalewski shared the cumulative scores of the recent Detective promotional process. Based upon those results, the Chief recommended the promotion of Officer Ken Groat to the rank of Detective.

The Department needed to fill a vacancy in the Detective Bureau due to the passing of Detective Jay Sharpes.

The cumulative scores were based upon written test scores, evaluations, oral interviews and seniority.

Heck moved, Melzer seconded,
CARRIED, to certify the Detective Promotional List as presented and promote Officer Ken Groat to the rank of Detective.

3. Traffic Control Orders – 139 Davis, 1812 Oak, Handicap Parking Signs

An elderly female resides at 139 Davis and utilizes transportation services to get where she needs to go.

The 1812 Oak location is right in front of the church. There is also a wheelchair ramp in this particular location as well.

Heck moved, Melzer seconded,
CARRIED, to approve the installation of Handicap Parking signs at both 139 Davis and 1812 Oak as recommended.

4. Bills and Accounts – September 11, 2018, \$23,423.31, September 25, 2018, \$7,434.24

Heck moved, Melzer seconded,
CARRIED, to approve payment of the bills for September 11, 2018, \$23,423.31, and September 25, 2018, \$7,434.24

NEW BUSINESS.

1. Citizen Evaluations

The Department recently received two citizen evaluations. The first involved an embezzlement incident which Officer Gates responded to, and the second involved accidental damage to property which Officer Sadowski handled. Both respondents were very pleased with the service they received.

Heck moved, Melzer seconded,
CARRIED, to receive the Citizen Evaluations and place on file.

2. Halloween

Chief Zalewski recommended that the 2018 Halloween Trick or Treat hours be established on October 31, 2018, from 5:30 p.m. until 7:30 p.m.

Heck moved, Melzer seconded,
CARRIED, to approve the Halloween Trick or Treat hours be established from 5:30 p.m. until 7:30 p.m. on October 31, 2018,

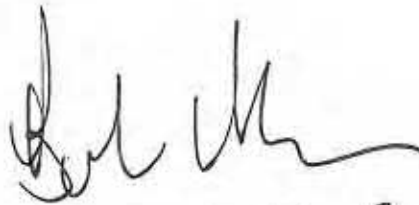
Members of the Audience

ADJOURNMENT

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 6:11 p.m.

Heck moved, Melzer seconded,
CARRIED, to adjourn meeting at 6:11 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department



10-10-19

SMIA

Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 09/01/2018 00:00:00 - 09/30/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911C	0	0	6	6	0%	0:11:05	0:04:49	0:13:54	2:49:34	0:28:16
	ABANDONED AUTO	0	15	8	23	1%	0:09:18	0:08:58	0:10:22	7:37:51	0:19:54
	ACCIDENT/NON TRAFFIC AREA	0	0	2	2	0%	0:12:16	0:01:11	0:17:05	1:00:17	0:30:09
	ACCIDENT/PERSONAL INJURY	0	0	3	3	0%	0:01:40	0:05:31	1:16:32	4:11:11	1:23:44
	ACCIDENT/PROPERTY DAMAGE	0	0	32	32	2%	0:04:51	0:06:37	0:28:28	21:07:45	0:39:37
	ACCIDENTAL DAMAGE	0	0	2	2	0%	0:18:28	0:04:54	0:11:27	1:09:39	0:34:50
	ALARM	0	0	34	34	2%	0:04:42	0:05:17	0:07:20	9:29:34	0:16:45
	ANIMAL BITE	0	0	2	2	0%	0:01:28	0:07:16	0:24:41	0:35:02	0:17:31
	ANIMAL COMPLAINT	0	1	13	14	1%	3:19:26	0:05:56	0:25:28	53:45:54	3:50:25
	ASSAULT & BATTERY	0	0	10	10	1%	0:02:47	0:02:56	0:30:50	5:29:09	0:32:55
	ASSAULT & BATTERY IN PROGRESS	0	0	1	1	0%	0:00:15	0:00:00	0:00:00	0:04:45	0:04:45
	ASSIST OTHER AGENCY	0	4	19	23	1%	0:02:33	0:05:40	0:24:54	11:56:24	0:31:09
	BREAKING & ENTERING	0	0	6	6	0%	0:14:05	0:24:15	0:27:03	6:32:20	1:05:23
	BUILDING CHECK	0	1	0	1	0%	0:00:00	0:00:00	0:34:39	0:34:39	0:34:39
	BUSINESS STOP	0	4	0	4	0%	0:00:01	0:06:36	0:04:44	0:25:36	0:06:24
	CHECK WELL BEING	0	2	63	65	3%	0:05:56	0:05:33	0:17:51	32:13:05	0:29:44
	CHILD ABUSE/NEGLECT	0	0	4	4	0%	0:13:41	0:03:29	0:39:28	3:46:35	0:56:39
	CITIZEN ASSIST	0	10	28	38	2%	0:11:18	0:06:13	0:11:49	16:44:12	0:26:26
	CIVIL DISPUTES	0	0	19	19	1%	0:09:16	0:06:46	0:30:03	13:17:16	0:41:58
	CRIMINAL SEXUAL CONDUCT	0	0	2	2	0%	0:12:48	0:04:38	0:38:54	1:39:07	0:49:34
	DEATH INVESTIGATION	0	0	2	2	0%	0:01:51	0:03:23	3:34:45	7:19:57	3:39:59
	DETAIL	0	2	0	2	0%	0:00:01	0:02:45	0:03:27	0:12:26	0:06:13
	DISORDERLY	0	3	42	45	2%	0:04:32	0:03:43	0:24:49	24:13:24	0:32:18
	DOMESTIC	0	2	51	53	3%	0:02:37	0:02:58	0:29:59	31:04:08	0:35:10

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	DRUG VIOLATIONS	0	0	2	2	0%	0:04:19	0:14:09	0:11:20	0:59:35	0:29:48
	DUMPING	0	0	1	1	0%	0:05:14	0:09:28	0:29:25	0:44:07	0:44:07
	EMBEZZLEMENT	0	0	1	1	0%	0:10:45	0:06:59	0:41:47	0:59:32	0:59:32
	FIGHT	0	1	7	8	0%	0:03:03	0:03:12	0:17:55	3:07:04	0:23:23
	FIRE	0	0	5	5	0%	0:00:43	0:03:50	0:23:42	2:21:20	0:28:16
	FIRE ALARM	0	0	1	1	0%	0:00:40	0:00:00	0:00:00	0:37:56	0:37:56
	FLEEING & ELUDING	0	0	1	1	0%	0:00:59	0:00:09	0:43:05	0:44:13	0:44:13
	FOLLOW-UP	0	41	5	46	2%	0:02:43	0:08:02	0:23:16	19:41:35	0:25:41
	FOUND PROPERTY	0	5	7	12	1%	0:06:28	0:06:45	0:14:04	4:08:37	0:20:43
	FRAUD	0	3	5	8	0%	0:00:44	0:04:34	0:21:30	3:00:25	0:22:33
	FUEL	0	8	0	8	0%	0:00:01	0:04:28	0:03:53	0:35:41	0:04:28
	GAS PUMP	0	20	0	20	1%	0:00:01	0:00:00	0:03:39	1:13:22	0:03:40
	HARASSMENT	0	1	5	6	0%	0:07:40	0:13:16	0:09:24	2:56:38	0:29:26
	HIT & RUN ACCIDENT	0	1	12	13	1%	0:06:03	0:08:47	0:21:54	7:10:23	0:33:06
	IDENTITY THEFT	0	0	1	1	0%	0:02:25	0:00:34	0:17:47	0:20:47	0:20:47
	INDECENT EXPOSURE	0	0	2	2	0%	0:06:27	0:03:47	0:09:23	0:39:15	0:19:38
	INJURY ON DUTY	0	0	1	1	0%	0:00:38	0:03:14	0:00:02	0:03:54	0:03:54
	JUVENILE COMPLAINT	0	2	14	16	1%	0:05:01	0:04:31	0:14:10	5:44:48	0:21:33
	LARCENY	0	0	26	26	1%	0:40:43	0:08:51	0:16:26	29:25:09	1:07:53
	LOITERING	0	0	1	1	0%	0:06:53	0:06:40	0:45:09	0:58:42	0:58:42
	LOST PROPERTY	0	0	1	1	0%	0:05:10	0:00:00	0:00:00	0:18:41	0:18:41
	MALICIOUS DESTRUCTION	0	2	14	16	1%	0:17:58	0:06:52	0:22:55	12:08:04	0:45:30
	MENTAL	0	0	3	3	0%	0:09:38	0:01:33	0:07:49	0:55:28	0:18:29
	MISCELLANEOUS	0	5	15	20	1%	0:06:31	0:08:58	0:36:07	14:27:07	0:43:21
	MISSING PERSON	0	1	5	6	0%	0:38:40	0:07:40	0:19:05	5:54:21	0:59:04
	MISSING PERSON - RECOVERED	0	0	3	3	0%	0:04:12	0:13:06	0:42:02	2:44:56	0:54:59
	NARCOTICS INVESTIGATION	0	1	1	2	0%	0:01:50	0:10:29	0:45:14	1:44:37	0:52:19
	NEIGHBORHOOD DISPUTE	0	0	15	15	1%	0:15:04	0:11:01	0:18:25	11:07:54	0:44:32

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	NOISE COMPLAINT	0	0	12	12	1%	0:18:56	0:05:34	0:07:56	6:29:18	0:32:27
	OPERATING UNDER THE INFLUENCE	0	12	0	12	1%	0:00:01	0:00:00	2:12:46	26:33:25	2:12:47
	ORDINANCE VIOLATION	0	53	3	56	3%	0:03:06	0:04:49	0:07:40	10:14:10	0:10:58
	OVERDOSE	0	0	2	2	0%	0:01:21	0:01:38	0:15:51	0:37:41	0:18:51
	PARKING COMPLAINTS	0	9	22	31	2%	0:10:17	0:14:36	0:13:53	16:31:56	0:32:00
	PATROL CHECK	0	285	1	286	15%	0:00:01	0:01:59	0:15:41	74:51:58	0:15:42
	POLICE ASSIST TO FIRE	0	1	0	1	0%	0:00:01	0:00:00	0:30:25	0:30:26	0:30:26
	PRISONER TRANSPORT	0	0	1	1	0%	0:00:39	0:23:23	0:51:36	1:15:39	1:15:39
	RADAR ENFORCEMENT	0	15	0	15	1%	0:00:01	0:00:00	0:41:00	10:15:21	0:41:01
	RECKLESS DRIVING	0	0	8	8	0%	0:14:02	0:10:03	0:03:40	3:50:02	0:28:45
	RECOVERED STOLEN VEH / PROP	0	0	4	4	0%	0:06:04	0:09:58	0:17:49	2:15:24	0:33:51
	RESCUE EMERGENCY	0	0	16	16	1%	0:01:32	0:02:59	0:25:22	8:18:39	0:31:10
	RESIDENTIAL CHECK	0	9	3	12	1%	0:02:03	0:02:38	0:04:33	1:21:40	0:06:48
	RETAIL FRAUD	0	0	2	2	0%	0:03:27	0:02:44	0:44:17	1:40:56	0:50:28
	RUNAWAY JUVENILE	0	0	4	4	0%	0:08:20	0:08:14	0:39:09	3:42:52	0:55:43
	STOLEN VEHICLE	0	0	5	5	0%	0:05:23	0:07:27	0:22:20	3:12:33	0:38:31
	SUICIDE	0	0	3	3	0%	0:03:17	0:04:29	0:20:52	1:25:56	0:28:39
	SURVEILLANCE	0	1	0	1	0%	0:00:00	0:00:00	0:20:11	0:20:11	0:20:11
	SUSPICIOUS INCIDENT	0	8	43	51	3%	0:06:54	1:45:24	0:17:43	91:01:37	1:47:05
	SUSPICIOUS PERSON	0	26	19	45	2%	0:04:38	0:04:27	0:10:34	11:19:07	0:15:05
	SUSPICIOUS VEHICLE	0	0	9	9	0%	0:08:08	0:04:13	0:08:56	3:05:30	0:20:37
	TAMPERING WITH AUTO	0	0	3	3	0%	0:17:21	0:03:50	0:07:14	1:25:19	0:28:26
	THREATS	0	1	14	15	1%	0:10:56	0:09:26	0:29:08	10:54:57	0:43:40
	TRAFFIC HAZARD	0	12	11	23	1%	0:03:56	0:05:12	0:14:38	7:31:43	0:19:38
	TRAFFIC STOP	0	533	0	533	29%	0:00:01	0:00:00	0:07:44	68:52:54	0:07:45
	TRESPASSING	0	1	1	2	0%	0:07:11	0:00:20	0:05:41	0:26:05	0:13:03
	VEHICLE INSPECTION	0	0	1	1	0%	0:01:36	0:07:19	0:18:40	0:27:35	0:27:35

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	VIOLATION OF PUBLIC HEALTH COE	0	13	0	13	1%	0:00:01	0:00:00	1:01:28	13:19:13	1:01:29
	VIOLATION ROAD LAWS	0	23	0	23	1%	0:00:01	0:00:00	0:40:21	15:28:28	0:40:22
	WARRANT	20	11	12	43	2%	0:00:59	0:08:25	0:42:39	16:42:12	0:43:34
Subtotals for No Summary Code		20	1148	702	1870	100%	0:08:42	0:07:51	0:26:26	806:16:48	0:39:18
Subtotals for WYPD		20	1148	702	1870	100%	0:08:42	0:07:51	0:26:26	806:16:48	0:39:18

SMIA

Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 01/01/2018 00:00:00 - 09/30/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911	0	0	24	24	0%	0:07:24	0:05:20	0:11:24	9:31:01	0:23:48
	911C	0	0	41	41	0%	0:06:15	0:04:19	0:12:33	15:29:25	0:22:40
	ABANDONED AUTO	0	270	92	362	2%	1:27:44	0:08:13	0:11:23	446:24:05	1:13:59
	ACCIDENT/NON TRAFFIC AREA	0	3	15	18	0%	0:07:39	0:06:06	0:22:57	9:40:57	0:32:17
	ACCIDENT/PERSONAL INJURY	0	1	25	26	0%	0:03:51	0:03:19	1:08:32	30:07:22	1:09:31
	ACCIDENT/PROPERTY DAMAGE	1	14	262	277	2%	0:04:53	0:06:44	0:34:57	200:56:20	0:43:41
	ACCIDENTAL DAMAGE	0	2	17	19	0%	0:13:10	0:06:29	0:12:40	9:20:59	0:29:32
	ALARM	0	3	334	337	2%	0:05:22	0:04:28	0:09:29	105:48:12	0:18:50
	ANIMAL BITE	0	3	18	21	0%	0:03:40	0:05:44	0:27:49	11:25:15	0:32:38
	ANIMAL COMPLAINT	0	23	94	117	1%	0:48:42	0:09:04	0:24:04	143:07:35	1:13:24
	ASSAULT & BATTERY	0	4	76	80	0%	0:04:23	0:05:20	0:43:38	64:00:35	0:48:00
	ASSAULT & BATTERY IN PROGRESS	0	0	1	1	0%	0:00:15	0:00:00	0:00:00	0:04:45	0:04:45
	ASSIST OTHER AGENCY	0	37	149	186	1%	0:03:33	0:06:05	0:32:02	117:12:59	0:37:49
	BE ON THE LOOKOUT	0	1	1	2	0%	0:01:35	0:00:08	0:19:25	0:42:09	0:21:05
	BREAKING & ENTERING	0	1	69	70	0%	0:07:18	0:07:48	0:45:56	69:09:24	0:59:17
	BREAKING & ENTERING IN PROGRES	0	0	14	14	0%	0:02:45	0:03:11	0:58:13	14:58:16	1:04:10
	BUILDING CHECK	0	7	6	13	0%	0:06:57	0:10:10	0:24:33	6:14:42	0:28:49
	BUSINESS STOP	0	57	0	57	0%	0:00:01	0:02:50	0:12:53	12:23:53	0:13:03
	CHECK WELL BEING	0	15	514	529	3%	0:06:54	0:04:53	0:20:15	276:36:49	0:31:22
	CHILD ABUSE/NEGLECT	0	3	31	34	0%	0:06:48	0:08:50	0:23:39	20:31:09	0:36:13
	CITIZEN ASSIST	0	90	183	273	2%	0:07:30	0:07:18	0:11:57	103:56:08	0:22:51
	CIVIL DISPUTES	0	12	146	158	1%	0:08:13	0:05:35	0:28:13	106:39:53	0:40:30
	CRIMINAL SEXUAL CONDUCT	0	1	17	18	0%	0:05:40	0:03:32	0:50:50	12:19:02	0:41:03

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	CRIMINAL SEXUAL CONDUCT IP	0	1	0	1	0%	0:00:00	0:00:00	0:21:17	0:21:17	0:21:17
	DB INVESTIGATION	0	0	1	1	0%	0:03:09	0:03:50	0:55:01	1:02:01	1:02:01
	DEATH INVESTIGATION	0	0	39	39	0%	0:04:34	0:06:17	2:16:41	87:10:52	2:14:07
	DETAIL	0	120	0	120	1%	0:00:01	0:07:38	0:31:45	70:12:17	0:35:06
	DISORDERLY	0	21	315	336	2%	0:04:47	0:03:58	0:29:17	213:59:28	0:38:13
	DOMESTIC	0	5	393	398	2%	0:03:37	0:04:25	0:32:40	265:34:56	0:40:02
	DRUG VIOLATIONS	0	0	4	4	0%	0:09:44	0:09:23	0:18:07	2:28:57	0:37:14
	DUMPING	0	0	6	6	0%	0:06:26	0:05:15	0:12:44	2:13:01	0:22:10
	EMBEZZLEMENT	0	1	7	8	0%	0:11:10	0:06:34	0:32:44	5:47:38	0:43:27
	FELONIOUS ASSAULT	0	0	8	8	0%	0:02:03	0:06:14	1:15:21	11:09:08	1:23:39
	FIGHT	0	4	79	83	0%	0:02:26	0:03:03	0:30:10	47:01:17	0:33:59
	FIRE	0	1	26	27	0%	0:00:56	0:05:05	0:55:12	24:59:01	0:55:31
	FIRE ALARM	0	0	2	2	0%	0:00:40	0:05:50	0:02:59	0:47:25	0:23:43
	FIREWORKS	0	3	38	41	0%	0:07:47	0:06:06	0:05:35	13:09:33	0:19:15
	FLEEING & ELUDING	0	11	4	15	0%	0:00:59	0:13:03	2:53:00	44:27:11	2:57:49
	FOLLOW-UP	0	280	38	318	2%	0:00:57	0:06:41	0:18:14	109:19:56	0:20:38
	FORGERY	0	0	2	2	0%	0:08:49	0:10:39	0:49:08	1:31:20	0:45:40
	FOUND PROPERTY	0	45	45	90	1%	1:24:56	0:06:00	0:11:53	126:05:05	1:24:03
	FRAUD	0	21	65	86	0%	0:06:41	0:09:28	0:29:26	56:51:30	0:39:40
	FUEL	0	120	0	120	1%	0:00:01	0:07:08	0:05:00	11:14:17	0:05:37
	GAS PUMP	0	76	0	76	0%	0:00:01	0:00:00	0:04:28	5:41:14	0:04:29
	HARASSMENT	0	10	52	62	0%	0:05:16	0:06:37	0:17:04	30:34:28	0:29:35
	HEALTH & SAFETY VIOLATION	0	1	1	2	0%	0:19:14	0:07:28	0:12:34	1:11:04	0:35:32
	HIT & RUN ACCIDENT	0	6	133	139	1%	0:06:42	0:08:19	0:24:48	87:32:41	0:37:47
	HOUSE STOP	0	1	0	1	0%	0:00:00	0:00:00	0:10:49	0:10:50	0:10:50
	IDENTITY THEFT	0	9	26	35	0%	0:05:51	0:05:59	0:15:47	13:50:12	0:23:43
	INDECENT EXPOSURE	0	0	20	20	0%	0:03:31	0:05:26	0:23:00	11:45:14	0:35:16
	INJURED PERSON	0	2	1	3	0%	0:20:30	0:08:45	0:10:26	1:00:34	0:20:11

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	INJURY ON DUTY	0	1	2	3	0%	0:03:54	0:03:14	0:00:08	0:30:37	0:10:12
	INTERNET	0	0	2	2	0%	0:19:52	0:09:48	0:20:47	1:55:08	0:57:34
	JUVENILE COMPLAINT	0	10	101	111	1%	0:09:03	0:05:20	0:14:30	49:52:45	0:26:58
	KIDNAPPING	0	0	1	1	0%	0:04:03	0:04:39	1:43:19	1:52:02	1:52:02
	LARCENY	0	10	191	201	1%	0:15:30	0:07:52	0:22:46	144:31:28	0:43:08
	LIQUOR LAW VIOLATION	0	2	11	13	0%	0:02:11	0:03:01	1:18:10	13:54:50	1:04:13
	LOITERING	0	0	5	5	0%	0:11:42	0:05:48	0:13:53	2:47:28	0:33:30
	LOST PROPERTY	0	7	4	11	0%	0:05:17	0:07:36	0:22:19	4:51:29	0:26:30
	MALICIOUS DESTRUCTION	0	13	118	131	1%	0:12:07	0:06:32	0:22:25	85:25:41	0:39:08
	MENTAL	0	2	17	19	0%	0:04:49	0:03:07	0:30:16	11:56:39	0:37:43
	MINOR IN POSSESSION	0	0	3	3	0%	0:03:51	0:05:59	0:09:52	0:59:06	0:19:42
	MISCELLANEOUS	0	79	152	231	1%	0:04:18	0:07:44	0:28:57	115:28:04	0:29:59
	MISSING PERSON	0	4	37	41	0%	0:13:00	0:10:14	0:24:50	31:29:20	0:46:05
	MISSING PERSON - RECOVERED	0	1	18	19	0%	0:05:53	0:07:20	0:20:46	10:02:07	0:31:41
	NARCOTICS INVESTIGATION	0	13	20	33	0%	0:06:23	0:04:55	0:29:44	20:54:41	0:38:01
	NEIGHBORHOOD DISPUTE	0	0	69	69	0%	0:11:54	0:06:46	0:21:22	46:11:40	0:40:10
	NOISE COMPLAINT	0	1	131	132	1%	0:09:19	0:04:51	0:10:44	53:27:45	0:24:18
	ODOR	0	1	0	1	0%	0:00:00	0:00:00	0:05:04	0:05:05	0:05:05
	OPERATING UNDER THE INFLUENCE	0	87	15	102	1%	0:00:19	0:04:31	1:52:32	192:52:16	1:53:27
	ORDINANCE VIOLATION	0	708	55	763	4%	0:13:27	0:06:59	0:14:46	309:18:17	0:24:19
	OVERDOSE	0	0	21	21	0%	0:03:11	0:02:15	0:23:02	9:58:00	0:28:29
	PARKING COMPLAINTS	0	251	228	479	3%	0:08:41	0:08:10	0:11:11	176:07:15	0:22:04
	PATROL CHECK	0	2475	2	2477	14%	0:00:01	0:03:08	0:11:23	473:01:13	0:11:27
	POLICE ASSIST TO FIRE	0	2	3	5	0%	0:01:10	0:15:12	0:29:48	3:12:41	0:38:32
	PRISONER CHECK	0	1	0	1	0%	0:00:01	0:00:00	0:02:56	0:02:57	0:02:57
	PRISONER ESCAPE	0	1	0	1	0%	0:00:00	0:00:00	1:34:56	1:34:56	1:34:56
	PRISONER TRANSPORT	0	13	15	28	0%	0:02:27	0:28:53	1:11:37	41:47:17	1:29:33

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	RACIAL INTIMIDATION	0	1	1	2	0%	0:10:55	0:01:45	0:05:24	0:23:29	0:11:45
	RADAR ENFORCEMENT	0	92	0	92	1%	0:00:01	0:02:09	0:25:00	38:26:20	0:25:04
	RECEIVING & CONCEALING	0	1	1	2	0%	0:01:55	0:01:55	3:07:47	6:21:19	3:10:40
	RECKLESS DRIVING	0	1	58	59	0%	0:07:15	0:05:28	0:09:11	21:11:18	0:21:33
	RECOVERED STOLEN VEH / PROP	0	3	15	18	0%	0:05:20	0:07:27	0:28:16	12:09:14	0:40:31
	RESCUE EMERGENCY	0	0	144	144	1%	0:02:02	0:04:17	0:23:21	69:35:57	0:29:00
	RESIDENTIAL CHECK	0	126	14	140	1%	0:01:52	0:02:43	0:02:46	11:23:17	0:04:53
	RETAIL FRAUD	0	1	34	35	0%	0:07:43	0:06:24	0:46:35	34:55:03	0:59:52
	ROBBERY	0	0	5	5	0%	0:05:34	0:02:26	1:25:17	7:46:31	1:33:18
	RUNAWAY JUVENILE	0	3	18	21	0%	0:06:46	0:09:09	0:25:09	12:24:13	0:35:26
	SEARCH WARRANT	0	2	0	2	0%	0:00:01	0:00:00	0:59:46	1:59:34	0:59:47
	SHOTS FIRED	0	0	6	6	0%	0:03:36	0:06:29	1:03:44	7:23:01	1:13:50
	SOLICITOR	0	0	2	2	0%	0:02:15	0:04:55	0:05:50	0:28:42	0:14:21
	STALKING COMPLAINTS	0	2	8	10	0%	0:10:34	0:06:35	0:17:25	7:05:46	0:42:35
	STOLEN VEHICLE	0	3	67	70	0%	0:10:32	0:05:48	0:31:15	51:34:41	0:44:13
	SUICIDE	0	0	60	60	0%	0:03:30	0:04:55	0:40:08	48:04:25	0:48:04
	SUICIDE ATTEMPT	0	0	1	1	0%	0:00:10	0:04:37	0:34:44	0:39:32	0:39:32
	SURVEILLANCE	0	17	0	17	0%	0:00:01	0:07:14	0:33:09	9:38:22	0:34:01
	SUSPICIOUS INCIDENT	1	56	280	337	2%	0:06:55	0:21:14	0:15:08	205:25:09	0:36:41
	SUSPICIOUS PERSON	0	232	177	409	2%	0:03:53	0:03:42	0:17:19	143:05:45	0:21:00
	SUSPICIOUS VEHICLE	0	48	114	162	1%	0:08:57	0:04:43	0:10:14	57:02:02	0:21:07
	TAMPERING WITH AUTO	0	0	14	14	0%	0:10:20	0:03:19	0:32:54	10:41:12	0:45:48
	THREATS	1	8	93	102	1%	0:07:33	0:07:10	0:22:51	56:05:12	0:33:19
	TRAFFIC HAZARD	0	63	81	144	1%	0:06:06	0:05:49	0:11:07	44:06:06	0:18:23
	TRAFFIC STOP	0	5618	17	5635	31%	0:00:02	0:02:30	0:07:14	683:24:11	0:07:17
	TRESPASSING	0	1	12	13	0%	0:03:45	0:06:11	0:25:55	7:53:16	0:36:24
	VEHICLE INSPECTION	0	1	2	3	0%	0:02:37	0:06:57	0:09:07	0:49:06	0:16:22

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	VIOLATION OF PARK RULES	0	2	0	2	0%	0:00:01	0:00:00	0:05:17	0:10:37	0:05:19
	VIOLATION OF PUBLIC HEALTH COE	0	94	8	102	1%	0:00:21	0:02:36	1:16:17	129:12:13	1:16:00
	VIOLATION ROAD LAWS	0	409	3	412	2%	0:00:10	0:07:15	0:43:03	296:52:05	0:43:14
	WARRANT	41	86	99	226	1%	0:04:34	0:20:53	0:42:30	177:26:15	0:57:33
	WEAPONS	0	4	13	17	0%	0:03:02	0:03:36	0:53:28	16:44:34	0:59:06
	WIRES DOWN	0	0	2	2	0%	0:03:51	0:04:38	0:56:38	2:10:13	1:05:07
	Subtotals for No Summary Code	44	11841	6004	17889	100%	0:07:21	0:06:24	0:32:21	7010:42:49	0:41:33
	Subtotals for WYPD	44	11841	6004	17889	100%	0:07:21	0:06:24	0:32:21	7010:42:49	0:41:33

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
October 9, 2018

ROLL CALL

Present: Commissioner Doug Melzer
Commissioner Bobie Heck
Chief Brian Zalewski

Absent: Commissioner John Harris (Excused)

Others Present: Deputy Chief Archie Hamilton

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Melzer at 6:15 p.m.

The Minutes from the regular Police Commission meeting on September 25, 2018 were presented.

Heck moved, Melzer seconded,
CARRIED, to approve the regular minutes of September 25, 2018, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

NONE

DEPARTMENTAL

1. Police Statistics – September 2018, Year-To-Date

Again, nothing out of the ordinary. The statistics have been staying pretty consistent.

Heck moved, Melzer seconded,
CARRIED, to receive and place on file the September 2018 and Year-To-Date police statistics.

2. Bills and Accounts – October 9, 2018, \$83,331.70

Heck moved, Melzer seconded,
CARRIED, to approve payment of the bills for October 9, 2018, \$83,331.70

NEW BUSINESS.

1. Promotion of K9 ICE

Since K9 ICE's handler, Officer Ken Groat, was recently promoted to Detective, a recommendation was made to promote ICE to the rank of K9 Detective.

Heck moved, Melzer seconded,

CARRIED, to approve the promotion of K9 ICE to the rank of K9 Detective.

2. Melvindale Homicide

The City of Melvindale recently experienced the homicide of one of its residents. Since their Department was a bit overwhelmed with the case, they requested the assistance of the Major Crimes Task Force. We provided assistance to their department.

3. Armed Robbery

There was a recent armed robbery at 72 Biddle. The detectives are currently working on the case and waiting for a video from the store owner. We may place some information on social media with the hopes of getting some leads from the public.

4. Ordinance Officer

One of the two part-time ordinance officers recently resigned his position. He was offered the opportunity to hire with another community doing similar type work. This ordinance officer performed very well with our Department and left in good standing.

5. Police Chaplain

The Chief is considering bringing a Police Chaplain back to the Department; it has been several years since one has been associated with the Wyandotte Police Department. There is a Departmental Policy in place that covers bringing a chaplain on board.

6. Traffic Control Order – Handicap Signs at 72 Oak

The church located at 72 Oak requested two handicap parking spots. After review, Deputy Chief Hamilton recommended the signs be installed.

Heck moved, Melzer seconded,

CARRIED, to approve the installation of Handicap Parking Signs for two handicap parking spaces at 72 Oak as recommended by Deputy Chief Hamilton.

7. Bi-Annual Physical Fitness Test

The bi-annual physical fitness test was recently held on September 26, 2018. Seventeen officers participated, and all passed. Fourteen reached the Gold level mark, and three reached the Silver level mark.

Heck moved, Melzer seconded,

CARRIED, to approve the results of the September 26, 2018 Bi-Annual Physical Fitness Test and place on file.

Members of the Audience

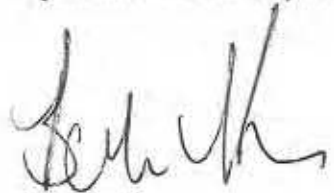
ADJOURNMENT

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 6:38 p.m.

Heck moved, Melzer seconded,

CARRIED, to adjourn meeting at 6:38 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department

 10-23-18

RETIREMENT COMMISSION MEETING MINUTES

Friday – September 21, 2018

Meeting called to order at 9:00 a.m. by Chairman Browning

ROLL CALL:

PRESENT: Commissioners: Brohl, Browning, Harkleroad, LaManes, Lyon, Szczechowski and Roberts

ALSO PRESENT: Frank Deeter—Oppenheimer & Company
William Look – City Attorney

MOTION by Commissioner Harkleroad, **SUPPORTED** by Commissioner Brohl

RESOLVED that the minutes held under the date of August 21, 2018 be approved as recorded without objection.

MOTION UNANIMOUSLY CARRIED

PRESENTATIONS:

Frank Deeter made the presentation and spoke of the following highlights:

- The transfer of funds to Black Rock and PGIM has been completed.
- Large cap and small cap funds lead growth.
- Emerging markets are down.
- Dollar is high.
- More funds being repatriated.
- Federal rate increases make the dollar more attractive.
- December rate hike by Fed is questionable.
- Volatility due to trade wars/tariffs uncertain.
- Fear is lessening of these events
- Watch Trump's Tweets.

Mr. Deeter responded to a question by Commissioner Harkleroad regarding YTD performance of the fund overall, and stated that though the fund is up 2.8 million dollars, this figure is pre-disbursements, but to ball park, about 3%(+ -)

MOTION by Commissioner Brohl, **SUPPORTED** by Commissioner Roberts

RESOLVED by the Wyandotte Employees Retirement Commission that the monthly report from

Mr. Frank Deeter of Oppenheimer & Company, Inc. regarding the August 2018 market segment fluctuations be received and placed on file.

MOTION UNANIMOUSLY CARRIED

COMMUNICATIONS:

MOTION by Commissioner Harkleroad, **SUPPORTED** by Commissioner Brohl

RESOLVED by the Wyandotte Employees Retirement Commission that Luann Nunnally's communication be referred to Mr. Paul LaManes for review and report back to the Retirement Commission.


MOTION UNANIMOUSLY CARRIED

ADJOURNMENT:

MOTION by Commissioner Brohl, SUPPORTED by Commissioner Lyon

RESOLVED, that the meeting be adjourned at 9:17 a.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, Secretary

Wyandotte Employee's Retirement Commission

September 21, 2018

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF October 3, 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: Duran
Flachsmann
Nevin
Olsen
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto, Gillon

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member Trupiano to approve the minutes of the September 5, 2018, meeting.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

Appeal #3279 - GRANTED

Pizzo Development Group LLC, 349 Antoine, Ste. 1, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a new single family dwelling with attached garage at 1853 McKinley, N 3.5' of Lot 132 and Lots 133 and 134, Fordney's Sub., in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A maximum of 35% of lot coverage is allowed for a structure in a RT zoning district. Proposed new home would exceed the allowable lot coverage by 344.20 square feet.

A minimum of a 25' rear yard setback is required for a structure in a RT zoning district. Proposed new home would have a 21.9' rear yard setback.

Proposed new dwelling with attached garage 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 Trupiano, supported by Member Flachsmann to grant this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

Appeal #3280 - GRANTED

Jeff Bennie, 1617 – 10th Street, Wyandotte (owner & appellant)

for a variance to **Building Permit #18-0480 for a covered patio at 1617 – 10th Street**, Lot 29 also S 23' of Lot 30, Electric Highway Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Requires the maximum lot coverage shall not exceed 35%. On September 6, 2017, the Zoning Board of Appeals (ZBA #3251) granted a variance on the lot coverage allowing a 40 foot by 13 foot roofed patio in the rear yard. This approved structure exceeded the 35% lot coverage by 257 square feet.

However, the framing inspection performed on August 22, 2018 revealed the as built roofed patio measures 42 feet by 16 feet (due to matching the existing roof slope and eave line). This larger footprint now exceeds the ZBA approved lot coverage by an additional 152 square feet. Since the field conditions exceed the excessive lot coverage approved by the ZBA, another variance is required.

Proposed covered patio with additional lot coverage and setback requirements will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.

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

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

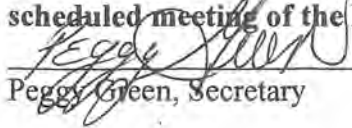
Motion passed

COMMUNICATIONS:

No communications were received.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on November 7, 2018.**


Peggy Green, Secretary

Appeal #3279

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

Kaylyn Crane, Pizzo Development, present.

Ms. Crane explained that Pizzo Development purchased the property, the lot is 60' wide, but it is not a deep lot. They want to build a 2000 square foot house, it will flow with the neighborhood, they are asking for about a 4 foot variance.

Member Flachsmann asked if it was the basic foot print. Ms. Crane replied there would be no covered porch, it will be a ranch style with an attached garage.

Leonard Milewski, 1868 McKinley, present.

Mr. Milewski asked if the City would be vacating the alley. Mr. Milewski explained that his house sets on a 30' lot, and City would not sell him a portion of the lot. There has been 6 homes demolished and only 3 new homes across the street are being constructed. This is an old neighborhood, and wondered why oversized homes are being built.

Chairperson Duran explained that Council would have to approve the alley and informed Mr. Milewski to contact the Engineering Department.

Member Flachsmann commented that alleys are not vacated anymore due to utilities (sewer, electric, etc.) needing accessing. Member Flachsmann discussed the square footage of lot sizes and house sizes. Member Flachsmann commented that the Engineering Department only administer what Council decides.

Mr. Milewski added that there is a parking problem on the street, but he is not against new homes being built.

No communications were received regarding this appeal.

Appeal #3280

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

Jeff Bennie, owner, present.

Mr. Bennie explained that he had previously received a variance for this project, he had talked to the Engineering Department and appealed to the Zoning Board for an additional

variance. When the contractor came to pull a permit, they were told that they needed drawings, and they were approved. The drawing changed many times, with approvals.

Mr. Bennie continued that the overhang is a little bigger, because he measured the foot print of the house, not the eaves, and the Building Department wanted him to keep a 5:12 pitch to stay in line, and this is where the problem was caused.

Member Wienclaw commented that the overhang looks good.

Member Flachsmann asked who the contractor was. Mr. Bennie replied Scott Stover (Stover Construction) and Ron Duda. Member Flachsmann commented that they should have been aware of measuring and asked when the overhang was completed. Mr. Bennie replied a few months ago, the rough inspection was at the end of August. Mr. Bennie added that he did not want to leave it half built, and all that was left after to inspect was vinyl siding and gutters, he had already spent the big amount of money.

Member Flachsmann talked about fire proofing the garage. Mr. Bennie stated that the garage was cinder block. Member Flachsmann explained that any structure within 10' of the dwelling has to be fire proofed and informed Mr. Bennie to talk to the Engineering Department.

Mr. Bennie stated that the inspector had informed him that the overhang was nice and also added that he wished he was aware of the drawings that were required before he started the project. Mr. Bennie added that people will stop and tell him how good the project looks.

Member Flachsmann commented that it looks nice being on a corner.

No communications were received regarding this appeal.