

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION  
MONDAY, AUGUST 27th, 2012 , 7:00 PM  
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON  
CHAIRPERSON OF THE EVENING: THE HONORABLE DANIEL E. GALESKI

ROLL CALL: BROWNING, DESANA, FRICKE, GALESKI, SABUDA, STEC

PRESENTATION:

PRESENTATION BY  
JAY SARNACKI OF  
SARNACKI AND ASSOCIATES  
RELATIVE TO  
NSP2  
BID PACK # 6

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Brian Hill relative to the utilization of a city-owned lot.
2. Communication from Father Michael Cremin, SAC Pastor St. Joseph and St. Patrick Church regarding the annual "Mass in the Park" to be held in Bishop Park on September 8, 2012 at 4:00 p.m.

PERSONS IN THE AUDIENCE

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

3. Communication from the City Engineer relative to NSP2 Program Bid Pack # 6.
4. Communication from the Chief of Police submitting Traffic Control order 2012-05.
5. Communication from the Chief of Police submitting Traffic Control order 2012-06.
6. Communication from the City Engineer submitting a purchase agreement for property within the City of Wyandotte.
7. Communication from the City Engineer relative to the request from Nanna's Kitchen to purchase city-owned property for an addition to their business.
8. Communication from the City Engineer relative to the sale of the Neighborhood Stabilization Program 2 (NSP2).
9. Communication from the General Manager of Municipal Service regarding a new garage for indoor storage of the water department equipment.
10. Communication from the General Manager of Municipal Service relative to the new Electric Rates effective October 2012.

CITIZENS PARTICIPATION:

HEARINGS:

HEARING RELATIVE TO  
AMENDMENT NO 1 TO THE  
BROWNFIELD REDEVELOPMENT PLAN NO 11  
ELECTRICAL SUBSTATION PROJECT FOR  
WYANDOTTE MUNICIPAL SERVICES  
1609 BIDDLE AVENUE  
(FORMER WIND TURBINE PROJECT)

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SHOW CAUSE HEARING  
REGARDING 3332-12TH  
REALTIVE TO THE CONDITION  
OF THE DWELLING

REPORTS AND MINUTES:

Retirement Commission Meeting  
Wyandotte Cultural & Historical Commission  
Wyandotte Cultural & Historical Commission  
Police Commission Meeting  
Police Commission Meeting

Wednesday, August 15, 2012  
August 9, 2012  
June 14, 2012  
August 14, 2012  
July 24, 2012



REMINDER

BUDGET COMMITTEE MEETING

6:00 P.M.

MONDAY, AUGUST 27, 2012

CITY COUNCIL CHAMBERS

3131 BIDDLE AVENUE

WYANDOTTE, MICHIGAN 48192

POSTED: AUGUST 22, 2012

PRESENTATION  
BY

SARNACKI  
+  
ASSOCIATES

NSP<sup>2</sup>  
BID PACK #6

1

August 23, 2012

Mayor Joseph R. Peterson & City Councilmembers  
3131 Biddle Avenue  
Wyandotte, Michigan 48192

Dear Mayor & City Councilmembers:

On behalf of my son Casey Hill I am requesting the use of the city-owned lot on the southeast corner of Goddard and 21st Street for off street parking on Saturday, September 29, 2012 from 12:00 noon to 12:00 midnight to accommodate the over flow of cars that are expected as my son Casey Hill who resides at 1034-20th is getting married and the reception is being held at his house. His house backs up to the city-owned lot and the usage of the lot would relieve the congested parking on the city street as we are expecting in excess of 70 people. He would sign a Hold Harmless Agreement as prepared by the Department of Legal Affairs removing all liability from the City of Wyandotte; also if the lot should be rendered unusable due to weather conditions we would seek an alternate resolution to the parking issues.

Sincerely yours,



Brian Hill  
1863 Cora

Wyandotte, Michigan 48192



2

(734) 284-7190 Religious Ed. Office • (734) 283-0477 Child Care Ctr. • (734) 285-8450 Doherty Hall Center

August 23, 2012

Mayor Joseph Peterson  
and City Council Members  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte MI 48192

Dear Mayor Peterson and Council Members:

The cluster parishes of St. Joseph and St. Patrick Catholic Churches would like to request the use of Bishop Park for our annual "Mass in the Park" on Saturday, September 8, 2012. We would be utilizing the grassy area close to the waterfront. Holy Mass would take place at 4:00 p.m., however, we will be arriving at approximately 2:30 p.m. to set up.

In addition to the use of the park, we are also requesting the following assistance

1. The use of two golf carts that afternoon to transport those who may need assistance from VanAlstyne to the area where Mass will be celebrated.
2. Assistance from the appropriate department to make sure the power in the dock area is turned on so we can utilize our PA system.

We are anticipating up to 400 people from not only our parish cluster, but Catholics from other surrounding parishes as well who enjoy celebrating Mass in this beautiful outdoor setting.

We thank you in advance for your approval of our requests and invite you to join us that day for this wonderful celebration. Should you have any questions, please feel free to contact the event coordinator, Christine Furchak at 734-284-2377.

Sincerely,

*Fr. Michael L. Cremin SAC*

Fr. Michael Cremin, SAC

Pastor

St. Joseph and St. Patrick Catholic Churches

## OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



MAYOR  
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

August 21, 2012

The Honorable Mayor Joseph R. Peterson  
And City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

Sarnacki and Associates, the City's Architect for the NSP2 Program, is ready to proceed with Bid Pack #6. Jay Sarnacki will be present at the City Council Meeting on August 27, 2012, to present the plans for Bid Package #6 for your review and comments.

Further, a Public Hearing has been scheduled to receive comments on this project on Wednesday, September 5, 2012, at 6:30 p.m. at the William R. Copeland Center. A notice will be placed on cable and the Fort Street Sign. I encourage any interested parties to attend these public meetings.

The following is an update of Bid Packages #1 thru #5:

Bid Package #1 - Pizzo Development, Inc.: Construction of 2 new single family homes and rehabilitation of one (1) home. (Closed on two (2) homes with one (1) home waiting to close.)


Bid Package #2 - Pizzo Development, Inc.: Construction of 6 new single family homes and rehabilitation of one (1) home (Closed on one (1) home with five (5) homes waiting to close and completing construction on one (1) home.)

Bid Package #3 - DMC Construction Inc.: Vinewood Village Condominium Development - 14 units total. (Four (4) units waiting to close and completing construction on the other ten (10) units.)

Bid Package #4 - Sole': Construction of seven (7) new single family homes. (All homes were in the last Lottery Drawing held on August 13, 2012. Offers were received on all homes.)

Bid Package #5 - DMC Construction Inc.: Construction of four (4) new homes and three (3) rehab homes. (These homes are all under construction.)

Very truly yours,

  
Mark A. Kowalewski  
City Engineer

Reviewed by Todd A. Drysdale, City Administrator



MAK:kr

cc: Edwin Hartin, MSHDA  
Emanuel Odom, MSHDA  
Lindsay Hager, Capitol Access  
Jay Sarnacki, Sarnacki & Associates  
Jim Knopp, Recreation, Leisure & Culture  
Corki Benson, Garfield Neighbors United

3131 Bidde Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4535 • email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity





## NOTICE

The City of Wyandotte  
Department of Engineering and Building  
is holding a Community Meeting  
to hear public comments on the  
Neighborhood Stabilization Program 2 (NSP2) Area  
(Eureka to Northline and Detroit River to 15<sup>th</sup> Street)  
Bid Package #6  
For the construction of seven (7) new homes

The meeting will be held on  
Wednesday, September 5, 2012, at 6:30 p.m.  
at the William R. Copeland Center  
2306 4<sup>th</sup> Street  
on 4th Street and Mulberry

This development will be sold at a discount to families that meet the following income guidelines:

### MEDIAN FAMILY INCOME- NSP2 Program

#### 50% of Area Median Family Income

1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
\$18,320-	\$20,920-	\$23,520-	\$26,120-	\$28,240-	\$30,320-	\$32,400-	\$34,480-
\$22,900	\$26,150	\$29,400	\$32,650	\$35,300	\$37,900	\$40,500	\$43,100

#### 120% of Area Median Family Income

1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
\$22,901-	\$26,151-	\$29,401-	\$32,651-	\$35,301-	\$37,901-	\$40,501-	\$43,101-
\$54,850	\$62,700	\$70,500	\$78,350	\$84,650	\$90,900	\$97,150	\$103,450

Mr. Sarnacki of Sarnacki & Associates, the City's Architect, will be presenting plans. There will be a presentation on how to purchase an NSP2 Home.

Posted: August 24, 2012

## PROPOSED RESOLUTION

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding the Neighborhood Stabilization Program 2 (NSP2) is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that public input is sought regarding Bid Pack #6 and a Community meeting has been scheduled for Wednesday, September 5, 2012 at 6:30 p.m. at the Copeland Center. All residents are encouraged to attend

**MAYOR**  
Joseph R. Peterson

**CITY CLERK**  
William R. Griggs

**CITY ASSESSOR**  
Colleen A. Keehn



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

**DANIEL J. GRANT**  
**CHIEF OF POLICE**

August 14, 2012

Mayor and City Council  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, MI 48192

Dear Honorable Mayor and City Council Members:

**SUBJECT: TRAFFIC CONTROL ORDER 2012-05**

After review, the Traffic Bureau recommends the installation of "Handicap Parking" signs at 320 Goddard, Wyandotte, MI 48192. This request met all the qualifications set forth by the Commission; therefore, in concurrence with Inspector Pouliot, this letter serves as a recommendation for Council support of Traffic Control Order 2012-05 as specified on said order.

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

Sincerely,

Daniel J. Grant  
Chief of Police

# City of Wyandotte

## Traffic Control Order

TRAFFIC CONTROL ORDER # **2012-5**

Parking ☐

Speed ☐

Signs to be installed ☒

Other ☐

*Traffic Order*

### 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 Parking Signs" at 320 Goddard

**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

*J. Harris* DATE: 8-14-2012

FILED WITH CITY CLERK, BY CHIEF OF POLICE DANIEL GRANT, CITY OF WYANDOTTE, MICHIGAN

*Daniel Grant* DATE: 8.14.12

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

Signature \_\_\_\_\_ Date: \_\_\_\_\_

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

**MAYOR**  
Joseph R. Peterson

**CITY CLERK**  
William R. Griggs

**CITY ASSESSOR**  
Colleen A. Keehn



**CITY COUNCIL**  
Todd M. Browning  
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Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

**DANIEL J. GRANT**  
**CHIEF OF POLICE**

August 14, 2012

Mayor and City Council  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, MI 48192

Dear Honorable Mayor and City Council Members:

**SUBJECT: TRAFFIC CONTROL ORDER 2012-06**

After review, the Traffic Bureau recommends the installation of "Handicap Parking" signs at 536 Elm Street, Wyandotte, MI 48192. This request met all the qualifications set forth by the Commission; therefore, in concurrence with Inspector Pouliot, this letter serves as a recommendation for Council support of Traffic Control Order 2012-06 as specified on said order.

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

Sincerely,

Daniel J. Grant  
Chief of Police

# City of Wyandotte

## Traffic Control Order

TRAFFIC CONTROL ORDER # **2012-6**

Parking ☐

Speed ☐

Signs to be installed ☒

Other ☐

Traffic Control

### 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 Parking Signs" at 536 Elm 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

*DE Harris*

DATE: 8-14-2012

FILED WITH CITY CLERK, BY CHIEF OF POLICE DANIEL GRANT, CITY OF WYANDOTTE, MICHIGAN

*Daniel Grant*

DATE: 8.14.12

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

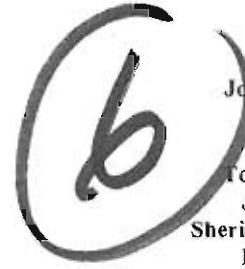
Copy Forwarded To: Wyandotte City Clerk and Department of Public Works

**OFFICIALS**

William R. Griggs  
CITY CLERK

CITY TREASURER  
Andrew A. Swiecki

Colleen A. Keehn  
CITY ASSESSOR



**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
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Leonard T. Sabuda  
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

August 22, 2012

The Honorable Mayor Joseph R. Peterson  
and City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor and Council Members:

Attached please find Purchase Agreements for the City to acquire the following properties:

141 Antoine      \$20,000.00      TIFA Area Funds – Single Family Dwelling

If this meets with your approval, I recommend that the Department of Legal Affairs be directed to prepare the necessary sale documents and the Mayor and Clerk be authorized to execute same.

I further recommend that the undersigned be authorized to demolish same.

Very truly yours,

Mark A. Kowalewski  
City Engineer

MAK:kr

Attachment



**LOOK, MAKOWSKI and LOOK**  
ATTORNEYS AND COUNSELORS AT LAW  
PROFESSIONAL CORPORATION  
2241 OAK STREET  
WYANDOTTE, MICHIGAN 48192-5390

William R. Look  
Steven R. Makowski

(734) 285-6500  
FAX (734) 285-4160

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 of  
Township of  
Village of  
Wyandotte, Wayne County, Michigan, described as follows:  
Lots 35, 36 and 37 Hudson's Subdivision as recorded in Liber 22, Page 23 of Wayne County Records  
Tax Id #: 57 007 04 0036 000 AKA: 141 AND 142

\_\_\_\_\_ being known as \_\_\_\_\_ 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 Thousand (\$20,000.00) 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)

<b>Cash Sale</b>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<b>Cash Sale with New Mortgage</b>	<del>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.</del>
<b>Sale to Existing Mortgage</b>	<del>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 <b>DO, DO NOT</b> 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 <u>and pay said mortgage according to the terms thereof.</u></del>
<b>Sale on Land Contract</b>	<del>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 <b>DO, DO NOT</b> include prepaid taxes and insurance.</del>
<b>Sale to Existing Land Contract</b>	<del>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.</del>
<b>Evidence of Title</b>	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.
<b>Time of Closing</b>	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.
<b>Purchaser's Default/ Seller's Default</b>	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.
<b>Title Objections</b>	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.
<b>Possession</b>	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>_____</u> closing. 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**

<b>Taxes and Prorated Items</b>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1. 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.
<b>Broker's Authorization</b>	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, 3. Closing not to take place before October 1, 2012.

City of Wyandotte:

IN PRESENCE OF:

\_\_\_\_\_  
JOSEPH R. PETERSON, Mayor L. S. Purchaser

\_\_\_\_\_  
WILLIAM R. GRIGGS, 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 \_\_\_\_\_

Phone \_\_\_\_\_

By: \_\_\_\_\_

Broker

This is a co-operative sale on a \_\_\_\_\_

basis with \_\_\_\_\_

**ACCEPTANCE OF OFFER**

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of ( 10 Dollars ) ( \_\_\_\_\_ per cent of the sale price ), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

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

IN PRESENCE OF:

Wyandotte Federal Credit Union

Seller

\_\_\_\_\_  
Kathryn White L. S.

By: KATHLEEN WHITE

Its: PRESIDENT/CEO

Address 1280 Biddle, Wyandotte, MO 64192

Phone 734-282-9200

Dated \_\_\_\_\_

**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

CITY OF WYANDOTTE  
ENGINEERING DEPARTMENT

**\* ACQUISITION ANALYSIS TOOL**

**A. Property Information**

Address: 141 Antoine  
City: Wyandotte Zip: 48192 Parcel ID: 57-007-04-0035-300  
County: Wayne  
TIFA/DDA/HUD: TIFA Neighborhood:

**B. Property Type, Condition and Characteristics**

Property Type: Other Condition: Blighted  
Existing/Prior Use: Residential  
Year Built: Lot Size: 90' x 105'  
Occupancy: Vacant  
Zoning: RT  
Master Plan: Residential  
Comply with existing Building Code:  
Other Amenities &/or Concerns:

**C. Property Ownership**

Ownership Type: REO Listing  
Owner Name: Wyandotte Federal Credit Union  
Occupied or Vacant Vacant Bldg.

**D. Environmental**

Environmental Assessment Required \$0.00  
Estimated Cost \$

**E. Cost Analysis Requirements**

SEV	Taxable	Market Value	Taxes Paid	Purchase Price	Demolition Cost
\$41,300	\$41,300	\$82,600	\$1,448	\$ 20,000.00	7,500.00

**F. Anticipated End Use**

Future Use: Sell for the construction of a new single family home

Future SEV	Future Taxable	Future Market Value	Future Taxes	NEZ Future Taxes
\$50,000	\$50,000	\$100,000	\$2,736	no

Benefit to Neighborhood Removing an eyesore from the neighborhood. There are been several property maintenance issues at this home

**G. ACQUISITION**

Purchase Agreement:	Amount
	\$ 20,000.00
Demolition Cost	\$ 7,000.00
Environmental	\$
Total	\$ 27,000.00

**H. APPROVALS**

City Engineer

Signature

Mark A. Kowalewski

City Engineer

Print Name

Title

City Administrator

Signature

Todd A. Drysdale

City Administrator

Print Name

Title

## PROPOSED RESOLUTION

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 141 Antoine in the amount of \$20,000.00 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 documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement;  
AND

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.

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Andrew A. Swiecki**  
CITY TREASURER

**Colleen A. Keehn**  
CITY ASSESSOR



**MAYOR**  
Joseph R. Peterson

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

**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

August 22, 2012

The Honorable Mayor Joseph R. Peterson  
And City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

On August 13, 2012, you referred a communication from David Adamczyk, D & A Home Improvement, representing Nanna's Kitchen, 2862 Biddle Avenue to the undersigned. They are requesting to acquire City owned property adjacent to their building along Elm Street for the construction of an addition. This area was designed as a sitting area through the Downtown Streetscape Project. The proposed addition would encroach into the decorative walkway requiring the removal of two (2) benches, a light pole and trash can. (See attached drawing.)

If it is the desire of the City Council to sell this property to Mr. Mikhail, the undersigned will meet with Mr. Mikhail to discuss the redesign of this area and prepare the appropriate documents for sale of said property for your review and approval.

Very truly yours,

Mark A. Kowalewski  
City Engineer

MAK:kr

Reviewed by Todd Drysdale, City Administrator

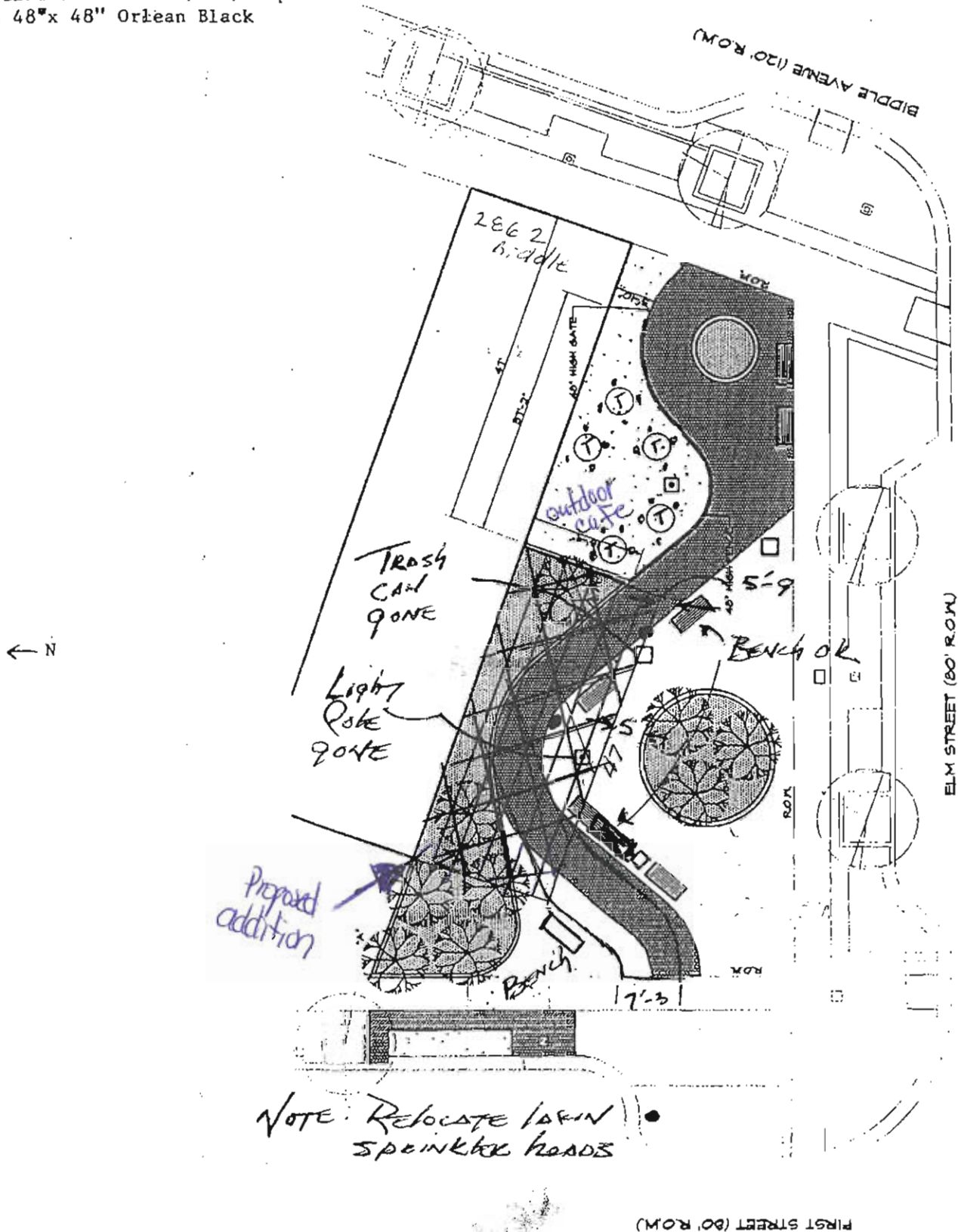
Attachment

cc: David Adamczyk, D & a Home Improvement  
Mr. Mikhail, 2962 Biddle Avenue, Wyandotte, MI



# Outdoor Cafe

Fence 48" high - Orlean - Black  
 Table 36" Round  
 Chairs - Atlantic Amazon Green  
 Umbrella 7' Market w/1-1/2" pole Amazon Green  
 Gate 48"x 48" Orlean Black



## RESOLUTION

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding the sale of City Owned adjacent to 2962 Biddle Avenue is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the City Engineer is directed to meet with Mr. Mikahil to negotiate the sale of the City Owned property located on Elm Street between Biddle Avenue and 1<sup>st</sup> Street.

## OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



**MAYOR**  
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

August 22, 2012

The Honorable Joseph R. Peterson  
and City Council  
City Hall  
Wyandotte, Michigan

RE: NSP2 Homes

Dear Mayor Peterson and City Council Members:

On August 13, 2012, the City held the Lottery Drawing for the sale of the Neighborhood Stabilization Program 2 (NSP2) homes at 2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, 2421 10<sup>th</sup> Street, 1147 Oak Street, 3102 9<sup>th</sup> Street, 1472 Dee and 2250 Cora. Attached please find Offers to Purchase said properties:

- 2406 8<sup>th</sup> Street from Keith Leonard Jr. in the amount of \$120,000.00. Mr. Leonard is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$77,700.00 (which will be a lien with Michigan State Housing Development Authority (MSHDA)). If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid.
- 2446 8<sup>th</sup> Street from Kevin Salla, in the amount of \$128,000.00. Mr. Salla is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$49,000.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid.
- 474 Cedar from Vito Mazzola, in the amount of \$114,000.00. Mr. Mazzola is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$19,950.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for ten (10) years this lien will not have to be repaid.
- 2421 10<sup>th</sup> Street from Kimberly Kelsey, in the amount of \$128,000.00. Ms. Kelsey is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$78,000.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid.
- 1147 Oak Street from Francis Kearney, in the amount of \$114,500.00. Mr. Kearney is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$55,487.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid.

3131 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4535 • email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



- 3102 9<sup>th</sup> Street from Chris Curl, in the amount of \$108,000.00. Mr. Curl is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$47,000.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for fifteen (15) years this lien will not have to be repaid
- 1472 Dee from Alysse Grignon, in the amount of \$115,000.00. Ms. Grignon is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$20,125.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for ten (10) years this lien will not have to be repaid. Further the Purchaser will be required to execute an Easement Agreement which will be on the east five (5) feet of the property. This Easement will be for constructing, operating, maintaining and repairing the underground electrical wiring for the decorative lighting.
- 2250 Cora from Frederick and Pamela Bielby, in the amount of \$118,000.00. Mr. and Mrs. Bielby are 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$20,650.00 (which will be a lien with MSHDA). If the home is maintained as owner occupied for ten (10) years this lien will not have to be repaid

Therefore, the undersigned recommends acceptance of these Offers to Purchase. If you concur with this recommendation, the attached resolution will authorize the Mayor, City Clerk and City Attorney, William Look, the authority to execute the necessary sales documents.

\*the remainder of the documents are on file in the City Clerk's Office.

Very truly yours,



Mark A. Kowalewski  
City Engineer

MAK:kr  
Enclosures

Reviewed by Todd A. Drysdale, City Administrator



cc: Jerry Miller, Wyandotte Realty  
Lindsay Hager, Capital Access  
Emanuel Odom, MSHDA  
All Purchasers



## PROPOSED RESOLUTION

RESOLVED BY THE MAYOR AND COUNCIL that Council concurs with the recommendation of the City Engineer dated August 21, 2012, regarding the sale of NSP2 homes at:

- 2406 8<sup>th</sup> Street from Keith Leonard Jr. in the amount of \$120,000.00 receiving the subsidy of \$77,700.00 with a mortgage of \$42,300.00; AND
- 2446 8<sup>th</sup> Street from Kevin Salla, in the amount of \$128,000.00 receiving the subsidy of \$49,000.00 with a mortgage of \$79,000.00; AND
- 474 Cedar from Vito Mazzola, in the amount of \$114,000.00 will be receiving the subsidy of \$19,950.00 with a mortgage of \$94,050.00; AND
- 2421 10<sup>th</sup> Street from Kimberly Kelsey in the amount of \$128,000.00 receiving the subsidy of \$78,000.00 with a mortgage of \$50,000.00; AND
- 1147 Oak Street from Francis Kearney in the amount of \$114,500.00 receiving the subsidy of \$55,487.00 with a mortgage of \$59,013.00; AND
- 3102 9<sup>th</sup> Street from Chris Curl in the amount of \$108,000.00 receiving the subsidy of \$47,00.00 with a mortgage \$61,000.00; AND
- 1472 Dee from Alysse Grignon in the amount of \$115,000.00 receiving the subsidy of \$20,125.00 with a mortgage of \$94,875.00; AND
- 2250 Cora from Frederick and Pamela Bielby in the amount of \$118,000.00 receiving the subsidy of \$20,650.00 with a mortgage of \$97,350.00; AND

BE IT FURTHER RESOLVED that Purchaser for the property at 1472 Dee required to execute an Easement Agreement for the five (5) foot wide strip of land for constructing, operating, maintaining and repairing the underground electrical wiring for the decorative light; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor, City Clerk and the City Attorney are hereby authorized to sign said documents.

# LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8.10.12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

☒ 2406 8<sup>th</sup> Street, ☐ 2446 8<sup>th</sup> Street, ☐ 474 Cedar, ☐ 2421 10<sup>th</sup> Street, ☐ 1147 Oak,  
☐ 3102 9<sup>th</sup> Street, ☐ 1472 Dee, ☐ 2250 Cora  
(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 474 Cedar 2<sup>nd</sup> 2446 8<sup>th</sup> 3<sup>rd</sup> 3102 9<sup>th</sup> 4<sup>th</sup> 2406 8<sup>th</sup>  
5<sup>th</sup> 2421 10<sup>th</sup> 6<sup>th</sup> 2250 Cora 7<sup>th</sup>  8<sup>th</sup>

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE : \_\_\_\_\_ Dollars  
(\$ 120,000 )
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 1132  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I/We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: K. Keith Lenard Jr

NAME: Keith Lenard Jr

Please print

ADDRESS: 32169 Kelly Blvd.

Please print

Brownstown, MI 48173

Please print

Phone: 734-778-0835

## CITY OF WYANDOTTE

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_



## 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:  
LOTS 43 & 44 MOORE'S SUB L25P9WCR 57013200043000 and being known as 2406 8TH 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, ALL APPLIANCES PER LISTING if any, now on the  
 premises, and to pay therefore the sum of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) 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:

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

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<i>Cash Sale with New Mortgage</i>	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 <u>FHA</u> mortgage in the amount of \$ <u>42,300.00</u> , and pay \$ <u>1,200.00</u> down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	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.

# LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8.11.12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No 4591

DUE DATE: Monday, August 13, 2012

\_\_\_\_ 2406 8<sup>th</sup> Street, ~~X~~ 2446 8<sup>th</sup> Street, \_\_\_\_ 474 Cedar, \_\_\_\_ 2421 10<sup>th</sup> Street, \_\_\_\_ 1147 Oak.  
\_\_\_\_ 3102 9<sup>th</sup> Street, \_\_\_\_ 1472 Dec., \_\_\_\_ 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 474 Cedar 2<sup>nd</sup> 24468<sup>TH</sup> 3<sup>rd</sup> 2421 10<sup>TH</sup> 4<sup>th</sup> 24068<sup>TH</sup>  
5<sup>th</sup> 1472 DEE 6<sup>th</sup> \_\_\_\_\_ 7<sup>th</sup> \_\_\_\_\_ 8<sup>th</sup> \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.

☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.

☒ **COMPREHENSION:** Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing

☒ PURCHASE PRICE: \_\_\_\_\_ Dollars  
(\$ 128,000 )

DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 2133  
Make check payable to the Minnesota Title Agency

☒ Enclosed Purchase Agreement

☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income

☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income

Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I hereby certify that income for the household has not changed since receiving the Certificate of completion  
hours of housing counseling.

NATURE: *X*

ME: (K) W saw

~~Please print~~

ADDRESS: 18102 104th

Please print

WISCONSIN MI 49192

Please print

724-309-6576

## CITY OF WYANDOTTE

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_

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:

LOTS 48 & 49 MOORE'S SUB L25P9WCR 57013200048300 and being known as 2446 8TH 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, ALL APPLIANCES PER LISTING if any, now on the premises, and to pay therefore the sum of ONE HUNDRED TWENTY EIGHT THOUSAND (\$128,000.00) 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:**

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

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<i>Cash Sale with New Mortgage</i>	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 <u>FHA</u> mortgage in the amount of \$ <u>79,000.00</u> , and pay \$ <u>1,280.00</u> down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	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.

VC



## LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8.11.12TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, X 474 Cedar, 2421 10<sup>th</sup> Street, 1147 Oak,  
3102 9<sup>th</sup> Street, 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 474 Cedar 2<sup>nd</sup> 2421 10<sup>th</sup> 3<sup>rd</sup> 2446 8<sup>th</sup> 4<sup>th</sup> 1472 Dee  
5<sup>th</sup> 2250 Cora 6<sup>th</sup> 3102 9<sup>th</sup> 7<sup>th</sup> \_\_\_\_\_ 8<sup>th</sup> \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE: \_\_\_\_\_ Dollars  
(\$ 114,000)
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 1395  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: Vito MazzolaNAME: VITO MAZZOLA  
Please printADDRESS: 14288 FLANDERS AVE  
Please printSOUTHGATE MI 48195  
Please printPhone: 734-934-7211

**CITY OF WYANDOTTE**

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_

**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 9 THE WYANDOTTE HOME COMPANY'S SUB L39P57WCR 57012100009000 and being known as 474 CEDAR  
 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, APPLIANCES PER LISTING if  
 any, now on the premises, and to pay therefore the sum of ONE HUNDRED FOURTEEN THOUSAND (\$114,000.00) 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:**

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

<b>Cash Sale</b>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<b>Cash Sale with New Mortgage</b>	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 <u>FHA</u> mortgage in the amount of \$ <u>94050 -</u> , and pay \$1,140.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<b>Purchaser's Default</b>	4. 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.
<b>Seller's Default</b>	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.

# LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8.9.12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, X 2421 10<sup>th</sup> Street, 1147 Oak,  
3102 9<sup>th</sup> Street, 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 2421 10<sup>th</sup> 2<sup>nd</sup> 1147 Oak 3<sup>rd</sup> 2446 8<sup>th</sup> 4<sup>th</sup> 474 Cedar  
5<sup>th</sup> 1472 Dee 6<sup>th</sup> 2406 8<sup>th</sup> 7<sup>th</sup> 2250 Cora 8<sup>th</sup> 3102 9<sup>th</sup>

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE : \_\_\_\_\_ Dollars  
(\$ 128,000-)
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 240  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I/We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: Kimberly J. Kelsey

NAME: Kimberly J. Kelsey

ADDRESS: 2340 Electric

Wyandotte MI 48192

Phone: 734-771-1464

4



## CITY OF WYANDOTTE

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_

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 18 EXCEPT THE N 20'. BLOCK 13 THE RICH-WELCH SUB L21P62WCR 57013250018301 and being known as 2421 10TH 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, ALL APPLIANCES PER LISTING if any, now on the premises, and to pay therefore the sum of ONE HUNDRED TWENTY EIGHT THOUSAND (\$128,000.00) 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:**

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

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<i>Cash Sale with New Mortgage</i>	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 <u>FHA</u> mortgage in the amount of \$ <u>50,000.00</u> , and pay \$ 1,280.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	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.

KK



## LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8-10-12TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, 2421 10<sup>th</sup> Street, ☒ 1147 Oak,  
3102 9<sup>th</sup> Street, 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 1147 OAK 2<sup>nd</sup> 474 Cedar 3<sup>rd</sup> 2421 10<sup>th</sup> 4<sup>th</sup> 2446 8<sup>th</sup>  
5<sup>th</sup> 1472 DEE 6<sup>th</sup> 2250 CORA 7<sup>th</sup> 2406 8<sup>th</sup> 8<sup>th</sup> 3102 9<sup>th</sup>

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE: One Hundred Fourteen Thousand Five Hundred Dollars  
(\$ 114500 )
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 0507  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I/We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: h. F. KearneyNAME: FRANCIS KEARNEY

Please print

ADDRESS: 3179 VAN ALSTYNE

Please print

WYANDOTTE MI 48192

Please print

Phone: 734-845-6757

## CITY OF WYANDOTTE

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_



## 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 3 HURST AND POST'S SUB BLOCK 311 L1P298WCR 57014240003000 and being known as 1147 OAK 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, APPLIANCES PER LISTING if any,  
 now on the premises, and to pay therefore the sum of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED  
(\$114,500.00) 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:

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

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<i>Cash Sale with New Mortgage</i>	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 <u>FHA</u> mortgage in the amount of \$ <u>59,013.00</u> , and pay \$1,145.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	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.

LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8.10.12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, 2421 10<sup>th</sup> Street, 1147 Oak,

X 3102 9<sup>th</sup> Street, 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 1147 Oak 2<sup>nd</sup> 3102 9<sup>th</sup> 3<sup>rd</sup> 2250 Cora 4<sup>th</sup> 2406 8<sup>th</sup>  
5<sup>th</sup> 2446 8<sup>th</sup> 6<sup>th</sup> 474 Cedar 7<sup>th</sup> 2421 10<sup>th</sup> 8<sup>th</sup> \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE: \_\_\_\_\_ Dollars  
(\$108,000)
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 1  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE X Chris Carl

NAME: Chris Carl

Please print

ADDRESS: 1063 Electric st

Please print

Wyandotte, MI 48192

Please print

Phone: 734-308-7881

**CITY OF WYANDOTTE**  
 3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_



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 32 ASSESSOR'S WYANDOTTE PLAT NO. 3 L65P29WCR 57014110032000 and being known as 3102 9TH 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, APPLIANCES PER LISTING if any,  
 now on the premises, and to pay therefore the sum of ONE HUNDRED EIGHT THOUSAND (\$108,000.00) 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:**

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

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<i>Cash Sale with New Mortgage</i>	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 <u>FHA</u> mortgage in the amount of \$ <u>61,000 -</u> , and pay \$1,080.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	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.

X

LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 7/24/12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, 2421 10<sup>th</sup> Street, 1147 Oak,  
3102 9<sup>th</sup> Street, X 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 1472 Dee 2<sup>nd</sup> 2250 Cora 3<sup>rd</sup> 2421 10<sup>th</sup> 4<sup>th</sup> 2406 8<sup>th</sup>  
5<sup>th</sup> 2446 8<sup>th</sup> 6<sup>th</sup> 474 Cedar 7<sup>th</sup> 1147 Oak 8<sup>th</sup> 3102 9<sup>th</sup>

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE – FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE: One Hundred Fifteen Thousand Dollars  
(\$ 115000 -)
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 1128  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I/We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: Alysse Grignon

NAME: Alysse Grignon  
Please print

ADDRESS: 667 Kings Hwy  
Please print  
Wyandotte, MI 48192  
Please print

Phone: (734) 231-8893

7

## CITY OF WYANDOTTE

3131 Biddle Avenue

Wyandotte, Michigan 48192

Telephone: (734) 324-4551

Fax: (734) \_\_\_\_\_

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the { City of

WyandotteWayne

County, Michigan, described as follows:

LOT 173 ALSO E 15' OF LOT 174 THE STEEL PLANT SUB L18P53WCR 57017160173000 and being known as 1472 DEE 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, ALL APPLIANCES PER LISTING if any, now on the premises, and to pay therefore the sum of ONE HUNDRED FIFTEEN THOUSAND (\$115,000.00) 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:**

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

<b>Cash Sale</b>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<b>Cash Sale with New Mortgage</b>	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 <u>FHA</u> mortgage in the amount of \$ <u>94,875<sup>00</sup></u> , and pay \$ 1,150.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1% (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<b>Purchaser's Default</b>	4. 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.
<b>Seller's Default</b>	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.



# LOTTERY FORM TO ACQUIRE NSP2 HOME

Date: 8/8/12

TO: The Honorable Mayor and City Council  
City Hall  
Wyandotte, Michigan

RE: File No. 4591

DUE DATE: Monday, August 13, 2012

2406 8<sup>th</sup> Street, 2446 8<sup>th</sup> Street, 474 Cedar, 2421 10<sup>th</sup> Street, 1147 Oak,  
3102 9<sup>th</sup> Street, 1472 Dee, 2250 Cora

(Please place an "X" next to the home you are submitting a Purchase Agreement on)

In order of preference: 1<sup>st</sup> 474 Cedar 2<sup>nd</sup> 1472 Dee 3<sup>rd</sup> 2250 Cora 4<sup>th</sup> 2406 8<sup>th</sup>  
5<sup>th</sup> 3102 9<sup>th</sup> 6<sup>th</sup> \_\_\_\_\_ 7<sup>th</sup> \_\_\_\_\_ 8<sup>th</sup> \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☒ NSP2 SINGLE - FAMILY SALES PROGRAM GUIDELINES: has read and understands policy.
- ☒ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- ☒ COMPREHENSION: Understanding that Purchase Agreement is subject to the Wyandotte City Council approval prior to closing
- ☒ PURCHASE PRICE: ONE HUNDRED EIGHTEEN THOUSAND Dollars  
(\$ 118 000 -)
- ☒ DEPOSIT: One Percent (1%) of above amount enclosed. Check No. 1636.  
Make check payable to the Minnesota Title Agency
- ☒ Enclosed Purchase Agreement
- ☒ Enclosed Housing counseling Certificate ☐ 50% or Below of Area Median Income
- ☒ Enclosed Pre-Qualified Mortgage Letter ☒ 120% or Below of Area Median Income
- ☒ Written approval from MSHDA if Homebuyer Assistance exceeds \$30,000.00

I/We hereby certify that income for the household has not changed since receiving the Certificate of completion of 8 hours of housing counseling.

SIGNATURE: Frederick A. Bielby

NAME: Frederick A. Bielby

ADDRESS: 1891 23<sup>rd</sup>

WYANDOTTE MI 48192

Phone: 734-658 3389



**CITY OF WYANDOTTE**

3131 Biddle Avenue  
 Wyandotte, Michigan 48192  
 Telephone: (734) 324-4551  
 Fax: (734) \_\_\_\_\_

**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:  
LOTS 42 & 43 MOB'S SUB L24P9WCR 57013190042300 and being known as 2250 CORA 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, ALL APPLIANCES PER LISTING if any, now on the  
 premises, and to pay therefore the sum of ONE HUNDRED EIGHTEEN THOUSAND (\$118,000.00) 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:**

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

<b>Cash Sale</b>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. _____
<b>Cash Sale with New Mortgage</b>	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 <u>FHA</u> mortgage in the amount of \$ <u>97350 -</u> , and pay \$1,180.00 down INCLUDING 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. Purchaser understands that this Offer to Purchase is being submitted contingent upon Purchaser meeting the following requirements in each category listed below as established by the City of Wyandotte Neighborhood Stabilization Program (NSP):  (1) Minimum Percentage of Down Payment: 1%. (2) Minimum Credit Score: 640 (3) Employment Status: Employed or being able to show a reliable income source (4) Minimum Debt-Income Ratio: 40%.
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser, at Purchaser's cost, as soon as possible Policy of Title Insurance in an amount not less than the purchase price as determined by Purchaser, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement and tax history certified to a date later than the acceptance thereof.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and Purchaser 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; 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.
<b>Purchaser's Default</b>	4. 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.
<b>Seller's Default</b>	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.

FRB  
CMB

**CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** Aug 27, 2012

**AGENDA ITEM #**

9

<b>ITEM: Water Department Roof Replacement Bid Award</b>
--

**PRESENTER:** Bill Weirich, Wyandotte Municipal Service, Water Department Superintendent

**INDIVIDUALS IN ATTENDANCE:** Melanie L. McCoy, Wyandotte Municipal Services

**BACKGROUND:** Since relocating to the new building at 1771 6<sup>th</sup> St, additional space is needed for indoor storage of the Water Department equipment. A new garage was designed and public bid to provide the necessary indoor storage. The 40x40 pole barn had 4 qualified bids. The successful low bid was Chas Construction at \$50,100.00

**STRATEGIC PLAN/GOALS:** To provide services in an efficient, reliable, economically and environmentally responsible manner.

**ACTION REQUESTED:** Adopt the resolution authorizing the award of the Water Department Garage to Chas Construction.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** To be paid from 2012 Capital Budget.

**IMPLEMENTATION PLAN:** The resolutions and all necessary documents will be forwarded to Chas Construction.

**FINANCE DIRECTOR'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**

**MODEL RESOLUTION:** Resolution authorizing the Department of Municipal Services to accept the proposed 40 x 40 Pole Barn bid in the amount of \$50,100.00 to Chas Construction.

RESOLUTION

Wyandotte, Michigan  
Date: August 27, 2012

RESOLUTION by Councilman\_\_\_\_\_

RESOLVED by the City Council that:

Resolution authorizing the Department of Municipal Service to accept the bid on the 40' x 40'  
Garage at 1771 6<sup>th</sup> street in the amount of \$50,100.00 to Chas Construction.

I move the adoption of the foregoing resolution.

MOTION by Councilman\_\_\_\_\_

Supported by Councilman\_\_\_\_\_

YEAS

COUNCIL

NAYS

Browning

DeSana

Fricke

Galeski

Sabuda

Stec

**RESOLUTION 08-2012-03**

**A RESOLUTION FOR THE COMMISSION TO ACCEPT THE PROPOSED  
40' X 40' GARAGE BID**

**WHEREAS**, Wyandotte Municipal Services has received bids for a 40' x 40' garage at 1771 6<sup>th</sup> St. due to needing more area to store equipment at the current site and,

**WHEREAS**, this building will help to protect the equipment from the elements and from being vandalized and,

**BE IT RESOLVED** by the Wyandotte Municipal Service Commission, a majority of its members thereto concurring, based on a recommendation made by the Water Department Superintendent to award the bid in the amount of \$50,100.00 to Chas Construction.

ADOPTED this day August 21, 2012

**ATTEST:**

**WYANDOTTE MUNICIPAL SERVICE COMMISSION**

By: \_\_\_\_\_

President

By: \_\_\_\_\_

Secretary

Municipal Service Commission  
Gerald P. Cole  
Frederick C. DeLisle  
James S. Figurski  
Leslie G. Lupo  
Michael Sadowski



Melanie L. McCoy  
General Manager and Secretary  
3005 Biddle Avenue, P.O. Box 658  
Wyandotte, MI. 48192-0658  
Telephone: (734) 324-7100  
Fax: (734) 324-7119

## MEMO

To: Melanie McCoy

From: Bill Weirich

Re: Equipment Storage Pole Building at 1771 6<sup>th</sup> St

Since moving into the new building at 1771 6<sup>th</sup> St we need more space for parking our equipment indoors. When the move was made we actually downsized from the current garage, which was large enough to house all the equipment inside, to our current location. The new building can house four (4) vehicles and a lawn trailer loaded with lawn mowing equipment inside along with office and inventory spaces. Because of the downsize we have to park the remaining five (5) pieces of equipment outside exposed to the elements and could be vandalized.

With winter approaching we would like to have all our equipment stored indoors. Also I have noticed lately that there is weather corrosion showing on the cement breaker backhoe and the sign board. We need this equipment to be ready when the weather turns cold and we start responding to the cold weather main breaks and having the equipment inside is a plus for reacting to those calls quicker.

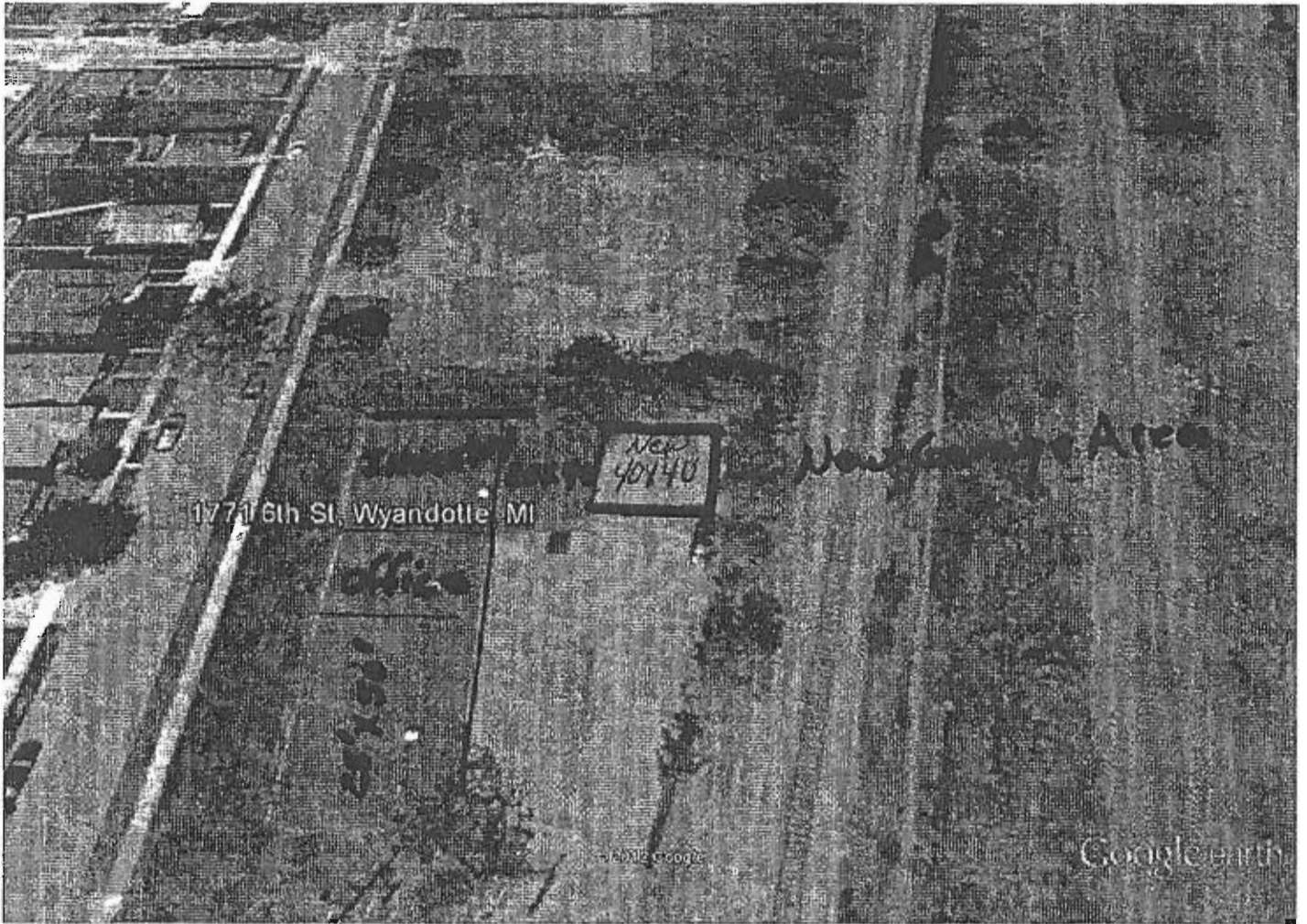
We recently sent out for bid a 40' X 40' pole style building with four 12' x 14' garage doors, and two main entry doors to be attached to the current building.

The pole style building was bid, with 4 qualified bids. The low, preferred bid is Chas Construction at \$50,000.00.

The Capital Budgeted amount for this building in the budget is \$50,000.

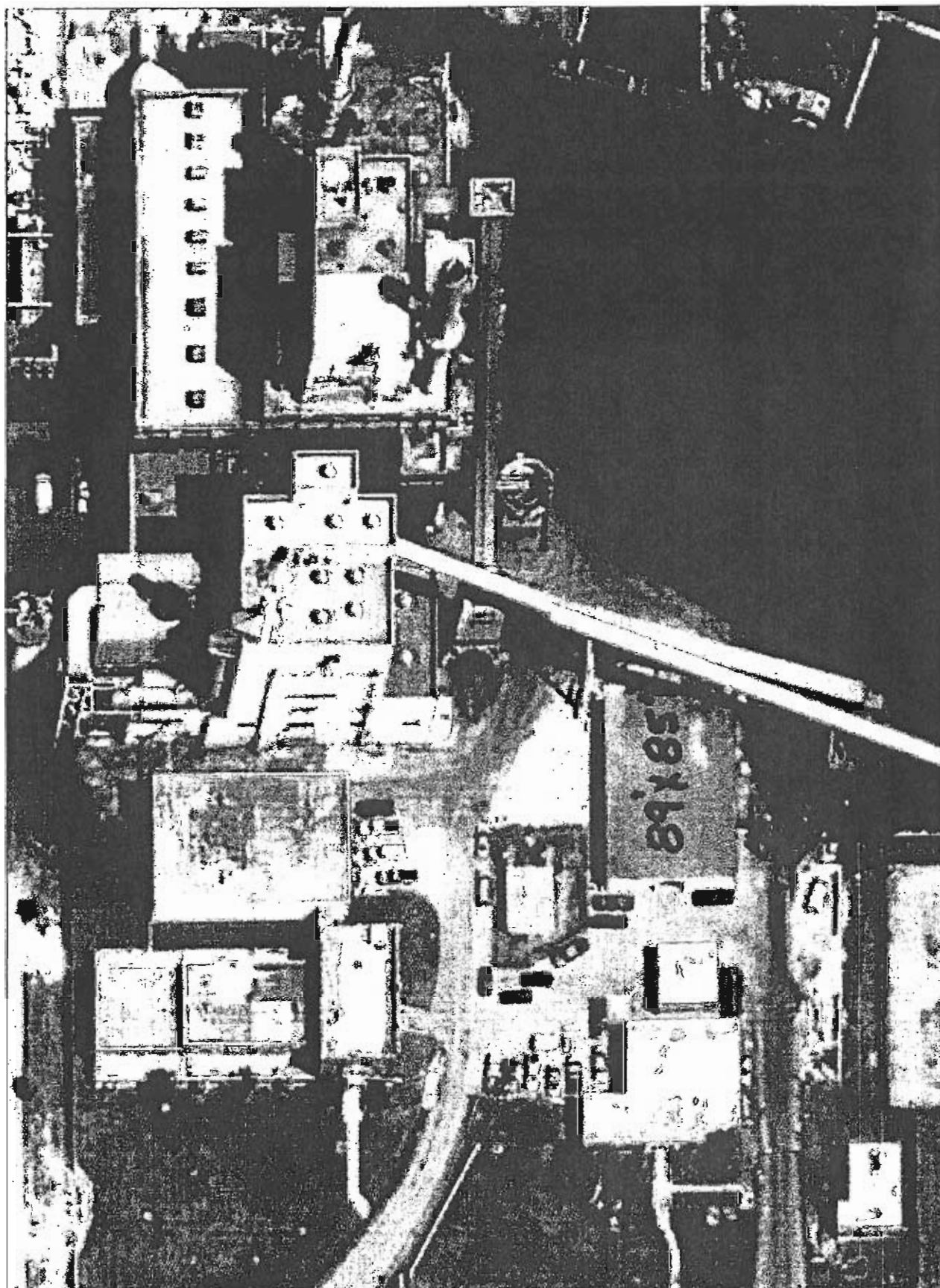
The other bids were:

Steel Tech---\$55,000  
Miciura Builders & Design---\$72,000  
MJC Construction Management---\$138,900



New Garage site

WYANDOTTE WATER AERIAL VIEW



OLD GARAGE

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** August 27, 2012

**AGENDA ITEM #**

10

**ITEM:** Resolution to concur with new Electric Rates effective October 2012

**PRESENTER:** Melanie McCoy, Wyandotte Municipal Service, General Manager

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** The Wyandotte Municipal Service Commission has completed its Electric Business Plan for FY 2013. This rate review was performed in conjunction with Sawvel and Associates, the Electric utility's consulting engineer. As detailed in the report provided by Sawvel and Associates, the Commission recognizes that a rate adjustment must be implemented to better reflect the cost to serve each rate class in addition to aligning with neighboring utility rate structures.

These rate increases will increase the average residential customer's monthly bill by \$4.00, which is still below DTE comparable bill.

The Small Commercial rates remain unchanged. The Large General, Primary and Large Industrial rates are being reduced. The Wastewater Pumping rate will increase. As with other utilities in Michigan, businesses have been paying higher rates to keep residential rates lower. As the business environment has become more difficult, it is no longer possible to have businesses subsidize the residential customers.

This rate increase will provide the necessary working capital to operate the plant, cover current costs, and provide the financial resources that are necessary to comply with the debt service coverage ratio that is required under our bond ordinance. Furthermore, it will also allow for the accumulation of funds for future capital improvements.

Please note that we do not expect rate increases to be the sole solution to the financial pressures facing our operations. This Business plan results in a 1.3% drop in revenues for 2013. As we have experienced some higher operating costs, we have continued to address areas for cost savings including fuel switching to natural gas. Wyandotte Municipal Service Commission understands this is a difficult economic time for our customers. We will continue to identify areas to reduce our operating costs in order to minimize future rate increases.

The Commission is giving the Mayor and Council this information to comply with the 30 day notice of rate changes that has been past practice for the last several years and also to receive your input and comments regarding the fiscal stability of our utility.



**STRATEGIC PLAN/GOALS:** To provide services in an efficient, reliable, economically and environmentally responsible manner.

**ACTION REQUESTED:** Council concurrence and the rates be implemented as soon as the IT/IS Department can complete the necessary changes to the billing system.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** If approved, WMS will continue to operate in a fiscally responsible manner.

**IMPLEMENTATION PLAN:** The rates will be implemented in October 2012.

**FINANCE DIRECTOR'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**

**MODEL RESOLUTION:** Concur with the WMS Commission Resolution to Adopt Electric Rates Adjustments as recommended in the Electric Business Plan Update.

RESOLUTION

Wyandotte, Michigan  
Date: August 27, 2012

RESOLUTION by Councilman\_\_\_\_\_

RESOLVED by the City Council that:

Resolution for the WMS Commission to adopt the proposed Electric Rate Adjustment as  
Recommended in the Electric Business Plan Update.

I move the adoption of the foregoing resolution.

MOTION by Councilman\_\_\_\_\_

Supported by Councilman\_\_\_\_\_

YEAS

COUNCIL

NAYS

Browning

DeSana

Fricke

Galeski

Sabuda

Stec

**RESOLUTION 08-2012-01**

**A RESOLUTION FOR THE COMMISSION TO ADOPT THE PROPOSED  
ELECTRIC RATE ADJUSTMENTS AS RECOMMENDED IN THE ELECTRIC  
BUSINESS PLAN UPDATE**

**WHEREAS**, Wyandotte Municipal Services Electric Department recently conducted a revenue requirement projection, cost of service review and business plan update to address the changes in the power supply operations; and

**WHEREAS**, Wyandotte Municipal Service is required to set rates to cover costs and sustain financial stability; and

**WHEREAS**, Sawvel and Associates recommended during the update to adjust rates for specific classifications in order to cover the actual cost of service; therefore

**BE IT RESOLVED** by the Wyandotte Municipal Service Commission, a majority of its members thereto concurring, that consistent with the recommendations of Electric Business Plan Update, Wyandotte Municipal Services will adopt the attached electric rate adjustments and will apply these monies to the operating and capital needs of the Electric Department consistent with the departments adopted budget.

ADOPTED this 21st day of August, 2012.

**ATTEST:**

**WYANDOTTE MUNICIPAL SERVICE COMMISSION**

By: 

President

By: 

Secretary

Draft

# Electric Business Plan

**Wyandotte Municipal Services**

**Commission Meeting**

**August 21, 2012**

 **Sawvel**  
AND ASSOCIATES, INC.  
*Consultants and Engineers*

# Introduction

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- Rate Adjustment October 1, 2011
- Planned Rate Adjustment April 1, 2012 (not implemented)
- Changes in Power Supply Costs
  - Low Natural Gas Prices
  - Market Electric Price Decreased
- Expenses Not Increasing in FY2013
- Adjust Rate Class Revenues to Reflect Cost to Serve each Rate Class – Not Increasing Total Revenue
- Consider Rate Competitiveness

# Agenda

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- Power Supply Projected Costs
- Business Plan
- Conclusions

# Power Supply

# Objectives

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- Provide Reliable Electric, Steam and Hot Water Service
- Change Mode of Operation to Take Advantage of Lower Natural Gas Prices
- Minimize Power Supply Costs
- Provide Stable, Competitive Rates



# Planning Process

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- Load Forecast
  - Summer Temperature – Cooling Degree Days
  - Economic Activity
- Electricity and Fuel Prices
- Review Capacity and Energy Resources
- Economically Dispatch Resources
- Estimate Total Power Supply Costs

**Projected Total System Energy Requirements and  
Peak Demand  
Wyandotte Municipal Services (WMS)**

<b>Year</b>	<b>Peak Demand (MW)</b>	<b>Growth Rate (%)</b>	<b>Electric Energy Requirement (MWh)</b>	<b>Growth Rate (%)</b>	<b>Load Factor (%)</b>
<b>Historical</b>					
2000	56.1	--	281,153	--	57.2
2001	62.6	11.6	284,488	1.2	51.9
2002	62.0	(0.9)	286,930	0.9	52.8
2003	56.4	(9.0)	268,427	(6.4)	54.3
2004	58.8	4.2	281,562	4.9	54.7
2005	61.1	3.9	293,333	4.2	54.8
2006	65.9	7.9	286,065	(2.5)	49.6
2007	63.2	(4.0)	335,274	17.2	60.5
2008	57.1	(9.6)	319,102	(4.8)	63.8
2009	57.7	1.0	305,139	(4.4)	60.4
2010	62.0	7.5	329,467	8.0	60.7
2011	68.0	9.7	351,595	6.7	59.0
<b>Estimated</b>					
2012	66.0	(2.9)	328,022	(6.7)	56.7
<b>Projected</b>					
2013	67.1	1.6	336,017	2.4	57.2
2014	67.1	0.0	336,017	0.0	57.2
2015	67.1	0.0	336,017	0.0	57.2
2016	67.1	0.0	336,017	0.0	57.2
2017	67.1	0.0	336,017	0.0	57.2
2018	67.1	0.0	336,017	0.0	57.2
2019	67.1	0.0	336,017	0.0	57.2
2020	67.1	0.0	336,017	0.0	57.2
2021	67.1	0.0	336,017	0.0	57.2
2022	67.1	0.0	336,017	0.0	57.2

## Capacity Plan

### Wyandotte Municipal Services

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Peak Demand</b>	66.0	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1
<b>Planning Reserve<sup>(1)</sup></b>	9.9	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
<b>Capacity Responsibility</b>	75.9	77.2	77.2	77.2	77.2	77.2	77.2	77.2	77.2	77.2	77.2
<b>Existing Resources</b>											
Boiler 8	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Boiler 7	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0
Boiler 5	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
Caterpillar Diesels	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4
Landfill <sup>(2)</sup>	0.7	1.6	1.8	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
<b>Planned Resources</b>											
Solar <sup>(3)</sup>	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Blue Creek Wind <sup>(4)</sup>	-	-	-	-	-	-	-	-	-	-	-
Meldahl-Greenup <sup>(5)</sup>	-	-	-	-	-	-	-	-	-	-	-
Fremont Energy Center <sup>(6)</sup>	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capacity</b>	76.3	77.2	77.4	77.7	77.7	77.7	77.7	77.7	77.7	77.7	77.7
<b>Capacity Surplus/(Deficit)</b>	0.4	(0.0)	0.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5

<sup>(1)</sup>15% of Peak Demand.

<sup>(2)</sup>2.3 MW Purchase. 90% Accredited Capacity.

<sup>(3)</sup>212 kW Project. 80% Accredited Capacity.

<sup>(4)</sup>5 MW Purchase. 15% Accredited Capacity.

<sup>(5)</sup>2.8 MW Purchase.

<sup>(6)</sup>5.0 MW Purchase.

# Power Supply Cost Assumptions

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- Fuel Prices
- Market Energy Prices
- Variable O&M Costs
  - Lime
  - Ash Disposal
  - Water Treatment
  - Emissions

# Fuel and Energy Price Considerations

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- Natural Gas Prices Less than Coal
  - Coal \$4.00/MMBtu
  - Natural Gas: July 2008: \$10.00/MMBtu  
July 2010: \$4.50/MMBtu  
Today: \$3.00/MMBtu
- Market Electric Energy Price Lower than Coal
  - Market \$35.00/MWh
  - Coal \$60.00/MWh

# Minimize Power Supply Costs

---

- Burn Natural Gas in Boiler 7
- Operate Boiler 8 Seasonally at Minimum Load (12 MW net) (Jun-Sept and Dec-Mar)
- Maximize Market Energy Purchases
- Purchase from Fremont Energy Center
- Purchase from Iberdrola/Blue Creek Wind Farm

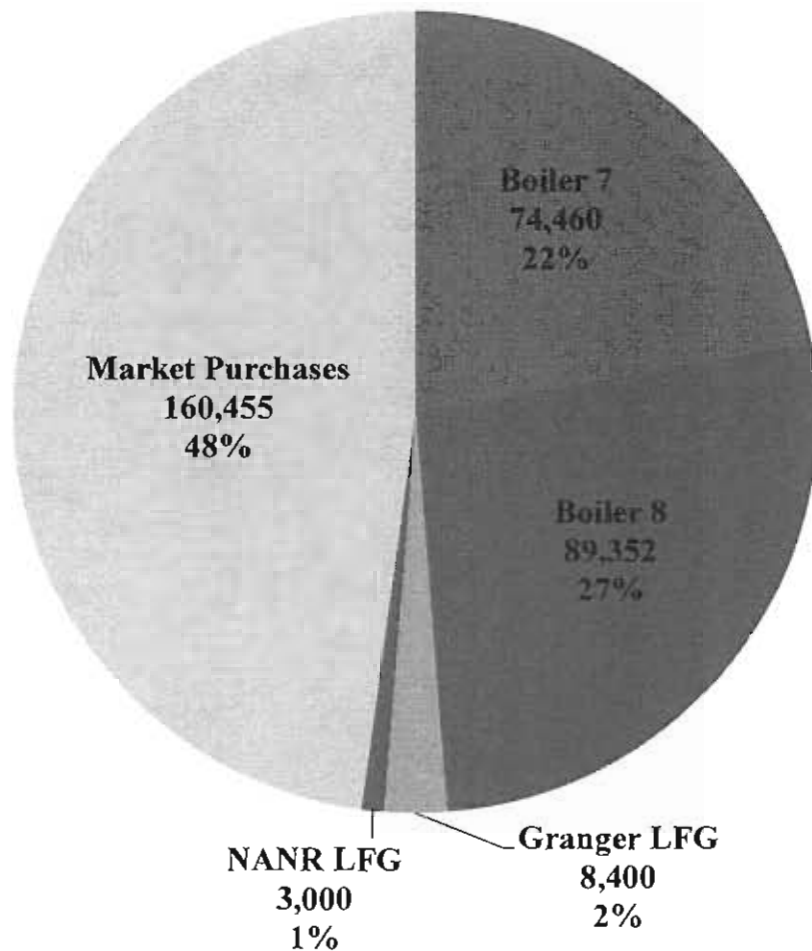
# Renewable Energy

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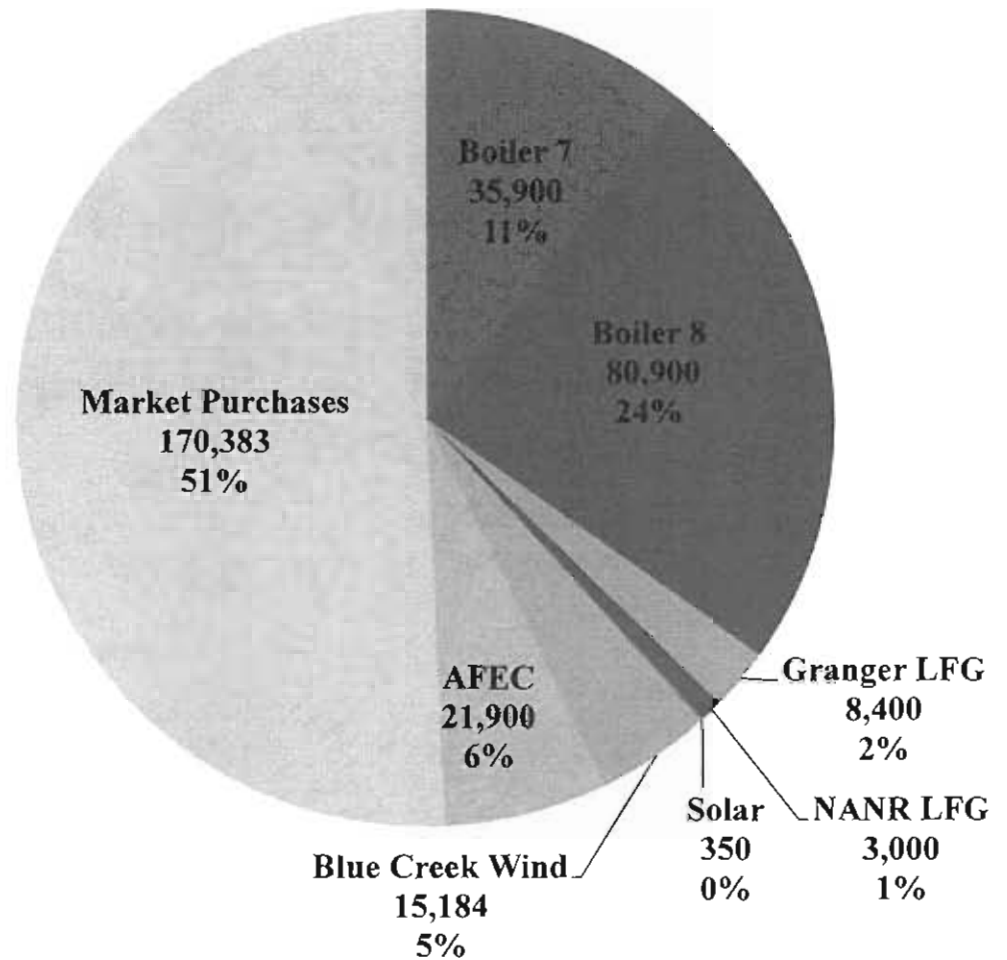
- Clean, Renewable and Efficient Energy Act (PA295 of 2008)
- Generate from Renewable Resources
  - Solar
  - Landfill Gas – Granger & North American Natural Resources
  - Wind – Iberdrola/Blue Creek
  - Hydroelectric – Meldahl-Greenup
  - Other Future Projects
- Purchase Renewable Energy Credits

# Energy Supply Mix (MWh)

2011

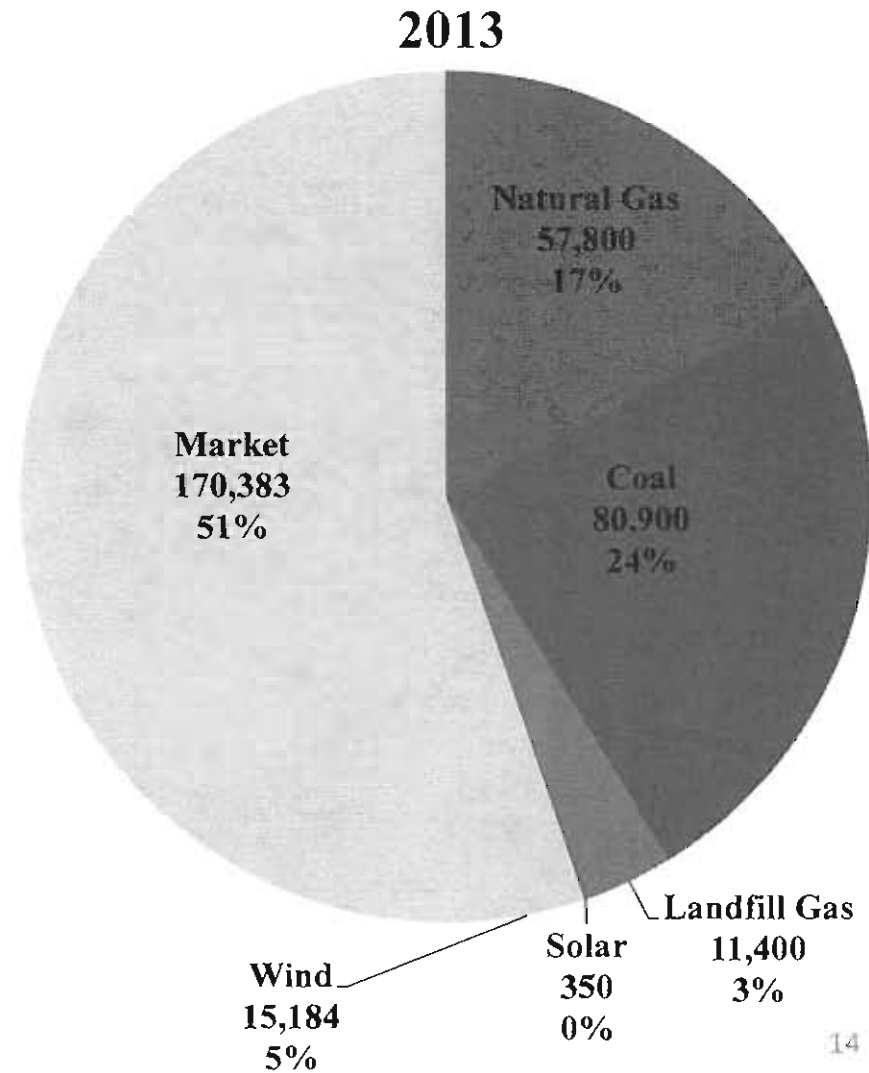
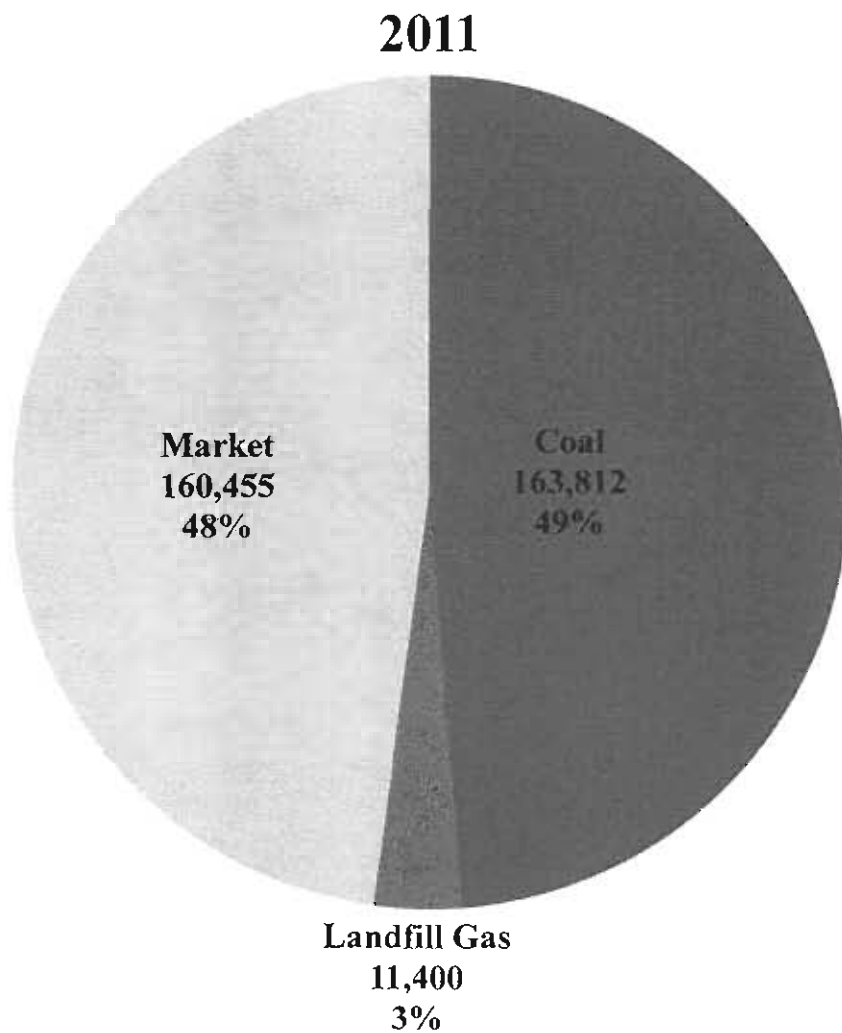


2013



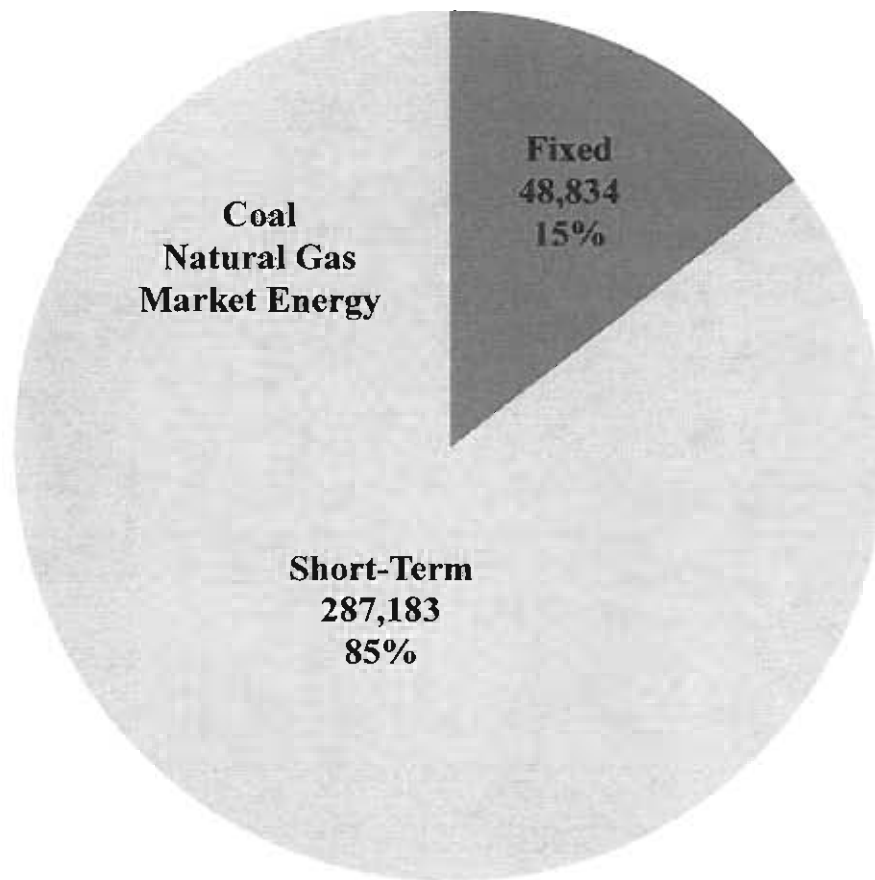


# Fuel Mix (MWh)

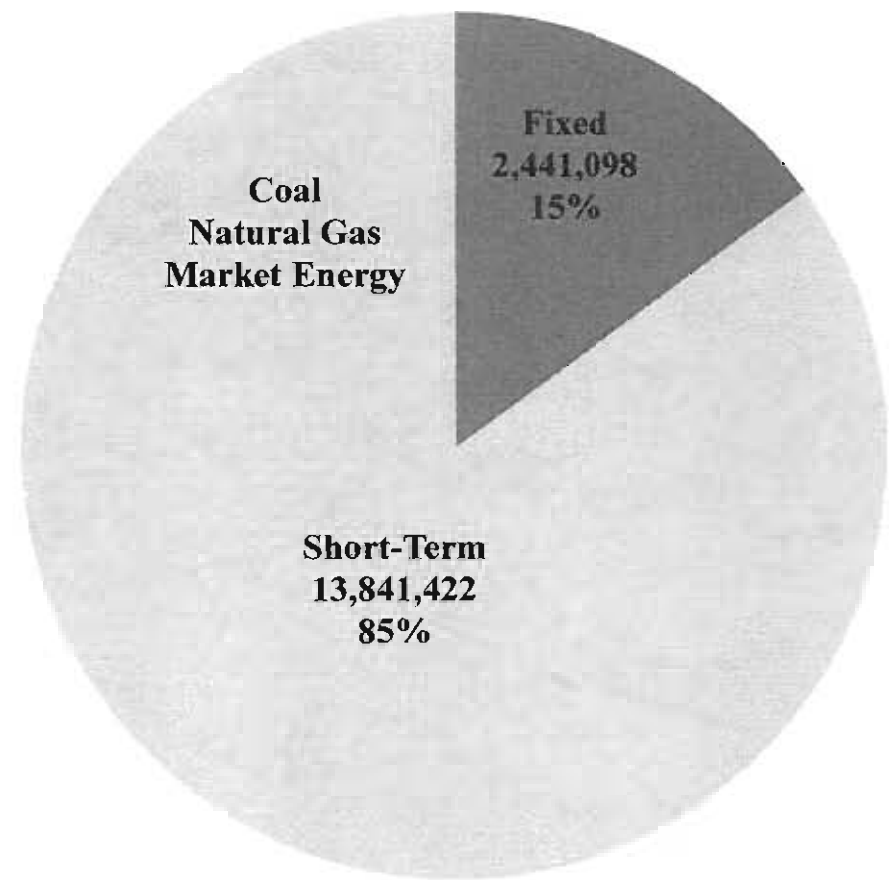


# Fixed Price Versus Short Term Price (2013)

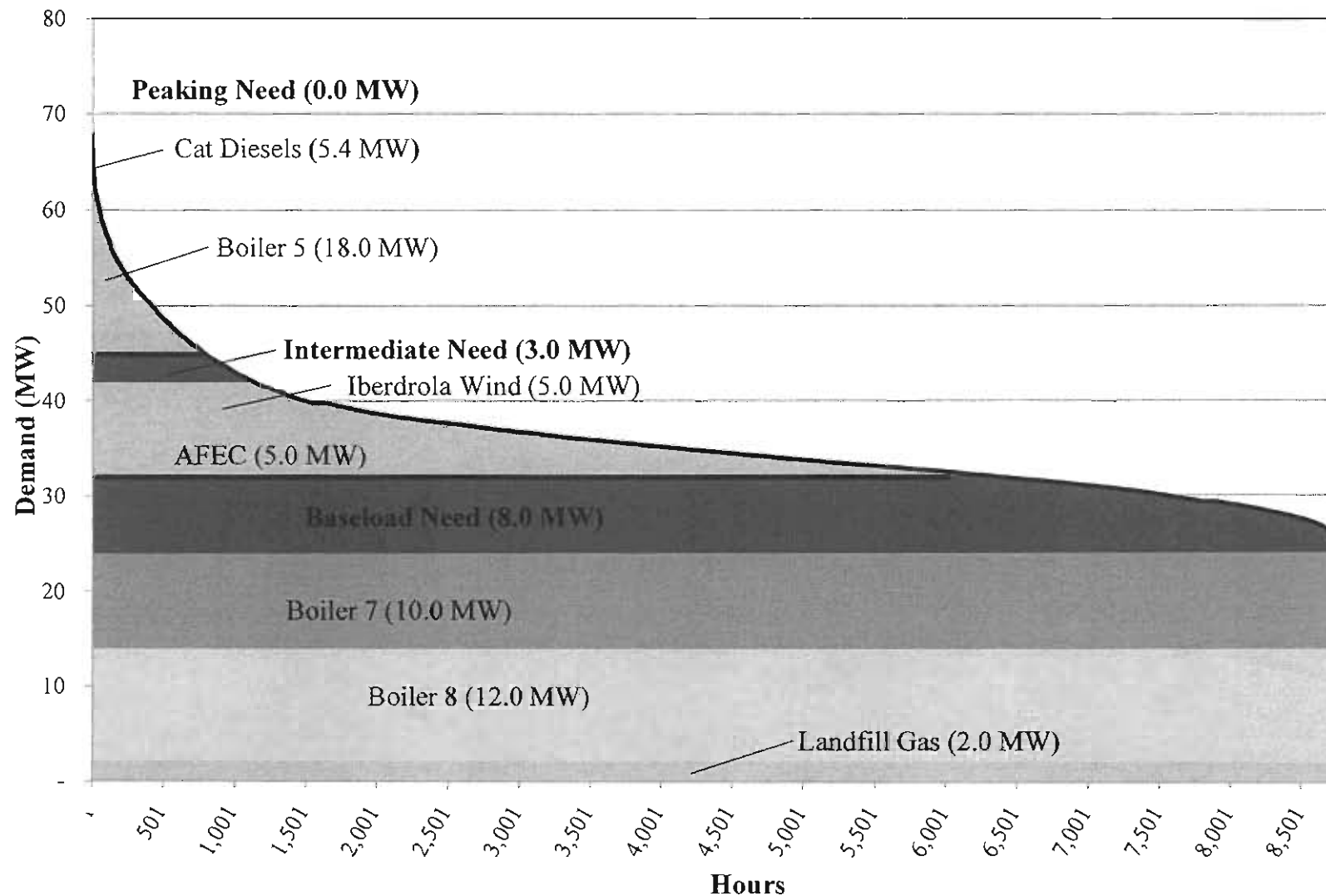
**Energy (MWh)**



**Dollars (\$)**



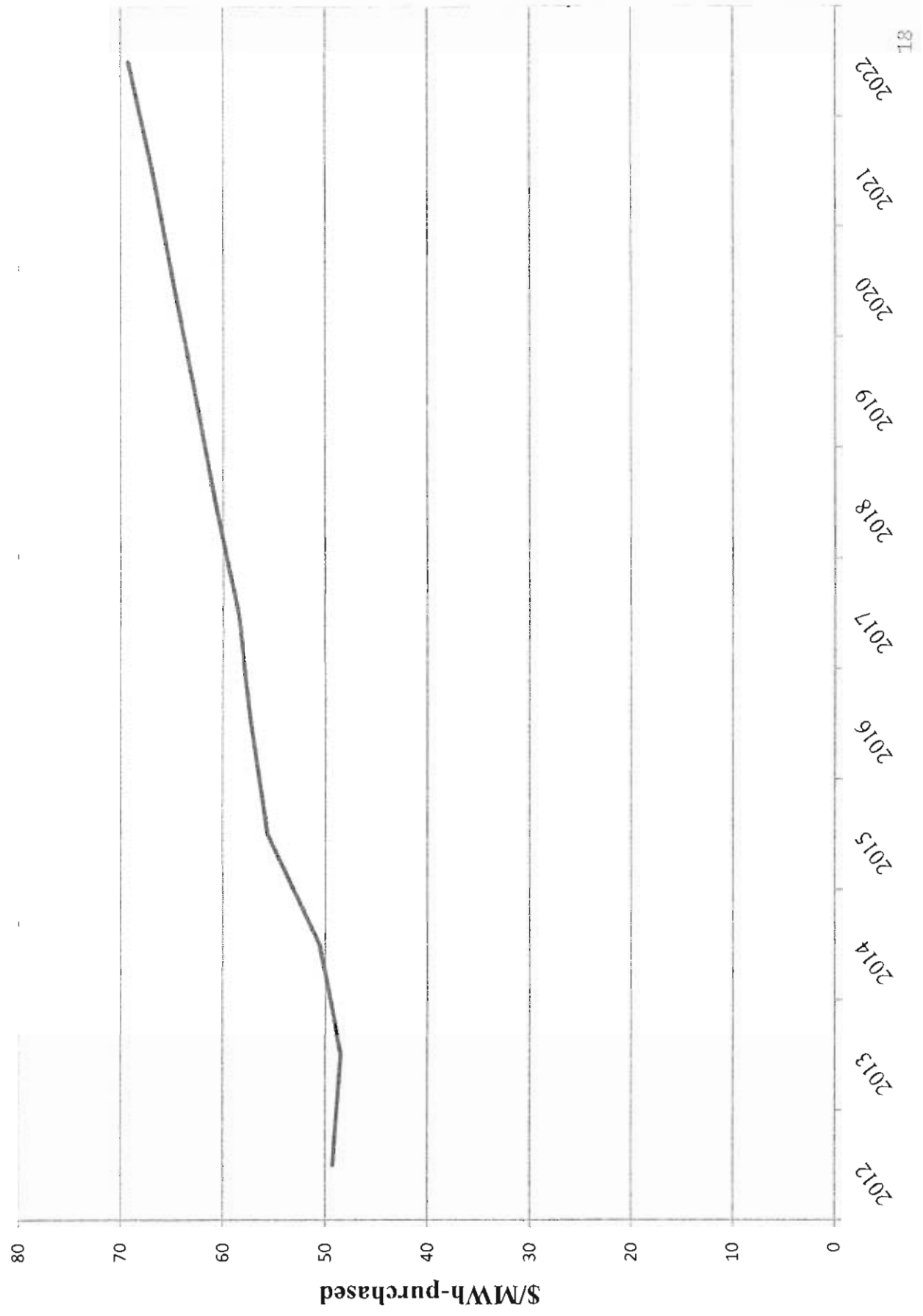
# 2013 Resource Energy Mix



# Projected Power Supply Costs (\$000)

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Boiler 7	4,050	2,843	2,866	3,092	3,287	3,227	3,333	3,466	3,569	3,722	3,898
Boiler 8	3,919	4,270	4,500	4,583	4,864	4,891	5,097	5,264	5,471	5,676	5,563
Granger LFG	483	710	908	1,097	1,179	1,199	1,229	1,260	1,301	1,323	1,356
NANR LFG	0	245	376	474	503	507	519	532	555	559	573
Solar	2	10	10	11	11	11	12	12	12	12	13
Blue Creek Wind	0	538	547	569	597	627	671	715	760	819	614
AFEC	884	938	951	975	994	1,014	1,034	1,055	1,077	1,099	1,122
Meldahl Greenup	0	0	147	1,083	1,050	1,057	1,060	1,063	1,067	1,073	1,077
On Peak Hourly Purchase	3,772	4,018	4,127	4,609	4,873	4,903	5,059	5,278	5,457	5,499	6,021
Off Peak Hourly Purchase	2,515	2,919	2,966	3,248	3,390	3,406	3,450	3,526	3,848	3,915	3,952
RECs	(5)	(30)	(18)	95	86	87	87	86	83	84	83
Transmission Service	1,311	1,310	1,341	1,422	1,499	1,519	1,550	1,601	1,675	1,693	1,788
Wholesale Sales	(770)	(1,490)	(1,731)	(2,569)	(3,100)	(2,786)	(2,679)	(2,759)	(3,069)	(2,994)	(2,795)
Total(\$)	16,159	16,283	16,991	18,688	19,234	19,662	20,423	21,098	21,805	22,481	23,266
(\$/MWh)	49.26	48.46	50.57	55.62	57.24	58.51	60.78	62.79	64.89	66.90	69.24
Energy Requirement (MWh)	328,022	336,017	336,017	336,017	336,017	336,017	336,017	336,017	336,017	336,017	336,017

## Projected Power Supply Costs



# Conclusions

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- 85% of Power Supply Costs Dependent on Short-Term Prices
- May be an Opportunity to Lock in Natural Gas and Energy Prices

# Next Steps

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- Investigate Market Energy Purchases
- Investigate Natural Gas Purchases
- Review Long Term Power Supply Plans

# Market Energy Purchases

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- Take Action to Participate in MPPA Energy Services Project
- Purchase 10 MW of 7x24 and 10 MW of 5x16 in 2013 through 2016
- This Purchase would Decrease Short-term Market Exposure from 85% to 50% of Energy Requirements in 2013 through 2016
- Purchase Price same as in Projection



# Business Plan

# Business Plan Goals

---

- Adjust Rates Towards Cost of Service
- Adjust Rates to be Competitive with Neighboring Utilities (DTE)
- Minimize Rate Adjustments from 2013 through 2017
- Small Annual Rate Changes Preferred rather than Larger, Less Frequent Changes

# Business Plan Goals (continued)

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- Annual Margin of not Less than \$400,000
- Follow Fund Balance Guidelines
- Minimum Debt Service Coverage Ratio of 1.3

# Business Plan Assumptions

---

- Customer Sales Growth Projected at Zero
- In General, Total O&M and Administrative Expenses Escalated 3.5% Annually
- Capital Improvements Escalated 3.0% Annually
- PSA Balance Assumed Zero Year End FY2012

## Business Plan Assumptions (continued)

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- Transfer Surplus Bond Reserve Funds of \$822,357 to Electric Fund in FY2012 and \$706,500 in FY2018 to FY2022
- Use Surplus Bond Reserve Funds of \$1.87 Million to Pay Debt Service Principal in FY2014 through FY2017
- Decrease Rate Revenue 1.3% in FY2013
- Projected Revenue Adjustments of 0.5% in FY2014, 1% in FY2015 and 0.6% in FY2016 and FY2017

# Fund Balance Guidelines

---

- One Month of O&M Expenses Including Power Supply
- Replacement and Improvement Fund of \$250,000
- 3 Months of Principal, Interest and Installment Payments
- Capital Reserve Fund of \$1,000,000

# Fund Balance Guideline (\$)

Description	FY2013
One Month O&M	2,788,984
Replacement and Improvement	250,000
3 Month Debt Serv. Reserve	1,731,756
Capital Reserve	1,000,000
<b>Total</b>	<b>5,770,739</b>

**Note: In Accordance the Electric Revenue Bond Ordinances.  
Capital Reserve is Commission Guideline not Bond Ordinance.**

# Proposed FY2013 Rate Changes (\$)

Rate Class	Rate Revenue		Proposed Minus Existing
	Existing	Proposed	
Residential	10,967,843	11,516,296	548,453
Small Commercial Non-Demand	3,245,205	3,245,205	-
Small Commercial Demand	26,536	26,536	-
Large General Service	1,847,636	1,717,878	(129,758)
Primary Less than 1,000 kW	2,617,451	2,540,972	(76,480)
Primary Greater than 1,000 kW	2,280,338	2,123,069	(157,269)
Large Industrial	10,229,980	9,363,145	(866,835)
Wastewater Pumping	3,169,373	3,306,670	137,297
Medium Pressure Steam	1,630,157	1,609,057	(21,100)
High Pressure Steam (BASF)	3,273,958	3,300,213	26,255
Hot Water District Heating	81,980	96,417	14,437
Security Lighting	57,878	57,878	-
Total	39,428,335	38,903,335	(525,000)



# Typical Monthly Bills (\$)

Rate Class	Usage	WMS <sup>(1)</sup>		DTE <sup>(3)</sup>
		Existing	FY2013 <sup>(2)</sup>	
Residential	600 kWh	91	95	96
Small Commercial	1,000 kWh	177	177	159
Small Commercial (Demand)	10 kW 2,190 kWh	365	365	333
Large General	78 kW 26,080 kWh	3,626	3,291	3,456
Primary Less than 1,000 kW	354 kW 75,600 kWh	11,585	11,281	11,431
Primary Greater than 1,000 kW	1,143 kW 312,200 kWh	41,165	38,782	39,464
Large Industrial	14,060 kW 6,469,680 kWh	689,505	638,944	639,547
Wastewater Pumping	8,235 kW 2,750,611 kWh	336,182	350,733	328,533

<sup>(1)</sup> PSA is \$0/kWh.

<sup>(2)</sup> Effective October 1, 2012.

<sup>(3)</sup> Rates effective August 1, 2012.

# Conclusions

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- Total Retail Rate Revenue Decrease of \$525,000
- Rate Class Rates will Better Reflect Cost of Serving Each Rate Class
- Most Rate Classes Competitive with DTE
- Debt Service Coverage Ratio Goal Exceeded in Planning Period

# Conclusions (continued)

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- Fund Balance Guidelines are Exceeded in Planning Period
- Projected Revenue Adjustments of 0.5% in FY2014, 1% in FY2015 and 0.6% in FY2016 and FY2017
- Need to Lock In Fuel and Energy Purchase Prices
- Repayment of Water Fund Loan in Planning Period

# Current Activities

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- Procure Natural Gas for One to Five Years to Hedge Natural Gas Prices
- Procure Energy Purchases for One to Five Years to Hedge Market Energy Prices
- Evaluate Condition of Boiler 5
- Evaluate Alternative Steam Supply Options

**Business Plan - Case 3 Description:**

1. Apply Excess Bond Reserve Funds to Debt Service Principal of \$553,880 in 2014, \$414,153 in 2015, \$489,500 in 2016 and \$416,500 in 2017.

2. Base rate revenue decrease of 1.3% in 2013. Base rate revenue increase of 0.5% in 2014, 1% in 2015, 0.6% in 2016 and 0.6% in 2017.

**Historical and Projected Operating Results (\$)****Wyandotte Department of Municipal Services (WMS)**

Description	Budget 2012	Projected									
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Revenues (COS Rates)</b>											
Base Rates <sup>(1)</sup>											
Electric	34,384,362	33,839,770	34,008,969	34,349,059	34,555,153	34,762,484	34,762,484	34,762,484	34,762,484	34,762,484	34,762,484
Medium Pressure Steam	1,630,157	1,609,057	1,617,102	1,633,273	1,643,073	1,652,931	1,652,931	1,652,931	1,652,931	1,652,931	1,652,931
Hot Water	81,980	96,417	96,899	97,868	98,455	99,046	99,046	99,046	99,046	99,046	99,046
High Pressure Steam	3,273,958	3,300,213	3,316,714	3,349,881	3,369,980	3,390,200	3,390,200	3,390,200	3,390,200	3,390,200	3,390,200
Street Lights	57,878	57,878	58,167	58,749	59,101	59,456	59,456	59,456	59,456	59,456	59,456
PSA	-	-	708,278	2,405,208	2,950,745	3,378,696	4,139,487	4,814,895	5,522,302	6,197,517	6,982,398
Subtotal	39,428,335	38,903,335	39,806,130	41,894,037	42,676,507	43,342,813	44,103,604	44,779,012	45,486,419	46,161,635	46,946,516
Energy Sales (kWh-000)	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885
Revenue (\$/kWh)	0.1192	0.1176	0.1203	0.1266	0.1290	0.1310	0.1333	0.1353	0.1375	0.1395	0.1419
Annual Change (%)	-	(1.33)	2.32	5.25	1.87	1.56	1.76	1.53	1.58	1.48	1.70
<b>Non-Retail Sales</b>											
Variable Makeup Water	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
BASF Facilities Charge	681,000	681,000	651,000	624,000	-	-	-	-	-	-	-
From Wholesale Sales	32,235	1,489,738	1,731,149	2,568,526	3,099,543	2,785,871	2,678,626	2,758,986	3,068,723	2,993,801	2,794,836
Rev. from City for Street Lighting	475,000	484,500	494,190	504,074	514,155	524,438	534,927	545,626	556,538	567,669	579,022
Rider EOP - Energy Opt. Plan	204,000	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631
Natures Energy Program	-	-	-	-	-	-	-	-	-	-	-
CFL Grant	-	-	-	-	-	-	-	-	-	-	-
Wind Grant	125,000	-	-	-	-	-	-	-	-	-	-
Better Buildings Grant	157,216	-	-	-	-	-	-	-	-	-	-
EECD Grant - Wires	2,432,524	-	-	-	-	-	-	-	-	-	-
LED Streetlight Conversion Project	96,500	-	-	-	-	-	-	-	-	-	-
MDOT Grant - Fort St Lighting	454,000	-	-	-	-	-	-	-	-	-	-
TIFA Cont. - Vinewood Sub Decomm	266,000	-	-	-	-	-	-	-	-	-	-
Geothermal Res/Comm NSP	361,391	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Net Metering Res/Comm	-	-	-	-	-	-	-	-	-	-	-
Rider REP - Renewable Energy Plan	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659
Rider UEM - Environ. Mandates	-	-	-	-	-	-	-	-	-	-	-
Other	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190	201,134	205,157
Interest Income	600	1,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Other	133,000	135,660	138,373	141,141	143,963	146,843	149,780	152,775	155,831	158,947	162,126
Subtotal	5,945,425	3,816,854	4,045,101	4,871,631	4,795,124	4,498,258	4,408,156	4,506,000	4,833,572	4,776,841	4,596,431
<b>Total Revenues</b>	<b>45,373,760</b>	<b>42,720,188</b>	<b>43,851,231</b>	<b>46,765,669</b>	<b>47,471,632</b>	<b>47,841,071</b>	<b>48,511,760</b>	<b>49,285,012</b>	<b>50,319,991</b>	<b>50,938,476</b>	<b>51,542,947</b>

## Historical and Projected Operating Results (\$)

Wyandotte Department of Municipal Services (WMS)

Description	Budget 2012	Projected									
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses</b>											
Fuels, Chemicals & Commodities	7,239,534	6,371,408	6,615,378	6,924,484	7,381,916	7,507,254	7,808,116	8,095,303	8,390,996	8,737,790	8,801,748
General Department - P. S. Related	8,952,065	11,401,508	12,107,227	14,332,427	14,951,548	14,940,490	15,293,174	15,761,754	16,483,205	16,736,706	17,258,663
Fuels, Chemicals & Commodities - Other	-	-	-	-	-	-	-	-	-	-	-
General Department - Other	6,176,904	6,415,251	6,542,097	6,802,130	7,077,428	7,369,218	7,678,840	8,007,761	8,357,581	8,730,056	9,127,106
Boilers	1,770,000	1,805,400	1,841,508	1,878,338	1,915,905	1,954,223	1,993,307	2,033,174	2,073,837	2,115,314	2,157,620
Meter Readers	215,614	225,448	235,916	247,071	258,969	271,676	285,259	299,796	315,368	332,068	349,995
Store Room	99,346	104,661	110,372	116,514	123,128	130,254	137,942	146,241	155,210	164,909	175,407
Transmission & Distribution	2,129,080	2,211,293	2,298,336	2,390,599	2,488,513	2,592,544	2,703,207	2,821,062	2,946,725	3,080,868	3,224,229
Customer Service	213,408	223,461	234,194	245,666	257,940	271,087	285,183	300,313	316,569	334,053	352,876
Commission	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460	2,510	2,560
General Manager	166,769	174,552	182,850	191,705	201,165	211,283	222,115	233,724	246,179	259,554	273,933
Superintendent's Office	-	-	-	-	-	-	-	-	-	-	-
Accounting Department	73,018	76,625	80,483	84,613	89,039	93,786	98,884	104,364	110,260	116,610	123,455
Steam Service	-	-	-	-	-	-	-	-	-	-	-
Information Systems Dept.	205,443	212,949	220,879	229,265	238,146	247,561	257,555	268,176	279,478	291,517	304,358
Customer Assistance Dept.	155,151	162,292	169,900	178,015	186,681	195,943	205,855	216,472	227,857	240,079	253,210
Special Services	55,322	58,064	60,997	64,137	67,502	71,112	74,989	79,157	83,641	88,471	93,678
Collection	120,783	127,264	134,226	141,711	149,767	158,446	167,805	177,905	188,815	200,611	213,374
Admin. - 3005 Biddle Ave inc PILOT	2,388,400	2,436,168	2,484,891	2,534,589	2,585,281	2,636,987	2,689,726	2,743,521	2,798,391	2,854,359	2,911,446
Employee Benefits and Insurances	546,900	554,638	562,211	569,583	576,715	583,565	590,082	596,215	601,903	607,082	611,678
Contractual											
Wind Turbine Project Consulting	120,000	-	-	-	-	-	-	-	-	-	-
Better Buildings Grant	157,216	-	-	-	-	-	-	-	-	-	-
Wires Grant Program - EECDD	2,432,524	-	-	-	-	-	-	-	-	-	-
LED Streetlight Conversion Project	96,500	-	-	-	-	-	-	-	-	-	-
Geothermal Utility Costs	360,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Energy Optimization Program	204,000	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631
Other	319,000	325,380	331,888	338,525	345,296	352,202	359,246	366,431	373,759	381,235	388,859
Building Maintenance - 3005 Biddle	16,000	16,320	16,646	16,979	17,319	17,665	18,019	18,379	18,747	19,121	19,504
Vehicles	67,010	68,350	69,717	71,112	72,534	73,984	75,464	76,973	78,513	80,083	81,685
<b>Total Expenses</b>	<b>34,282,087</b>	<b>33,467,805</b>	<b>34,796,531</b>	<b>37,854,323</b>	<b>39,481,695</b>	<b>40,176,229</b>	<b>41,441,765</b>	<b>42,843,764</b>	<b>44,544,127</b>	<b>45,867,626</b>	<b>47,220,016</b>

**Historical and Projected Operating Results (\$)**  
**Wyandotte Department of Municipal Services (WMS)**

	Description	Budget 2012	Projected									
			2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
68	Net Rev. Available for Debt Serv. and Cap.	11,091,673	9,252,383	9,054,700	8,911,346	7,989,937	7,664,842	7,069,995	6,441,248	5,775,864	5,070,850	4,322,931
69	Debt Service											
70	Series 2005 Bonds											
71	A Steam System Expansion Project	711,000	681,000	651,000	624,000	-	-	-	-	-	-	-
72	B Diesel Gen., Rotor Rewind and AMR	757,675	762,675	789,050	841,050	536,800	546,800	530,800	539,800	547,800	547,800	547,800
73	Series 2009 A - Subs. and 2002	4,334,026	4,324,626	4,311,876	4,306,476	4,305,676	4,319,076	396,326	397,126	397,526	397,526	397,526
74	Johnson Control Phase I Rental Payment	297,083	297,083	297,083	297,083	297,083	297,083	297,083	24,757	-	-	-
75	Johnson Control Phase II Rental Payment	483,975	497,541	518,727	533,251	548,168	563,487	579,221	584,171	-	-	-
76	CAT Dozer	80,934	80,934	80,934	80,934	144,412	-	-	-	-	-	-
77	CAT Wheel Loader	33,163	33,163	33,163	121,163	-	-	-	-	-	-	-
78	Water Fund - Repayment of Loan	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	92,453	-
79	Transfer from Bond Reserve Fund <sup>(5)</sup>	-	-	(553,880)	(414,153)	(489,500)	(416,500)	-	-	-	-	-
80	Total Debt Service	6,947,856	6,927,022	6,377,953	6,639,804	5,592,639	5,559,946	2,053,430	1,795,854	1,195,326	1,037,779	945,326
81	Total Debt Service for Coverage Ratio <sup>(2)</sup>	5,802,701	5,768,301	5,198,046	5,357,373	4,352,976	4,449,376	927,126	936,926	945,326	945,326	945,326
82	Debt Service Coverage Ratio	1.91	1.60	1.74	1.66	1.84	1.72	7.63	6.87	6.11	5.36	4.57
83	Net Revenues Available for Cap. Imprv.	4,143,816	2,325,361	2,676,746	2,271,542	2,397,298	2,104,896	5,016,565	4,645,394	4,580,538	4,033,071	3,377,605
84	Capital Improvements											
85	Transfer from Electric Fund balance <sup>(3)</sup>	-	-	-	-	-	(3,601,628)	-	-	-	-	-
86	Capital Improvements	3,008,968	1,780,000	1,794,054	1,839,601	1,979,147	5,258,602	2,494,990	2,892,233	2,953,173	1,800,334	1,723,866
87	Total Capital	3,008,968	1,780,000	1,794,054	1,839,601	1,979,147	1,656,974	2,494,990	2,892,233	2,953,173	1,800,334	1,723,866
88	Total Expenses	44,238,912	42,174,828	42,968,538	46,333,728	47,053,481	47,393,150	45,990,184	47,531,851	48,692,626	48,705,739	49,889,208
89	Net Revenue	1,134,848	545,361	882,692	431,941	418,151	447,922	2,521,575	1,753,161	1,627,365	2,232,737	1,653,739
90	Beginning Fund Balance <sup>(4)</sup>	2,960,451	4,917,656	5,463,017	6,345,709	6,777,650	7,195,801	4,042,094	6,999,170	8,815,330	10,509,195	12,811,932
91	Transfer from Bond Reserve Fund <sup>(5)</sup>	822,357	-	-	-	-	-	435,500	63,000	66,500	70,000	71,500
92	Transfer to Capital Improvement Fund	-	-	-	-	-	(3,601,628)	-	-	-	-	-
93	Ending Fund Balance	4,917,656	5,463,017	6,345,709	6,777,650	7,195,801	4,042,094	6,999,170	8,815,330	10,509,195	12,811,932	14,537,170
94	Fund Balance Guideline	5,781,305	5,770,739	5,744,199	6,064,478	5,938,301	5,988,006	5,966,838	6,019,277	6,010,842	6,081,747	6,171,333

<sup>(1)</sup> Base rate revenue decrease of 1.3% in 2013. Base rate revenue increase of 0.5% in 2014, 1% in 2015, 0.6% in 2016 and 0.6% in 2017.

<sup>(2)</sup> Includes Principal and Interest for Series 2005 A, 2005 B and 2009 A Bonds and excludes Johnson Control installment purchase agreements, CAT bulldozer and wheel loader, and interdepartmental load from Water Department.

<sup>(3)</sup> Transfer for 2017 T&D Capital Improvement (120 kV ITC Feed) of \$3.2 Million escalated 3% annually from 2014 through 2017.

<sup>(4)</sup> Projected FY2013 Beginning Fund Balance as of May 31, 2012 of \$4,095,299 plus excess FY2012 Bond Reserve Funds of \$822,357.

<sup>(5)</sup> From Schedule of Total Outstanding Principal and Interest Requirements provided by City Staff.

**Existing and FY2013 Rates**  
**Wyandotte, Michigan**

Monthly Charge	Existing	FY2013
<b>Residential</b>		
Customer (\$)	5.24	5.50
Energy (\$/kWh)	0.13309	0.13975
<b>Residential - Senior</b>		
Customer (\$)	5.24	5.50
Energy (\$/kWh)		
First 150 kWh	0.11658	0.12241
Next 250 kWh	0.12765	0.13403
All Excess kWh	0.17800	0.18690
<b>Small Commercial (Demand)</b>		
Customer (\$)	17.67	17.67
Demand Charge (\$/kW)	8.84	8.84
Energy (\$/kWh)	0.10528	0.10528
<b>Small Commercial (Non-Demand)</b>		
Customer (\$)	17.67	17.67
Energy (\$/kWh)	0.14246	0.14246
<b>Large General Service</b>		
Customer 3-Phase (\$)	41.58	41.58
Customer Time-Diff. (\$)	294.53	294.53
Demand Charge (\$/kW)		
First 5 kW	14.00	14.00
All Excess kW	14.00	14.00
Energy (\$/kWh)		
First 3,000 kWh	0.09000	0.09000
All Excess kWh	0.08640	0.07272
<b>Primary Service (Less than 1000 kW)</b>		
Customer 3-Phase (\$)	123.54	123.54
Customer Time-Diff. (\$)	300.03	300.03
Demand Charge (\$/kW)		
First 200 kW	13.00	13.00
Next 800 kW	12.00	12.00
Energy (\$/kWh)		
First 1,750,000 kWh	0.08267	0.07887
All Excess kWh	0.06406	0.07887
<b>Primary Service (Greater than 1000 kW)</b>		
Customer 3-Phase (\$)	123.54	123.54
Customer Time-Diff. (\$)	300.03	300.03
Demand Charge (\$/kW)		
First 200 kW	15.00	15.00
Next 800 kW	13.00	13.00
Next 1000 kW	12.00	12.00
All Excess kW	10.00	10.00
Energy (\$/kWh)		
First 1,750,000 kWh	0.07500	0.06780
All Excess kWh	0.06950	0.06780



**Existing and FY2013 Rates**  
**Wyandotte, Michigan**

<b>Monthly Charge</b>	<b>Existing</b>	<b>FY2013</b>
<b>Large Industrial</b>		
Customer 3-Phase (\$)	126.00	126.00
Customer Time-Diff. (\$)	306.00	306.00
Demand Charge (\$/kW)	14.70	14.70
Energy (\$/kWh)		
First 400 kWh per kW	0.07571	0.06818
All Excess kWh	0.06719	0.05748
<b>Wastewater Pumping</b>		
Customer 3-Phase (\$)	124.43	129.82
Customer Time-Diff. (\$)	302.18	315.27
Demand Charge (\$/kW)	15.65	16.33
Energy (\$/kWh)		
First 200 kWh per kW	0.06877	0.07175
Next 200 kWh per kW	0.06760	0.07053
All Excess kWh	0.06696	0.06986
<b>Medium Pressure Steam</b>		
Customer (\$)	125.83	124.21
Energy (\$/1000 lbs)		
First 200,000 lbs per mo.	13.26	13.08
Next 800,000 lbs per mo.	13.02	12.85
All Excess lbs	12.60	12.44
<b>High Pressure Steam</b>		
Demand (\$/lb)	1.97	1.99
Volumetric (\$/klb)		
Summer	4.46	4.50
Winter	4.63	4.67
<b>Hot Water District Heating</b>		
Customer (\$)	121.34	142.71
Energy (\$/MMBTU)		
First 50 MMBTU per mo.	14.89	17.51
Next 150 MMBTU per mo.	14.63	17.20
All Excess MMBTU	14.41	16.94
<b>Security Lighting Rate</b>		
Existing Pole		
100 watt HPS	8.10	8.10
200 watt HPS	11.34	11.34
400 watt HPS	17.79	17.79
New Pole		
100 watt HPS	10.94	10.94
200 watt HPS	14.18	14.18
400 watt HPS	22.65	22.65

**Business Plan - Case 3 Description:**

1. Apply Excess Bond Reserve Funds to Debt Service Principal of \$553,880 in 2014, \$414,153 in 2015, \$489,500 in 2016 and \$416,500 in 2017.
2. Base rate revenue decrease of 1.3% in 2013. Base rate revenue increase of 0.5% in 2014, 1% in 2015, 0.6% in 2016 and 0.6% in 2017.

**Historical and Projected Operating Results (\$)****Wyandotte Department of Municipal Services (WMS)**

Description	Budget 2012	Projected									
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Revenues (COS Rates)</b>											
Base Rates <sup>(1)</sup>											
Electric	34,384,362	33,839,770	34,008,969	34,349,059	34,555,153	34,762,484	34,762,484	34,762,484	34,762,484	34,762,484	34,762,484
Medium Pressure Steam	1,630,157	1,609,057	1,617,102	1,633,273	1,643,073	1,652,931	1,652,931	1,652,931	1,652,931	1,652,931	1,652,931
Hot Water	81,980	96,417	96,899	97,868	98,455	99,046	99,046	99,046	99,046	99,046	99,046
High Pressure Steam	3,273,958	3,300,213	3,316,714	3,349,881	3,369,980	3,390,200	3,390,200	3,390,200	3,390,200	3,390,200	3,390,200
Street Lights	57,878	57,878	58,167	58,749	59,101	59,456	59,456	59,456	59,456	59,456	59,456
PSA	-	-	708,278	2,405,208	2,950,745	3,378,696	4,139,487	4,814,895	5,522,302	6,197,517	6,982,398
Subtotal	39,428,335	38,903,335	39,806,130	41,894,037	42,676,507	43,342,813	44,103,604	44,779,012	45,486,419	46,161,635	46,946,516
Energy Sales (kWh-000)	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885	330,885
Revenue (\$/kWh)	0.1192	0.1176	0.1203	0.1266	0.1290	0.1310	0.1333	0.1353	0.1375	0.1395	0.1419
Annual Change (%)	-	(1.33)	2.32	5.25	1.87	1.56	1.76	1.53	1.58	1.48	1.70
<b>Non-Retail Sales</b>											
Variable Makeup Water	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
BASF Facilities Charge	681,000	681,000	651,000	624,000	-	-	-	-	-	-	-
From Wholesale Sales	32,235	1,489,738	1,731,149	2,568,526	3,099,543	2,785,871	2,678,626	2,758,986	3,068,723	2,993,801	2,794,836
Rev. from City for Street Lighting	475,000	484,500	494,190	504,074	514,155	524,438	534,927	545,626	556,538	567,669	579,022
Rider EOP - Energy Opt. Plan	204,000	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631
Natures Energy Program	-	-	-	-	-	-	-	-	-	-	-
CFL Grant	-	-	-	-	-	-	-	-	-	-	-
Wind Grant	125,000	-	-	-	-	-	-	-	-	-	-
Better Buildings Grant	157,216	-	-	-	-	-	-	-	-	-	-
EECD Grant - Wires	2,432,524	-	-	-	-	-	-	-	-	-	-
LED Streetlight Conversion Project	96,500	-	-	-	-	-	-	-	-	-	-
MDOT Grant - Fort St Lighting	454,000	-	-	-	-	-	-	-	-	-	-
TIFA Cont. - Vinewood Sub Decomm	266,000	-	-	-	-	-	-	-	-	-	-
Geothermal Res/Comm NSP	361,391	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Net Metering Res/Comm	-	-	-	-	-	-	-	-	-	-	-
Rider REP - Renewable Energy Plan	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659	298,659
Rider UEM - Environ. Mandates	-	-	-	-	-	-	-	-	-	-	-
Other	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190	201,134	205,157
Interest Income	600	1,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Other	133,000	135,660	138,373	141,141	143,963	146,843	149,780	152,775	155,831	158,947	162,126
Subtotal	5,945,425	3,816,854	4,045,101	4,871,631	4,795,124	4,498,258	4,408,156	4,506,000	4,833,572	4,776,841	4,596,431
<b>Total Revenues</b>	<b>45,373,760</b>	<b>42,720,188</b>	<b>43,851,231</b>	<b>46,765,669</b>	<b>47,471,632</b>	<b>47,841,071</b>	<b>48,511,760</b>	<b>49,285,012</b>	<b>50,319,991</b>	<b>50,938,476</b>	<b>51,542,947</b>

**Historical and Projected Operating Results (\$)**  
**Wyandotte Department of Municipal Services (WMS)**

Description	Budget 2012	Projected									
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses</b>											
Fuels, Chemicals & Commodities	7,239,534	6,371,408	6,615,378	6,924,484	7,381,916	7,507,254	7,808,116	8,095,303	8,390,996	8,737,790	8,801,748
General Department - P. S. Related	8,952,065	11,401,508	12,107,227	14,332,427	14,951,548	14,940,490	15,293,174	15,761,754	16,483,205	16,736,706	17,258,663
Fuels, Chemicals & Commodities - Other	-	-	-	-	-	-	-	-	-	-	-
General Department - Other	6,176,904	6,415,251	6,542,097	6,802,130	7,077,428	7,369,218	7,678,840	8,007,761	8,357,581	8,730,056	9,127,106
Boilers	1,770,000	1,805,400	1,841,508	1,878,338	1,915,905	1,954,223	1,993,307	2,033,174	2,073,837	2,115,314	2,157,620
Meter Readers	215,614	225,448	235,916	247,071	258,969	271,676	285,259	299,796	315,368	332,068	349,995
Store Room	99,346	104,661	110,372	116,514	123,128	130,254	137,942	146,241	155,210	164,909	175,407
Transmission & Distribution	2,129,080	2,211,293	2,298,336	2,390,599	2,488,513	2,592,544	2,703,207	2,821,062	2,946,725	3,080,868	3,224,229
Customer Service	213,408	223,461	234,194	245,666	257,940	271,087	285,183	300,313	316,569	334,053	352,876
Commission	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460	2,510	2,560
General Manager	166,769	174,552	182,850	191,705	201,165	211,283	222,115	233,724	246,179	259,554	273,933
Superintendent's Office	-	-	-	-	-	-	-	-	-	-	-
Accounting Department	73,018	76,625	80,483	84,613	89,039	93,786	98,884	104,364	110,260	116,610	123,455
Steam Service	-	-	-	-	-	-	-	-	-	-	-
Information Systems Dept.	205,443	212,949	220,879	229,265	238,146	247,561	257,555	268,176	279,478	291,517	304,358
Customer Assistance Dept.	155,151	162,292	169,900	178,015	186,681	195,943	205,855	216,472	227,857	240,079	253,210
Special Services	55,322	58,064	60,997	64,137	67,502	71,112	74,989	79,157	83,641	88,471	93,678
Collection	120,783	127,264	134,226	141,711	149,767	158,446	167,805	177,905	188,815	200,611	213,374
Admin. - 3005 Biddle Ave inc PILOT	2,388,400	2,436,168	2,484,891	2,534,589	2,585,281	2,636,987	2,689,726	2,743,521	2,798,391	2,854,359	2,911,446
Employee Benefits and Insurances	546,900	554,638	562,211	569,583	576,715	583,565	590,082	596,215	601,903	607,082	611,678
Contractual											
Wind Turbine Project Consulting	120,000	-	-	-	-	-	-	-	-	-	-
Better Buildings Grant	157,216	-	-	-	-	-	-	-	-	-	-
Wires Grant Program - EEC	2,432,524	-	-	-	-	-	-	-	-	-	-
LED Streetlight Conversion Project	96,500	-	-	-	-	-	-	-	-	-	-
Geothermal Utility Costs	360,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Energy Optimization Program	204,000	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631	144,631
Other	319,000	325,380	331,888	338,525	345,296	352,202	359,246	366,431	373,759	381,235	388,859
Building Maintenance - 3005 Biddle	16,000	16,320	16,646	16,979	17,319	17,665	18,019	18,379	18,747	19,121	19,504
Vehicles	67,010	68,350	69,717	71,112	72,534	73,984	75,464	76,973	78,513	80,083	81,685
<b>Total Expenses</b>	<b>34,282,087</b>	<b>33,467,805</b>	<b>34,796,531</b>	<b>37,854,323</b>	<b>39,481,695</b>	<b>40,176,229</b>	<b>41,441,765</b>	<b>42,843,764</b>	<b>44,544,127</b>	<b>45,867,626</b>	<b>47,220,016</b>

### Historical and Projected Operating Results (\$)

Wyandotte Department of Municipal Services (WMS)

Description	Budget 2012	Projected									
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Net Rev. Available for Debt Serv. and Cap.	11,091,673	9,252,383	9,054,700	8,911,346	7,989,937	7,664,842	7,069,995	6,441,248	5,775,864	5,070,850	4,322,931
<b>Debt Service</b>											
Series 2005 Bonds											
A Steam System Expansion Project	711,000	681,000	651,000	624,000	-	-	-	-	-	-	-
B Diesel Gen., Rotor Rewind and AMR	757,675	762,675	789,050	841,050	536,800	546,800	530,800	539,800	547,800	547,800	547,800
Series 2009 A - Subs. and 2002	4,334,026	4,324,626	4,311,876	4,306,476	4,305,676	4,319,076	396,326	397,126	397,526	397,526	397,526
Johnson Control Phase I Rental Payment	297,083	297,083	297,083	297,083	297,083	297,083	297,083	24,757	-	-	-
Johnson Control Phase II Rental Payment	483,975	497,541	518,727	533,251	548,168	563,487	579,221	584,171	-	-	-
CAT Dozer	80,934	80,934	80,934	80,934	144,412	-	-	-	-	-	-
CAT Wheel Loader	33,163	33,163	33,163	121,163	-	-	-	-	-	-	-
Water Fund - Repayment of Loan	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	92,453	-
Transfer from Bond Reserve Fund <sup>(5)</sup>	-	-	(553,880)	(414,153)	(489,500)	(416,500)	-	-	-	-	-
<b>Total Debt Service</b>	<b>6,947,856</b>	<b>6,927,022</b>	<b>6,377,953</b>	<b>6,639,804</b>	<b>5,592,639</b>	<b>5,559,946</b>	<b>2,053,430</b>	<b>1,795,854</b>	<b>1,195,326</b>	<b>1,037,779</b>	<b>945,326</b>
Total Debt Service for Coverage Ratio <sup>(2)</sup>	5,802,701	5,768,301	5,198,046	5,357,373	4,352,976	4,449,376	927,126	936,926	945,326	945,326	945,326
Debt Service Coverage Ratio	1.91	1.60	1.74	1.66	1.84	1.72	7.63	6.87	6.11	5.36	4.57
Net Revenues Available for Cap. Imprv.	4,143,816	2,325,361	2,676,746	2,271,542	2,397,298	2,104,896	5,016,565	4,645,394	4,580,538	4,033,071	3,377,605
<b>Capital Improvements</b>											
Transfer from Electric Fund balance <sup>(3)</sup>	-	-	-	-	-	(3,601,628)	-	-	-	-	-
Capital Improvements	3,008,968	1,780,000	1,794,054	1,839,601	1,979,147	5,258,602	2,494,990	2,892,233	2,953,173	1,800,334	1,723,866
Total Capital	3,008,968	1,780,000	1,794,054	1,839,601	1,979,147	1,656,974	2,494,990	2,892,233	2,953,173	1,800,334	1,723,866
<b>Total Expenses</b>	<b>44,238,912</b>	<b>42,174,828</b>	<b>42,968,538</b>	<b>46,333,728</b>	<b>47,053,481</b>	<b>47,393,150</b>	<b>45,990,184</b>	<b>47,531,851</b>	<b>48,692,626</b>	<b>48,705,739</b>	<b>49,889,208</b>
<b>Net Revenue</b>	<b>1,134,848</b>	<b>545,361</b>	<b>882,692</b>	<b>431,941</b>	<b>418,151</b>	<b>447,922</b>	<b>2,521,575</b>	<b>1,753,161</b>	<b>1,627,365</b>	<b>2,232,737</b>	<b>1,653,739</b>
Beginning Fund Balance <sup>(4)</sup>	2,960,451	4,917,656	5,463,017	6,345,709	6,777,650	7,195,801	4,042,094	6,999,170	8,815,330	10,509,195	12,811,932
Transfer from Bond Reserve Fund <sup>(5)</sup>	822,357	-	-	-	-	-	435,500	63,000	66,500	70,000	71,500
Transfer to Capital Improvement Fund	-	-	-	-	-	(3,601,628)	-	-	-	-	-
Ending Fund Balance	4,917,656	5,463,017	6,345,709	6,777,650	7,195,801	4,042,094	6,999,170	8,815,330	10,509,195	12,811,932	14,537,170
Fund Balance Guideline	5,781,305	5,770,739	5,744,199	6,064,478	5,938,301	5,988,006	5,966,838	6,019,277	6,010,842	6,081,747	6,171,333

<sup>(1)</sup> Base rate revenue decrease of 1.3% in 2013. Base rate revenue increase of 0.5% in 2014, 1% in 2015, 0.6% in 2016 and 0.6% in 2017.

<sup>(2)</sup> Includes Principal and Interest for Series 2005 A, 2005 B and 2009 A Bonds and excludes Johnson Control installment purchase agreements, CAT bulldozer and wheel loader, and interdepartmental load from Water Department.

<sup>(3)</sup> Transfer for 2017 T&D Capital Improvement (120 kV ITC Feed) of \$3.2 Million escalated 3% annually from 2014 through 2017.

<sup>(4)</sup> Projected FY2013 Beginning Fund Balance as of May 31, 2012 of \$4,095,299 plus excess FY2012 Bond Reserve Funds of \$822,357.

<sup>(5)</sup> From Schedule of Total Outstanding Principal and Interest Requirements provided by City Staff.

## OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



# HEARING

MAYOR  
Joseph R. Peterson

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

TODD A. DRYSDALE, C.P.A.  
CITY ADMINISTRATOR

August 16, 2012

The Honorable Mayor Joseph R. Peterson  
And City Council  
City Hall

Re: Amendment No. 1 to Brownfield Redevelopment Plan No. 11 – Electrical Substation Project for Wyandotte Municipal Services, 1609 Biddle Avenue (former Wind Turbine Project)

Dear Mayor and Council:

The enclosed Amended Brownfield Redevelopment Plan (Enclosure 3) complies with the procedures adopted by the Wyandotte Brownfield Redevelopment Authority (WBRA) to review and approve plans and the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended. The WBRA approved the Amended Plan on May 15, 2012, subject to passage of a resolution by the Council (Enclosure 2).

To summarize, the Amended Plan assists Wyandotte Municipal Services (WMS) with funding the electrical substation constructed in 2009 at Clark and Alkali, instead of the originally approved wind turbine project on BASF property, which has now been canceled. The Plan will capture two non-school millages totaling 3.4643 mills on a 188,000 square foot warehouse constructed in 2009 by BASF at 1609 Biddle. The brownfield tax increment captured by the Plan will be approximately \$383,000 over 30 years, with approximately \$327,000 allocated to WMS and \$56,000 to the Authority's Administrative Operating Fund.

It should be noted that only one-half of mills are available for capture in the first 12 years after completion of the warehouse because BASF received an Industrial Facilities Exemption Certificate. Additionally, no school millages are proposed for capture under this Plan, and further, no other local millages are proposed for capture because the Wyandotte Consolidated Tax Increment Finance Authority (TIFA) already captures all other available increment on property within the area.

The undersigned recommends that the Council adopt the following resolution (Enclosure 1) approving the Plan.

Sincerely,

Todd A. Drysdale  
City Administrator

Enclosures

cc: Melanie McCoy, WMS – [mmccoy@wyan.org](mailto:mmccoy@wyan.org); Gregory E. Pflum, BASF – [greg.pflum@basf.com](mailto:greg.pflum@basf.com); Michael C. DeLacy, BASF – [michael.delacy@basf.com](mailto:michael.delacy@basf.com); Tony Germinario, BASF – [Anthony.germinario@basf.com](mailto:Anthony.germinario@basf.com); Greg Mayhew, WBRA – [gmayhew@wyan.org](mailto:gmayhew@wyan.org)

RESOLUTION

Wyandotte, Michigan

Dated \_\_\_\_\_, 2012

RESOLUTION BY COUNCILPERSON \_\_\_\_\_

RESOLVED BY CITY COUNCIL that:

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

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

WHEREAS, on May 15, 2012, the Wyandotte Brownfield Redevelopment Authority (the "Authority") adopted Amended Brownfield Redevelopment Plan No. 11-1 consisting of a portion of the property at 1609 Biddle Avenue as described below, in accordance with Public Act 381 of 1996, as amended, subject to passage of a resolution by the Council. Said site is more particularly described as land situated in the City of Wyandotte, Wayne County, MI, and described as follows:

An approximately 17.097-acre portion of the larger parent parcel at 1609 Biddle, more particularly described as a southerly portion of the larger parcel that is north of James DeSana Drive and south of Ford Avenue/Northline Road (if extended). A complete legal description of said property is included within the Brownfield Redevelopment Plan.

WHEREAS, the Authority has submitted the Amended Brownfield Redevelopment Plan for Site No. 11-1 to the affected area taxing jurisdictions for review and comment and provided notice to the general public as required by Act 381; and

WHEREAS, the Authority has now submitted the Amended Brownfield Redevelopment Plan for Site No. 11-1 for review and approval by the Wyandotte City Council, and the Wyandotte City Council has conducted a public hearing on the matter as required by Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT the Wyandotte City Council finds that the Amended Brownfield Redevelopment Plan for Site No. 11-1 constitutes a public purpose through the following considerations:

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

BE IT FURTHER RESOLVED THAT given the above finding, the Wyandotte City Council hereby approves the Amended Brownfield Redevelopment Plan for Site No. 11-1 for implementation by the Authority.

I move the adoption of the foregoing preamble and resolution.

MOTION BY COUNCILPERSON \_\_\_\_\_

SUPPORTED BY COUNCILPERSON \_\_\_\_\_

YEAS

COUNCIL

NAYS

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Browning  
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ABSENT \_\_\_\_\_

Enclosure 1

RESOLUTION

Wyandotte, Michigan

Dated \_\_\_\_\_, 2012

RESOLUTION BY COUNCILPERSON \_\_\_\_\_

RESOLVED BY CITY COUNCIL that:

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

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

WHEREAS, on May 15, 2012, the Wyandotte Brownfield Redevelopment Authority (the "Authority") adopted Amended Brownfield Redevelopment Plan No. 11-1 consisting of a portion of the property at 1609 Biddle Avenue as described below, in accordance with Public Act 381 of 1996, as amended, subject to passage of a resolution by the Council. Said site is more particularly described as land situated in the City of Wyandotte, Wayne County, MI, and described as follows:

An approximately 17.097-acre portion of the larger parent parcel at 1609 Biddle, more particularly described as a southerly portion of the larger parcel that is north of James DeSana Drive and south of Ford Avenue/Northline Road (if extended). A complete legal description of said property is included within the Brownfield Redevelopment Plan.

WHEREAS, the Authority has submitted the Amended Brownfield Redevelopment Plan for Site No. 11-1 to the affected area taxing jurisdictions for review and comment and provided notice to the general public as required by Act 381; and

WHEREAS, the Authority has now submitted the Amended Brownfield Redevelopment Plan for Site No. 11-1 for review and approval by the Wyandotte City Council, and the Wyandotte City Council has conducted a public hearing on the matter as required by Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT the Wyandotte City Council finds that the Amended Brownfield Redevelopment Plan for Site No. 11-1 constitutes a public purpose through the following considerations:

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

BE IT FURTHER RESOLVED THAT given the above finding, the Wyandotte City Council hereby approves the Amended Brownfield Redevelopment Plan for Site No. 11-1 for implementation by the Authority.

I move the adoption of the foregoing preamble and resolution.

MOTION BY COUNCILPERSON \_\_\_\_\_

SUPPORTED BY COUNCILPERSON \_\_\_\_\_

YEAS

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COUNCIL

Browning  
DeSana  
Fricke  
Galeski  
Sabuda  
Stec

NAYS

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ABSENT \_\_\_\_\_



Enclosure 2

Resolution adopted by the Wyandotte Brownfield Redevelopment Authority Approving  
Brownfield Redevelopment Plan No. 11, Amendment No. 1

Site Identification: 1609 Biddle Ave., City of Wyandotte, Wyandotte Brownfield Redevelopment Zone, Wayne County, MI

Dated: May 15, 2012

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

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared an amendment to the Brownfield Redevelopment Plan for Site No. 11 (the "Plan") pursuant to and in accordance with Section 13 of the Act, to be carried out within the Wyandotte Brownfield Redevelopment Zone (the "Zone") located in the City of Wyandotte; and

WHEREAS, the Authority determines that assisting with public infrastructure improvements are in the City's best interest and shall be reimbursable; and

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. FINDINGS. The Authority makes the following determinations and findings:
  - A. The Amended Plan for Site No. 11-1 constitutes a public purpose of the Act;
  - B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
  - C. The proposed method of financing the costs of the eligible activities as described in the Plan, are feasible;
  - D. The costs of the eligible activities proposed in the Plan are reasonable & necessary to carry out the purposes of the Act;
  - E. The amount of captured taxable value estimated by the Plan for Site No. 11-1 is reasonable.
2. Plan Approved. Pursuant to the authority vested in the Authority by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, Plan No. 11-1 is hereby approved contingent on the following:
  - A. Prior to the Plan being presented to the Wyandotte City Council for approval, it may be revised to incorporate changes requested by the BASF Corporation or Wyandotte Municipal Services, subject to approval by the City Administrator.
  - B. Passage of an approval resolution by the Wyandotte City Council.
3. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

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

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER Mayhew

SUPPORTED BY MEMBER Maher

YEAS

X  
X  
X  
X  
X  
X  
X  
X

MEMBER

Badalamenti  
Drysdale  
Garmo  
Maher  
Mayhew  
McCoy  
Mix  
Sadowski  
Sliwinski

NAYS

ABSENT Sadowski

ABSTAIN McCoy

Resolution adopted on a vote of 7 yeas, 0 nays, 1 abstention.

Enclosure 3

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY

AMENDED  
BROWNFIELD REDEVELOPMENT PLAN  
FOR SITE NO. 11: AMENDMENT NO. 1  
1609 BIDDLE AVENUE, WYANDOTTE, MICHIGAN

Last Revision Date: April 26, 2012



Plan Prepared for:

Wyandotte Municipal Services  
3200 Biddle Avenue, Wyandotte, Michigan 48192  
Contact Person: Melanie McCoy, General Manager  
734-324-7111

City of Wyandotte Brownfield Redevelopment Authority  
3131 Biddle Avenue, Wyandotte, Michigan 48192  
Contact Person: Greg Mayhew, Assistant City Engineer/Authority Secretary  
734-324-4558

Original Plan

Approved by the Wyandotte Brownfield Redevelopment Authority on November 18, 2008, and the Wyandotte City Council on December 15, 2008

Amended Plan: Amendment No. 1

Approved by the Wyandotte Brownfield Redevelopment Authority on May 15, 2012, and the Wyandotte City Council on \_\_\_\_\_, 2012

*Plan Prepared by:*

*SMOOTH Development, LLC*  
3166 Van Alstyne Street  
Wyandotte, MI 48192  
[www.smoothdevelopment.com](http://www.smoothdevelopment.com)  
Contact Person: Joseph M. Voszatka  
734-301-1282 • [jmvoszatka@wyan.org](mailto:jmvoszatka@wyan.org)

**WYANDOTTE BROWNFIELD REDEVELOPMENT AUTHORITY**  
**SITE #11: AMENDMENT NO. 1**  
**PROJECT SUMMARY OF AMENDED BROWNFIELD REDEVELOPMENT**  
**PLAN**

<b>Project Name:</b>	Wyandotte Municipal Service (WMS) Electrical Substation Project								
<b>Project Location:</b>	1609 Biddle Avenue & contiguous property bounded by Alkali, Clark, McKinley and the railroad tracks.								
<b>Property Eligibility:</b>	Property at 1609 Biddle is a "Facility" and the Electrical Substation Project is an eligible public infrastructure project that directly benefits eligible property and is contiguous to said property.								
<b>Eligible Activities:</b>	Public Infrastructure, Environmental Activities & Brownfield Plan Preparation								
<b>Reimbursable Costs:</b>	<table> <tr> <td>Substation Construction</td><td>\$4,410,963</td></tr> <tr> <td>Environmental Activities</td><td>100,000</td></tr> <tr> <td>Brownfield Plan Preparation</td><td>12,500</td></tr> <tr> <td><u>ESTIMATED TOTAL</u></td><td><u>\$4,523,213</u></td></tr> </table>	Substation Construction	\$4,410,963	Environmental Activities	100,000	Brownfield Plan Preparation	12,500	<u>ESTIMATED TOTAL</u>	<u>\$4,523,213</u>
Substation Construction	\$4,410,963								
Environmental Activities	100,000								
Brownfield Plan Preparation	12,500								
<u>ESTIMATED TOTAL</u>	<u>\$4,523,213</u>								
<b>Years to Complete Reimbursement:</b>	Thirty (30) year reimbursement to WMS from the Brownfield Authority after tax capture starts in 2010								
<b>Millages Captured:</b>	Wayne County Special Ed (approximately 3.4 mills) and Wayne County RESA (approximately 0.01mills). Only one-half of the typical millages will be captured for the first 12 years of the plan due to the Industrial Facilities Exemption Certificate issued for Real Property improvements to construct the Warehouse Project at 1609 Biddle Avenue that will support operations at 1609 Biddle. For the remaining years, the entire millage rate levied will be captured.								
<b>Personal Property Capture:</b>	Yes (after the 20-year Act 328 100% Personal Property Exemption expires, scheduled for December 31, 2026)								
<b>Local Site Remediation Revolving Fund Capture:</b>	Five (5) years worth of capture is allowed after Reimbursement Period terminates or during the Reimbursement Period.								

**Project Overview:**

The purpose of preparing the original Brownfield Redevelopment Plan (Plan No. 11) was to facilitate construction of a Wind Turbine Project by WMS on a portion of property owned by the BASF Corporation at 1609 Biddle Avenue. The Wind Turbine was to supply up to 1.5 MW of renewable energy and add diversity to the WMS power supply system. The estimated cost of construction was \$3.6 million. The Plan was to capture the millages identified above from the construction of a new BASF warehouse used to

store and ship finished products and to receive and store raw materials (the Warehouse property is more commonly known as "Building 66A" under the BASF numbering system; the warehouse building also has an address of '40 James DeSana Drive"). The warehouse's size was estimated at approximately 188,000 square feet and construction costs were estimated at \$7-\$11 million (several years ago prior to construction). The Wind Turbine Project was eligible as a public infrastructure project that directly benefited the Warehouse/eligible property.

However, the Wind Turbine Project was canceled, and the purpose of this Amended Plan is to allow the tax increment captured from the Warehouse Project (which was constructed) and originally proposed to assist with funding for the Wind Turbine Project to instead be used to facilitate construction and assist with funding of an electrical substation project by Wyandotte Municipal Services (WMS). The public infrastructure substation project will consist of a 69KV to 13.8KV substation, and will include the following: 15MVA transformer and associated switchgear, circuit breakers, control house, buswork, interconnecting cables, fencing, transmission and utility lines and poles, site improvements including landscaping, and other associated improvements. Brownfield Redevelopment Plan No. 9-1 also utilizes tax increment capture to fund said Project, and more information is available regarding the Project in said Plan.

Generally, under Brownfield Plan No. 9-1, the BASF Corporation proposed to construct a new chemical manufacturing unit on a parcel of the property located at 1609 Biddle Avenue. The Joncryl Polymer Plant ("JPP Project") will be used for the production of Solid Grade Oligomer Resins, Resin Blends and Cuts, and Emulsion Polymers. The products are used in a variety of applications including Paints and Coatings, Functional Coatings, Plastic Additives, Printing and Packaging. In 2008, it was estimated that real and personal property investment on the property would total approximately \$150 million.

The Electrical Substation will address the increased demand for electrical power for the JPP Project (Brownfield Plan No. 9-1) and other uses on the BASF property, including, but not limited to, the Warehouse Project (Brownfield Plan No. 11-1), as well as other residential, commercial and industrial customers in the north end of Wyandotte.

The Electrical Substation Project is eligible as a public infrastructure project that directly benefits the Warehouse Project/eligible property and the JPP Project. The Plan provides tax increment financing for reimbursement of eligible costs.



## City of Wyandotte, Michigan

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Honorable Joseph R. Peterson, Mayor

### City Council

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

### Wyandotte Brownfield Redevelopment Authority (WBRA)

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

### City Administration

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

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# CITY OF WYANDOTTE

## BROWNFIELD REDEVELOPMENT AUTHORITY

### **1.0 INTRODUCTION**

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

### **2.0 GENERAL DEFINITIONS AS USED IN THIS PLAN**

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

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

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

### **3.0 STATUTORY ELEMENTS OF THE BROWNFIELD PLAN**

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

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

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

#### **4.0 STATE APPROVAL FOR CAPTURE OF SCHOOL TAX LEVIES**

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

#### **5.0 GOVERNING BODY APPROVAL OF THE BROWNFIELD PLAN**

##### **5.1 Notice Requirements**

Before approving a brownfield plan for an eligible property, the governing body shall hold a public hearing on the brownfield plan. Notice of the time and place of the hearing



shall be given by publication twice in a newspaper of general circulation designated by the governing body, not less than 10 or more than 40 days before the date set for the hearing.

Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act, including the Michigan Economic Growth Authority (MEGA) (or its designee), or the Michigan Department of Environmental Quality (MDEQ), if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require the approval of a work plan by either department under Act 381. The Authority shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed brownfield plan. At that hearing, an official from a taxing jurisdiction with millage that would be subject to capture under this Act has the right to be heard in regard to the adoption of the brownfield plan.

## **5.2 Considerations for Approval**

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

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

## **6.0 PROJECT DESCRIPTION & BROWNFIELD REDEVELOPMENT PLAN**

### **6.1 Description of the project, eligible activities and costs to be paid for with tax increment revenues.**

#### **Project Description**

The purpose of this Amended Plan is to allow the tax increment captured from the construction of the Warehouse Project to be used to facilitate construction and assist with funding of an electrical substation project by Wyandotte Municipal Services (WMS).

The BASF Warehouse will store and ship finished products and receive and store raw materials. The warehouse's size was estimated at approximately 188,000 square feet and construction costs were estimated at \$7-\$11 million (several years ago prior to construction).

The public infrastructure substation project will consist of a 69KV to 13.8KV substation, and will include the following: 15MVA transformer and associated switchgear, circuit breakers, control house, buswork, interconnecting cables, fencing, transmission and utility lines and poles, site improvements including landscaping, and other associated improvements. Brownfield Redevelopment Plan No. 9-1 also utilizes tax increment capture to fund said Project, and more information is available regarding the Project in said Plan.

Generally, under Brownfield Plan No. 9-1, the BASF Corporation proposed to construct a new chemical manufacturing unit on a parcel of the property located at 1609 Biddle Avenue. The Joncryl Polymer Plant ("JPP Project") will be used for the production of Solid Grade Oligomer Resins, Resin Blends and Cuts, and Emulsion Polymers. The products are used in a variety of applications including Paints and Coatings, Functional Coatings, Plastic Additives, Printing and Packaging. In 2008, it was estimated that real and personal property investment on the property would total approximately \$150 million.

Under this Plan, Brownfield Plan No. 11-1, the Electrical Substation will address the increased demand for electrical power for the Warehouse Project and the JPP Project (Brownfield Plan No. 9-1), and other uses on the BASF property, as well as other residential, commercial and industrial customers in the north end of Wyandotte.

The Electrical Substation Project is eligible as a public infrastructure project that directly benefits the Warehouse Project/eligible property and the JPP Project. The Plan provides tax increment financing for reimbursement of eligible costs.

#### Eligible Activities and Costs

A summary of eligible activities and estimated costs to be reimbursed under this Plan are provided in Table 1 (see Table at the back of the Plan). Not all proposed activities eligible for reimbursement may be approved by the Authority and/or City or actually required to redevelop the property. A Development and Reimbursement Agreement between WMS and the Authority will be executed specifying the terms and conditions of reimbursement.

#### **6.2 A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities are specified in Section 6.1 above.

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

Estimates of the captured taxable value and tax increment revenues for the Plan are provided in Table 2. See Appendix 1 and 2 for data used to determine the estimated Initial Taxable Value of the Eligible Property.

All estimates of revenues and the allocations of those revenues are subject to amendments and adjustments based upon the actual amounts of the investment, millages, expenses, and other related economic variables.

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

At this time, it is estimated that Wyandotte Municipal Services will initially finance the cost of constructing the substation and associated improvements to be implemented on the Eligible Property. It has not been determined if any advances will be made from the City or WMS funding sources.

Upon WMS completing construction of the eligible activities and the commencement of the Authority's capture of tax increment revenues from the BASF Warehouse Project, the Authority shall commence reimbursing WMS for eligible activities from the annual tax increment revenues. Payments to WMS will be made to the full extent incremental property tax revenues are or become available for such purposes, after the Authority provides funds for other eligible activities. A Development and Reimbursement agreement between WMS and the Authority will be executed specifying the terms and conditions of reimbursement.

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

At this time, it has not been determined if Wyandotte Municipal Services will incur any note or bonded indebtedness. At a later date, WMS may decide to obtain loans or issue notes or bonds pursuant to the Brownfield Redevelopment Financing Act, or any other lawful mechanism, to pay for the cost of public infrastructure identified as Eligible Activities herein, including all costs of design, engineering, consulting, and construction. In the event that the City approves a request of WMS, the Authority shall be authorized, upon issuance of appropriate enabling resolutions, to issue notes or bonds. The maximum amount of note or bonded indebtedness, including any and all indebtedness relating to all costs of issuing bonds, interest reserves or other obligations related to any notes or bonds that may be issued hereunder, shall not exceed \$8,000,000.

**6.6 The duration of the plan, which shall not exceed the lesser of the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or 30 years from the beginning date of the capture of tax increment revenues. The beginning date of capture of tax increment revenues may be a date not later than five (5) years after the date of the resolution adopting the plan.**

The duration of the Plan shall be approximately thirty-two (32) years from the date of the Council resolution adopting the Original Plan (December 15, 2008). The duration of tax capture will commence upon January 1, 2010, and continue for thirty (30) years or until all eligible activities have been paid for, whichever period is less.

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

Please see Table 4 for an estimate of tax increment financing impact on those taxing jurisdictions whose millages are subject to capture from this Plan.

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

Legal Description

See Appendix 3 for a legal description of the eligible property.

Map

See Appendix 4 for a map of the eligible property.

Statement of the characteristics that qualify the property as eligible property

Act 381 defines “Eligible Property” as:

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

The properties described in this Plan are eligible properties because they are properties for which:

- Eligible activities are identified under a Brownfield Plan,
- The properties were used or are currently used for commercial, industrial or residential purposes,
- The properties are located in a qualified local unit of government, and
- The BASF Property at 1609 Biddle is a “facility,” as that term is defined in Section 2 (p) of Act 381. Evidence that the property is a “facility” is provided in Appendix 5.
- The WMS Electrical Substation Project is a public infrastructure improvement that will directly benefit eligible property.
- The WMS substation property consists of a parcel that will be contiguous to the BASF Property at 1609 Biddle via a public utility easement to be granted by BASF. The Merriam-Webster Dictionary defines “contiguous” as: “touching or connected throughout in an unbroken sequence”; Dictionary.Com defines

“contiguous” as: “in close proximity without actually touching; near.” The public utility easement will be located on property owned by both BASF and the City of Wyandotte. Utility and transmission lines will utilize the public utility easement to connect the substation to the BASF property east of Biddle Avenue. The development of the contiguous parcels is estimated to increase the captured taxable value of the BASF “facility” property because the substation project is required to provide an adequate power supply to the Warehouse Project and the JPP Project. Without the substation, there might be an inadequate power supply for said Projects and existing and future residential, commercial and institutional electrical users. It should be further noted that the substation parcel, and all property between the substation parcel and the BASF Property at 1609 Biddle, is owned by BASF and divided only by public right-of-way, and is thus also considered adjacent property.

To summarize, the eligible property will consist of an area of property as follows: A portion of the larger parent parcel at 1609 Biddle as indicated in the legal description and map provided in Appendix 3 and 4, respectively. The Authority previously approved a separate Brownfield Plan for a 26.8-acre portion of the parent parcel in 2006 (Brownfield Plan #9). Said Plan was subsequently amended in 2008 (Brownfield Plan #9-1).

#### Statement regarding Personal Property

Personal property millages shall be captured under this Plan upon expiration or termination of the 20-year personal property exemption granted to the entire BASF property at 1609 Biddle on November 13, 2006. The exemption is scheduled to expire on December 30, 2026.

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

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

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

Section 6.10 is not applicable.

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

Section 6.11 is not applicable.

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



Section 6.12 is not applicable.

#### **6.13 A description of proposed use of the site remediation revolving fund.**

Tax increment revenue in this Plan's capture not used to reimburse approved eligible activities, and not withdrawn for administrative/operating expenses, will be deposited in the Authority's Local Site Remediation Revolving Fund (LSRRF). This Plan, however, estimates that there will be insufficient revenues to fully reimburse WMS for approved eligible activities (see Table 3). If sufficient tax capture exists after all eligible activities have been reimbursed, this Plan would then capture up to the equivalent of five (5) years of tax capture, as permitted under the Act. All proceeds deposited in the LSRRF as part of this and other brownfield plans will be used in accordance with the Act.

#### **6.14 Other material that the authority or governing body considers pertinent.**

##### Job Creation

The Warehouse Project is projected to create approximately 16 new permanent full time jobs to the site and will also increase the probability of attracting future investments at the site, including additional production, business center, research, and pilot plant activities.

The JPP Project is projected to bring approximately 175 new permanent full time jobs (75 professional jobs and 100 production jobs) to the site.

##### Tax Incentives for Warehouse Project

The City of Wyandotte adopted resolutions providing BASF the following local tax incentives related to the subject brownfield redevelopment: 1) an Act 198 Industrial Facilities 50% Tax Exemption Certificate for Real Property Improvements for the Warehouse Project for 12 years after project completion; and, 2) an Act 328 100% Personal Property Tax Exemption for 20 years for any investment in Personal Property made by BASF for the entire BASF facility at 1609 Biddle. The Act 198 Exemption for Real Property will expire on December 30, 2021. The Act 328 Personal Property exemption will expire on December 30, 2026.

##### Explanation of Millages Captured

Because all eligible property in this Plan is within the City's Development and Tax Increment Financing Plan for the Consolidated Development Area ("TIFA"), this Plan may only capture tax increment revenues not already captured by TIFA for the duration of the TIFA Plan. Further excluded from capture by this Plan are ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the City, and specific taxes attributable to those ad valorem property taxes. Further, this Plan does not capture Local School Operating (LSO) millages or the State Education Tax (SET).

The TIFA Plan is scheduled to expire in the City's 2033 Assessment Year/2034 Fiscal Year, which is Year 24 of this Plan. This Plan assumes that the TIFA Plan will be extended at some time prior to its scheduled expiration date in Fiscal 2034 and extend beyond the expiration date of this Plan, which is Assessment Year 2039/Fiscal Year 2040. Consequently, this Plan assumes that the millages currently captured by the TIFA will not be available for capture under this Plan during years 25 through 30 of this Plan. Thus, the only millages proposed for capture under this Plan are millages levied for the Wayne County Regional Educational Service Agency Intermediate School District (Wayne RESA) and Wayne County Voted Special Education. Notices regarding the public hearing to adopt this Plan will only be sent to the two aforementioned taxing jurisdictions. In the event the TIFA Plan isn't extended beyond its current expiration date, this Brownfield Plan could be amended to allow for the capture of other available millages if the appropriate administrative actions are taken pursuant to Act 381 and eligible activities and expenses are identified in this Plan.

## **7.0 LIST OF TABLES & APPENDICIES**

### TABLES

TABLE 1:	DESCRIPTION OF ELIGIBLE ACTIVITY COSTS
TABLE 2:	ESTIMATED TAX INCREMENT REVENUES
TABLE 3:	ESTIMATED REIMBURSEMENT SCHEDULE
TABLE 4:	ESTIMATED ANNUAL TAX INCREMENT REVENUE RELATED TO EACH TAXING JURISDICTION

### APPENDIX – ELIGIBLE PROPERTY INFORMATION

1. ELIGIBLE PROPERTY – ESTIMATED INITIAL TAXABLE VALUE
2. ASSESSOR'S RECORD CARD
3. LEGAL DESCRIPTION OF ELIGIBLE PROPERTY
4. MAP OF ELIGIBLE PROPERTY
5. EVIDENCE OF FACILITY STATUS

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
SITE #11-1 AS AMENDED  
1609 BIDDLE - WYANDOTTE MUNICIPAL SERVICE ELECTRICAL SUBSTATION

TABLE ONE  
DESCRIPTION OF ESTIMATE OF ELIGIBLE ACTIVITY COSTS

ELIGIBLE ACTIVITIES <sup>1</sup>	ESTIMATED COST
<b>Environmental Activities</b>	
Environmental due diligence assessments and Baseline Environmental Assessment (BEA)	25,000
Characterization, removal & disposal of contaminated soil and/or excess impacted soil generated during construction	60,000
Environmental planning, bidding, management, and reporting	15,000
<i>Subtotal</i>	<i>100,000</i>
<b>Infrastructure Improvements</b>	
Materials	2,533,197
Construction Labor and Expenses	760,873
Engineering, Procurement & Miscellaneous Services	416,893
Transmission and Utility Lines & Poles, and related improvements	500,000
<i>Subtotal</i>	<i>4,410,963</i>
<b>Brownfield Plan Preparation</b>	
Prepare Original Brownfield Plan & Brownfield Plan Amendment	8,500
Development and Reimbursement Agreement for Brownfield Plan	1,250
Survey Work and Preparation of Legal Description and Maps	2,500
<i>Subtotal</i>	<i>12,250</i>
<i>Eligible Activity Subtotal</i>	<i>\$4,523,213</i>
<b>Financing Costs</b>	0
Authority's Administrative Expenses	56,308
Local Site Remediation Revolving Fund (LSRRF) <sup>2</sup>	0
<b>TOTAL ESTIMATED COSTS<sup>3</sup></b>	<b>\$4,579,521</b>

Notes:

- All eligible activities listed may not actually be reimbursed by the Authority and/or City, or be required to redevelop the property. A Development and Reimbursement Agreement will be executed between the Authority and the Developer specifying the terms and conditions of reimbursement.
- No funds are allocated for the LSRRF because there are insufficient estimated tax increment revenue to reimburse WMS for eligible activities. If sufficient revenue exists, funds will be allocated to the LSRRF. Please see Section 6.13 of the Brownfield Plan for additional information.
- The BASF Corporation will make a financial contribution of approximately \$1 million to assist with the construction of the substation project. Please see Table 3 of the Plan to view how the contribution will reduce the principal amount to be reimbursed to WMS.

Revised: 4/26/2012

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
SITE #11-1 AS AMENDED  
1609 BIDDLE - WYANDOTTE MUNICIPAL SERVICE ELECTRICAL SUBSTATION

TABLE TWO  
ESTIMATED TAX INCREMENT REVENUES

Note: Some amounts set forth in the following tables have been revised to reflect actual data available when the Plan originally prepared in 2008 was revised in 2012. Construction was partially completed in 2008, and finished by 12-31-2009. The intent of the Plan is to capture all available tax increment revenues until the approved & authorized costs have been paid.

		Brownfield Plan Totals Consist of the the Properties Below	
		Warehouse <sup>1</sup> Project on Portion of Property at 1609 Biddle	Estimated <sup>2</sup> Land Value of Portion of Property at at 1609 Biddle
TAX ANALYSIS AS OF 12-31-2009 <i>Estimated percent of completion is 100%.</i>	Brownfield Plan Totals		
Estimated Real Property Improvements	9,884,800	9,884,800	
Estimated Personal Property Additions <sup>3</sup>	0	0	
Estimated True Cash Value	9,884,800	9,884,800	
Estimated Taxable Value After Construction	4,942,400	4,942,400	
Estimated Initial Taxable Value (12-31-2007)	381,238		381,238
Estimated Captured Taxable Value	\$4,561,162		

Notes & Assumptions:

1. Assumes construction of Real Property improvements as noted above.
2. Estimate prepared by taking total taxable land value for the entire site and assigning a proportional value for the portion of the site in the Brownfield Plan.  
Please see Appendix 1 for additional details.
3. No Personal Property additions will be added until the Act 328 100% Exemption expires on 12-30-2026. The estimated value of Personal Property in 2027 is provided below.

MILLAGE RATES

Note: This plan shall capture only Wayne County RESA and County Voted Special Education millages because the eligible properties are within the Tax Increment Finance Authority District, which already captures all other non-school millages.

<u>Millage</u>	<u>Rate</u>
City of Wyandotte Operating	0.0000000
City of Wyandotte Refuse	0.0000000
City of Wyandotte Library	0.0000000
Drain #5	0.0000000
Wayne RESA	0.0000965
Wayne County Operating	0.0000000
Wayne County Jail	0.0000000
Wayne County Parks	0.0000000
Wayne County Community College (WCCC)	0.0000000
Huron Clinton Metro Parks Authority (HCMA)	0.0000000
Wayne County Transportation Authority (WCTA/SMART)	0.0000000
Wayne County Zoological Authority (WCZA)	0.0000000
Wayne County Voted Special Education	0.0033678
 TOTAL AVAILABLE MILLAGE	 0.0034643
% Reduction due to IFEC Abatement (Years 1-12)	50%
TOTAL AVAILABLE MILLAGE - Years 1-12	0.0017322
TOTAL AVAILABLE MILLAGE - Years 13-30	0.0034643

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
SITE #11-1 AS AMENDED  
1609 BIDDLE - WYANDOTTE MUNICIPAL SERVICE ELECTRICAL SUBSTATION

**Note:** The estimated annual increase to Real Property captured values is at the rate indicated. The actual rate may be higher or lower. The total estimated Personal Property Captured Value is set conservatively at 49% of estimated full value to represent an annual replacement/ depreciation average of machinery & equipment present when the Act 328 Exemption terminates and any new personal property is added.

TABLE TWO (continued)  
ESTIMATED TAX INCREMENT REVENUES

Year No.	Assessment Year	Fiscal Year	Estimated Annual Increase 0.00%	Personal Property Multiplier	Estimated True Cash Value (TCV) of Personal Property in 2027: \$200,000	Total Capt Val	Applied Millage	Available Revenue	Cumulative Revenue	
			Real Property Capt Value		Personal Property Capt Value <sup>1</sup>					
1	2010	2011	4,561,162	-	0	4,561,162	0.0017322	7,901	7,901	
2	2011	2012	4,561,162	-	0	4,561,162	0.0017322	7,901	15,801	
3	2012	2013	4,561,162	-	0	4,561,162	0.0017322	7,901	23,702	
4	2013	2014	4,561,162	-	0	4,561,162	0.0017322	7,901	31,602	
5	2014	2015	4,561,162	-	0	4,561,162	0.0017322	7,901	39,503	
6	2015	2016	4,561,162	-	0	4,561,162	0.0017322	7,901	47,404	
7	2016	2017	4,561,162	-	0	4,561,162	0.0017322	7,901	55,304	
8	2017	2018	4,561,162	-	0	4,561,162	0.0017322	7,901	63,205	
9	2018	2019	4,561,162	-	0	4,561,162	0.0017322	7,901	71,106	
10	2019	2020	4,561,162	-	0	4,561,162	0.0017322	7,901	79,006	
11	2020	2021	4,561,162	-	0	4,561,162	0.0017322	7,901	86,907	
12	2021	2022	<b>4,561,162</b>	-	<b>0</b>	<b>4,561,162</b>	<b>0.0017322</b>	<b>7,901</b>	<b>94,807</b>	<i>IFEC Ends</i>
13	2022	2023	4,561,162	-	0	4,561,162	0.0034643	15,801	110,609	
14	2023	2024	4,561,162	-	0	4,561,162	0.0034643	15,801	126,410	
15	2024	2025	4,561,162	-	0	4,561,162	0.0034643	15,801	142,211	
16	2025	2026	4,561,162	-	0	4,561,162	0.0034643	15,801	158,012	
17	2026	2027	<b>4,561,162</b>	-	<b>0</b>	<b>4,561,162</b>	<b>0.0034643</b>	<b>15,801</b>	<b>173,814</b>	<i>Act 328 Ends</i>
18	2027	2028	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	189,954	
19	2028	2029	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	206,095	
20	2029	2030	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	222,236	
21	2030	2031	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	238,377	
22	2031	2032	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	254,517	
23	2032	2033	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	270,658	
24	2033	2034	<b>4,561,162</b>	<b>0.49</b>	<b>98,000</b>	<b>4,659,162</b>	<b>0.0034643</b>	<b>16,141</b>	<b>286,799</b>	<i>TIFA Ends<sup>2</sup></i>
25	2034	2035	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	302,939	
26	2035	2036	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	319,080	
27	2036	2037	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	335,221	
28	2037	2038	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	351,362	
29	2038	2039	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	367,502	
30	2039	2040	4,561,162	0.49	98,000	4,659,162	0.0034643	16,141	383,643	<i>Brownfield Plan Ends</i>

Notes:

1. Personal Property Captured Value is calculated by multiplying the Estimated TCV by 1/2 and multiplying by the Personal Property Multiplier/Depreciation Factor.
2. Brownfield Plan assumes the TIFA Plan will be extended prior to its scheduled expiration date in Fiscal 2034 and extend beyond the expiration date of this Plan. See Section 6.14 of the Brownfield Plan, "Explanation of Millages Captured," for additional information.

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
SITE #11-1 AS AMENDED  
1609 BIDDLE - WYANDOTTE MUNICIPAL SERVICE ELECTRICAL SUBSTATION

TABLE THREE  
ESTIMATED REIMBURSEMENT SCHEDULE

Note: This Table is intended to provide only a partial reimbursement of the total estimated eligible activity costs.

Principal Amount to be Reimbursed from Table One	\$4,579,521
Minus Financial Contribution from BASF	\$1,000,000
<b>Net Principal Amount to be Reimbursed</b>	<b>\$3,579,521</b>

Year No.	Assessment Year	Fiscal Year	Interest Rate	Annual Tax Capture	Allocation of Funds					Balance
					Local Site Remediation Re-volving Fund (LSRRF)	Admin/Op Expense	Remaining Funds	Interest	Principal	
1	2010	2011	0.00%	7,901	0	1,500	6,401	0	6,401	3,573,120
2	2011	2012	0.00%	7,901	0	1,523	6,378	0	6,378	3,566,742
3	2012	2013	0.00%	7,901	0	1,545	6,355	0	6,355	3,560,387
4	2013	2014	0.00%	7,901	0	1,569	6,332	0	6,332	3,554,055
5	2014	2015	0.00%	7,901	0	1,592	6,309	0	6,309	3,547,746
6	2015	2016	0.00%	7,901	0	1,616	6,285	0	6,285	3,541,462
7	2016	2017	0.00%	7,901	0	1,640	6,260	0	6,260	3,535,201
8	2017	2018	0.00%	7,901	0	1,665	6,236	0	6,236	3,528,965
9	2018	2019	0.00%	7,901	0	1,690	6,211	0	6,211	3,522,754
10	2019	2020	0.00%	7,901	0	1,715	6,186	0	6,186	3,516,569
11	2020	2021	0.00%	7,901	0	1,741	6,160	0	6,160	3,510,409
12	2021	2022	0.00%	7,901	0	1,767	6,134	0	6,134	3,504,275
13	2022	2023	0.00%	15,801	0	1,793	14,008	0	14,008	3,490,268
14	2023	2024	0.00%	15,801	0	1,820	13,981	0	13,981	3,476,287
15	2024	2025	0.00%	15,801	0	1,848	13,954	0	13,954	3,462,333
16	2025	2026	0.00%	15,801	0	1,875	13,926	0	13,926	3,448,407
17	2026	2027	0.00%	15,801	0	1,903	13,898	0	13,898	3,434,509
18	2027	2028	0.00%	16,141	0	1,932	14,209	0	14,209	3,420,301
19	2028	2029	0.00%	16,141	0	1,961	14,180	0	14,180	3,406,121
20	2029	2030	0.00%	16,141	0	1,990	14,150	0	14,150	3,391,971
21	2030	2031	0.00%	16,141	0	2,020	14,120	0	14,120	3,377,850
22	2031	2032	0.00%	16,141	0	2,051	14,090	0	14,090	3,363,760
23	2032	2033	0.00%	16,141	0	2,081	14,059	0	14,059	3,349,701
24	2033	2034	0.00%	16,141	0	2,113	14,028	0	14,028	3,335,673
25	2034	2035	0.00%	16,141	0	2,144	13,996	0	13,996	3,321,676
26	2035	2036	0.00%	16,141	0	2,176	13,964	0	13,964	3,307,712
27	2036	2037	0.00%	16,141	0	2,209	13,932	0	13,932	3,293,780
28	2037	2038	0.00%	16,141	0	2,242	13,899	0	13,899	3,279,882
29	2038	2039	0.00%	16,141	0	2,276	13,865	0	13,865	3,266,017
30	2039	2040	0.00%	16,141	0	2,310	13,831	0	13,831	3,252,186
-	-	-	-	383,643	0	56,308	-	0	327,335	-
					Principal	\$327,335	Admin/Op	\$56,308	Total P & I	\$327,335
					Interest	0	LSRRF	0	Total BRA	56,308
					Total P & I	\$327,335	Total BRA	\$56,308	Total P & I and BRA	\$383,643

CITY OF WYANDOTTE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
SITE #11-1 AS AMENDED  
1609 BIDDLE - WYANDOTTE MUNICIPAL SERVICE ELECTRICAL SUBSTATION

TABLE FOUR  
ESTIMATED ANNUAL TAX INCREMENT REVENUE RELATED TO EACH TAXING JURISDICTION

Year No.	Assessment Year	Captured Revenue	CITY OPERATING 0.0000000	CITY REFUSE 0.0000000	CITY LIBRARY 0.0000000	DRAIN #5 0.0000000	WAYNE RESA 0.0000965	WAYNE COUNTY OPERATING 0.0000000	WAYNE COUNTY JAIL 0.0000000	WAYNE COUNTY PARKS 0.0000000	WAYNE COUNTY COMM. COLLEGE (WCCC) 0.0000000	HURON-CLINTON METRO PARKS (HCMA) 0.0000000	WAYNE COUNTY TRANS. AUTH. (WCTA) 0.0000000	WAYNE COUNTY ZOO AUTHORITY (WCZA) 0.0000000	WAYNE COUNTY VOTED SPEC ED 0.0033678	TOTAL
1	2010	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
2	2011	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
3	2012	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
4	2013	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
5	2014	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
6	2015	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
7	2016	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
8	2017	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
9	2018	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
10	2019	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
11	2020	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
12	2021	7,901	0	0	0	0	226	0	0	0	0	0	0	0	7,674	7,901
13	2022	15,801	0	0	0	0	453	0	0	0	0	0	0	0	15,348	15,801
14	2023	15,801	0	0	0	0	453	0	0	0	0	0	0	0	15,348	15,801
15	2024	15,801	0	0	0	0	453	0	0	0	0	0	0	0	15,348	15,801
16	2025	15,801	0	0	0	0	453	0	0	0	0	0	0	0	15,348	15,801
17	2026	15,801	0	0	0	0	453	0	0	0	0	0	0	0	15,348	15,801
18	2027	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
19	2028	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
20	2029	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
21	2030	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
22	2031	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
23	2032	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
24	2033	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
25	2034	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
26	2035	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
27	2036	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
28	2037	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
29	2038	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
30	2039	16,141	0	0	0	0	462	0	0	0	0	0	0	0	15,678	16,141
-	TOTAL	282,643	0	0	0	0	10,993	0	0	0	0	0	0	0	372,650	383,643

CITY'S PORTION OF FUNDS

City Op \$0  
City Refuse 0  
City Library 0  
Drain #5 0  
TOTAL \$0

NON-CITY FUNDS

Wayne RESA \$10,993  
County Operating 0  
County Jail 0  
County Parks 0  
WCCC 0  
HCMA 0  
WCTA 0  
WCZA 0  
County Voted Spec Ed 372,650  
TOTAL \$383,643

TOTAL FUNDS

CITY 50  
NON-CITY \$383,643  
TOTAL = \$383,643



## APPENDIX 1

# ESTIMATED INITIAL TAXABLE VALUE OF ELIGIBLE PROPERTY

Taxable Value of Land for entire 233.15-acre site as of 12/31/2007: \$5,198,900

Taxable Value of Land Per Acre: \$5,198,900 divided by 233.15 = \$22,299

Portion of Site contained within Brownfield Plan:

17.097 acres 744,745 square feet  
744,745 divided by 43,560 = 17.10 acres

Estimated Initial Taxable Value of Land Area Within Brownfield Plan:

17.10 x \$22,299 = \$381,238

Note: The source of the land area for the entire site is the City of Wyandotte Assessor's Office.  
The source of the land area within the Brownfield Plan is the legal description prepared by  
Urban Engineering Co., as revised 11-24-2008.

## APPENDIX 2

Parcel Number: 82.57 008 99 0005 000

Jurisdiction: CITY OF WYANDOTTE

County: WAYNE

Printed on 02/07/2008

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber &Page	Verified by	Prct Trans		
BASF CORP	CITY OF WYANDOTTE		09/08/2000	DD	07-TO/FROM EXEMPT	200394551	DBED	0.0		
Property Address		Class: INDUSTRIAL RRAL	Zoning:	Building Permit(s)		Date	Number	Status		
1609 BIDDLE		School: 57-WYANDOTTE		NEW BUILDING		12/04/2002	02-3402	COMPLETE		
Owner's Name/Address		P.R.E. 0%		NEW BUILDING		09/27/2000	00-2741	COMPLETE		
BASF CORPORATION		Map #:		DEMOLITION		03/02/2000	00-301	COMPLETE		
100 CAMPUS DRIVE FLORHAM PARK NJ 07932		2008 Est TCV 29,155,306 TCV/TFA: 196.7		ADDITION		12/02/1999	99-3676	COMPLETE		
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 00050. MAJOR INDUSTRIAL				
BASF CORPORATION		Public Improvements		Description Frontage Depth Pront Depth Rate %Adj. Reason Value						
100 CAMPUS DRIVE FLORHAM PARK NJ 07932				Acreage Table 'A' 233.150 Acres 0 100						
				Flat Value: 44,597 PER ACRE 233.15 Total Acres Total Est. Land Value = 10,397,700						
Legal Description		Dirt Road								
16258 PT OF FRAC SEC 21 AND 28 T3S 1 R1E		Gravel Road								
DESC AS BEG AT INTER OF N LINE OF FORD		Paved Road								
AVE 66FT WD AND BIDDLE AVE 120FT WD TH		Storm Sewer								
NLY ALONG E LINE OF BIDDLE TO S LINE OF		Sidewalk								
PERRY PLACE 50FT WD TH ELY ALONG S LINE		Water								
OF PERRY PLACE TO U.S. HARBOR LINE TH		Sewer								
S29DEG 51M 7S 8 2161FT TH S13DEG 16M 34S		Electric								
E 1045.30FT TH S8DEG 26M 36S W 1244.80FT		Gas								
TH S18DEG 52M 50S W 1220FT MORE OR LESS		Curb								
TH S85DEG 10M 25S W 445.09FT TH N1DEG 31M		Street Lights								
34S W 206.43FT TH S88DEG 28M 26S W		Standard Utilities								
429.88FT TH S50DEG 29M 19S W 274.58FT TH		Underground Utils.								
S12DEG 29M 56S W 127.07FT TH WLY 440.32FT		Topography of Site								
TO E LINE OF BIDDLE AVE TH N1DEG 17M 56S										
W 610.84FT TH N7BDEG 42M 05S E 385.06FT										
TH N1DEG 08M 36S W 1132.59FT TH S88DEG										
51M 24S W 962FT TH S1DEG 08M 36S E 605FT										
TH WLY 124.24FT TO POB EXC LAND USED BY										
W.T.R.R. 233.15 AC X233.15										
Comments/Influences		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2008	5,198,900	9,378,800	14,577,700			14,577,700
				2007	5,198,900	9,298,000	14,496,900			14,496,900
				2006	5,198,900	9,298,000	14,496,900			14,496,900
				2005	5,198,900	8,693,900	13,792,800	13,771,700		13,771,700
The Equalizer. Copyright (c) 1999 - 2000. Licensed to: City of Wyandotte, Wayne County		Who When What DAW 01/21/2005 DATA ENT DAW 12/09/2004 INSPECTE DAW 12/20/1999 INSPECTE								

.. ~~\*\*\*~~Information herein deemed reliable but not guaranteed~~\*\*\*~~

## APPENDIX 3

**BROWNFIELD PROJECT AREA/LEGAL DESCRIPTION FOR BP#11-1**

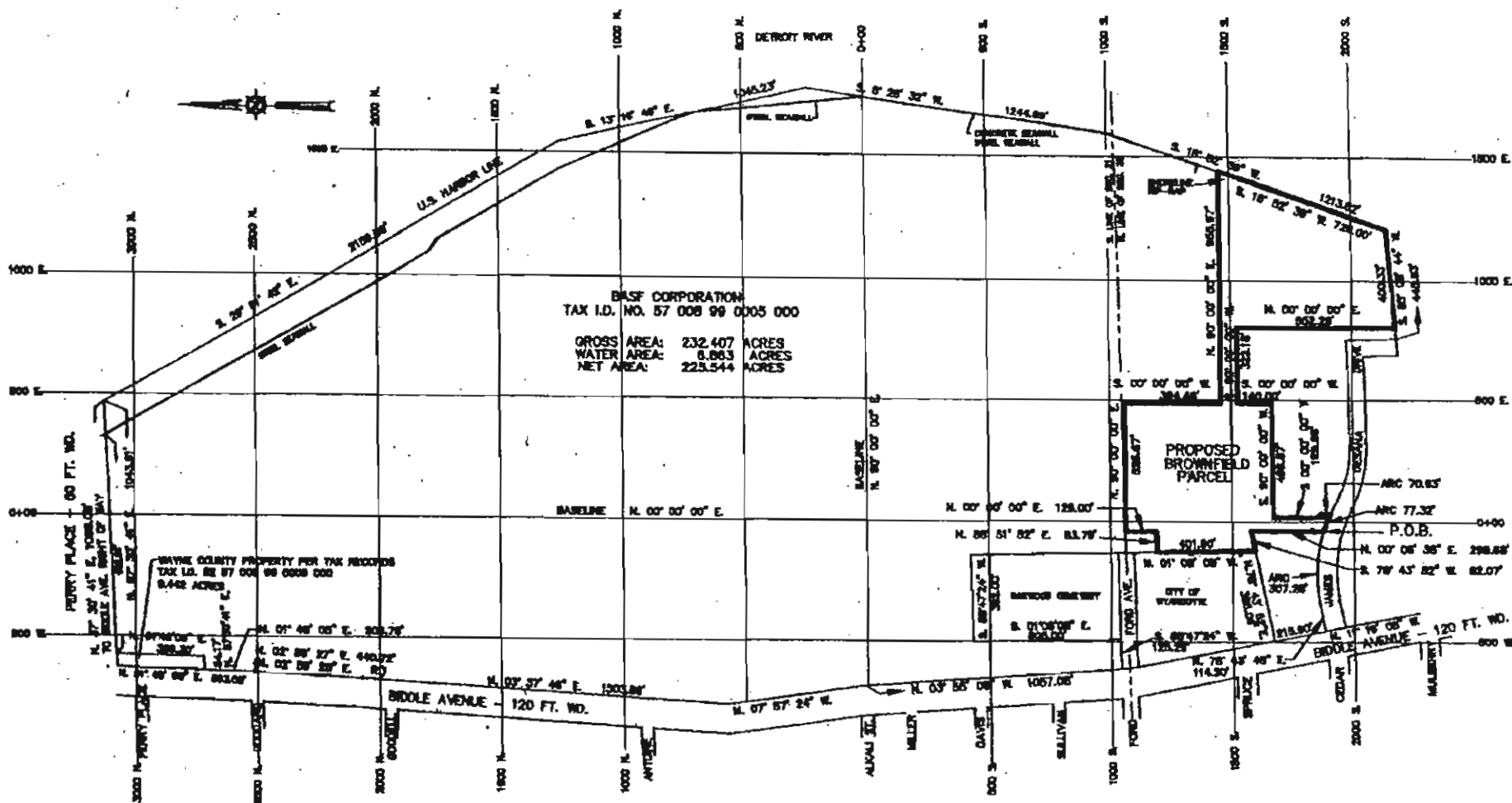
(former legal description for canceled Wind Turbine Project)

Note: This area is contiguous and adjacent to property described in BP #9-1 for the Joncryl Polymers Plant (JPP) Project (Parcels 1-3) as shown in the map provided in Appendix 4 of this Plan, following the survey/map of BP #11-1.

PART OF FRACTIONAL SECTION 28, T. 3 S., R. 11 E., CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY LINE OF JAMES DESANA DRIVE DISTANT N. 78° 43' 45" E. 114.20 FEET AND 307.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 595.81, CHORD BEARING S. 86° 36' 33" E. 303.89 FEET) FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID JAMES DESANA DRIVE (VARIABLE WIDTH) AND THE EASTERLY LINE OF BIDDLE AVENUE (120 FEET WIDE); PROCEEDING THENCE FROM THIS POINT OF BEGINNING N. 00° 06' 38" E. 298.68 FEET; THENCE S. 78° 43' 52" W. 82.07 FEET; THENCE N. 01° 08' 08" W. 401.90 FEET ALONG A WESTERLY BASF PROPERTY LINE; THENCE N. 88° 51' 52" E. 83.79 FEET; THENCE N. 00° 00' 00" E. 126.00 FEET; THENCE N. 90° 00' 00" E. 526.67 FEET; THENCE S. 00° 00' 00" W. 394.46 FEET; THENCE N. 90° 00' 00" E. 955.97 FEET TO THE U.S. HARBOR LINE; THENCE S. 18° 52' 39" W. 726.00 FEET ALONG SAID HARBOR LINE; THENCE S. 85° 08' 44" W. 400.33 FEET; THENCE N. 00° 00' 00" E. 652.29 FEET; THENCE S. 90° 00' 00" W. 322.18 FEET; THENCE S. 00° 00' 00" W. 140.00 FEET; THENCE S. 90° 00' 00" W. 466.67 FEET; THENCE S. 00° 00' 00" W. 169.66 FEET; THENCE 70.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 130.00 FEET, CHORD BEARING S. 13° 01' 52" E. 70.06 FEET) TO THE NORTHERLY LINE OF SAID JAMES DESANA DRIVE; THENCE 77.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 595.81 FEET, CHORD BEARING N. 68° 07' 00" W. 77.27 FEET) ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS 17.097 ACRES AND IS SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD.

URBAN ENGINEERING COMPANY  
6748 ALLEN ROAD  
ALLEN PARK, MI 48101  
DEC JOB NO.: 9084-N  
DATE: NOVEMBER 20, 2008  
SHEET 1 OF 3  
REVISED 11/24/08

## APPENDIX 4



URBAN ENGINEERING CO.  
 8748 ALLEN ROAD  
 ALLEN PARK, MICHIGAN 48101  
 PH: (313) 383 - 5155  
 FAX: (313) 383 - 8338

# BROWNFIELD WIND TURBINE PROJECT DESCRIPTION PLAN

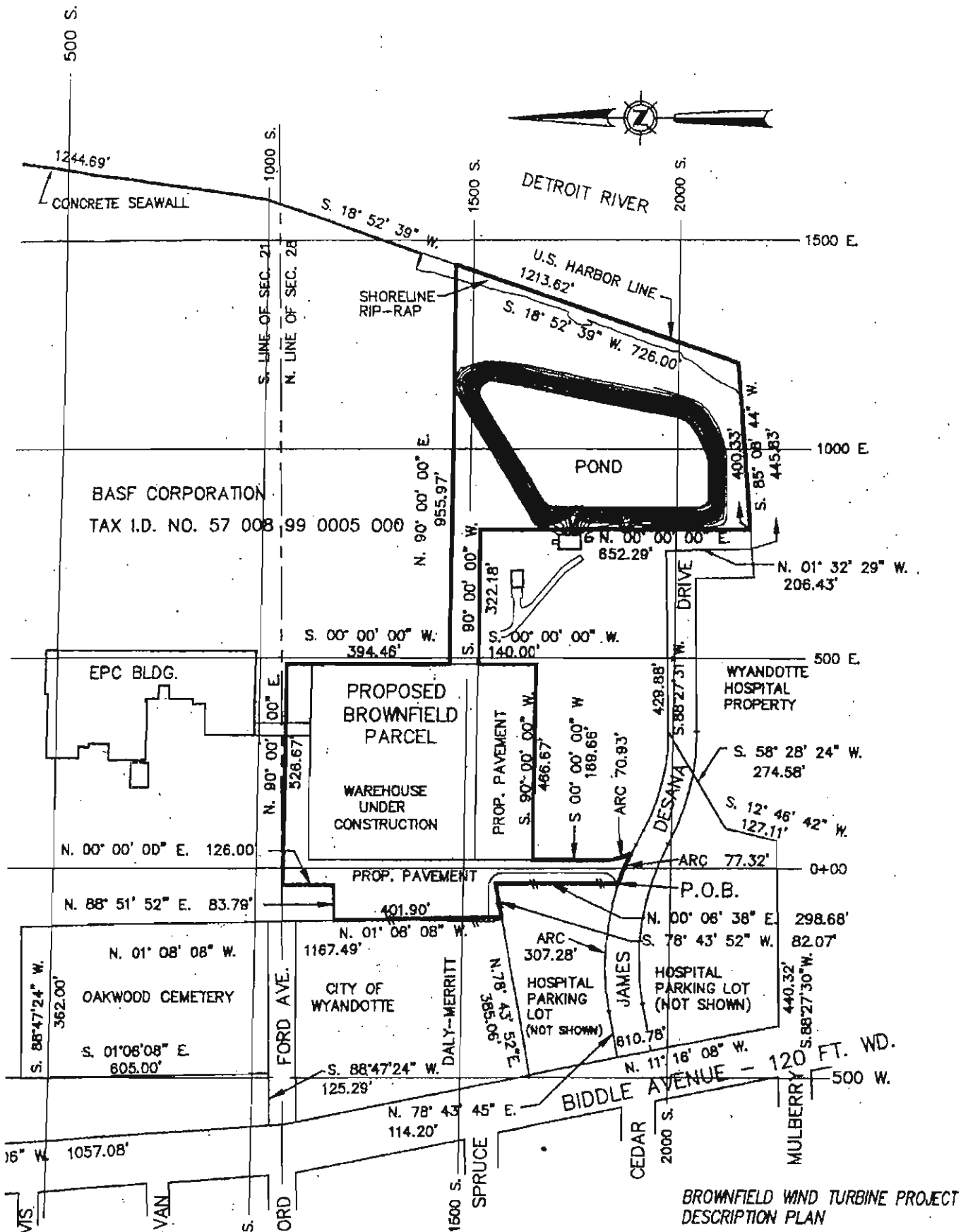
SCALE 1" = 600'  
 DATE 11-20-08 REV. 11-24-08  
 DR'N J.P. CK'D T.C.  
 JOB 9084-N  
 SHEET NO. 2 OF 3

SEE SHEET 3 FOR ENLARGED VIEW

## LEGEND

P.O.B. POINT OF BEGINNING





# BROWNFIELD WIND TURBINE PROJECT DESCRIPTION PLAN

SCALE 1" = 300'  
 DATE 11-20-08 REV. 11-24-08  
 DRN J.P. CK'D T.C.  
 JOB 9084-N  
 SHEET NO. 3 OF 3

URBAN ENGINEERING CO.  
 6748 ALLEN ROAD  
 ALLEN PARK, MICHIGAN 48101  
 PH: (313) 383 - 5155  
 FAX: (313) 383 - 8338



LEGEND

P.O.B. POINT OF BEGINNING





## APPENDIX 5

## EVIDENCE OF FACILITY STATUS

The BASF Corporation site described in the attached Plan is an eligible property under Act 381. That is, it is a property for which:

- Eligible activities are identified under a Brownfield plan,
- The property was used and will be used for industrial purposes,
- The property is in a qualified local unit of government, and
- The property is a "facility", functionally obsolete, or blighted.

Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), furnishes the definition of a "facility" as a property where a hazardous substance is present at concentrations in excess of the criteria appropriate for unrestricted residential use. The property also may include parcels that are adjacent or contiguous to that property if the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of that property.

The property on which the BASF Warehouse Project and the Wind Turbine Project will be built fulfills the definition of a "facility." Historically, the property contained the Coke Plant that supported previous manufacturing processes. Chemicals found in the soil and in the groundwater include polynuclear aromatic hydrocarbons, several metals, and cyanide. Documents on file with both the Michigan Department of Environmental Quality (DEQ) and the U.S. Environmental Protection Agency (EPA) support this conclusion. The documents include:

- *RCRA Facility Investigation Report of Current Conditions* (March 1995 and revised October 1998, see description of AOC-2, Section 15.0).
- *Phase I RCRA Facility Investigation Report for BASF – Wyandotte Facility* (February 1999, see Sections 7.3.6 and 7.4.3.4).

**OFFICIALS**

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



# HEARING

**MAYOR**  
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

August 22, 2012

The Honorable Mayor Joseph R. Peterson  
And City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

The Show Cause Hearing on July 2, 2012, regarding 3332 – 12<sup>th</sup> Street was held in abeyance until August 13, 2012, and then held until August 27, 2012. Exterior violations still remain as follows: Item #4, Item #5 (rear of house), Item #6 (must now paint fascia wood from repair), Item #9 (right side guardrail loose), Item #10 (guardrail spacing to be not greater than 4" spacing, wrong guardrail installed) and Item #15.

Since, the house is nearing completion I recommend the Show Cause Hearing be discontinued. However, if repairs are not completed within two (2) weeks or by September 10, 2012, then tickets will be issued for the cited violations.

Very truly yours,

Mark A. Kowalewski  
City Engineer

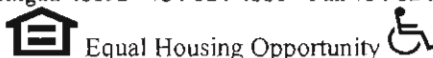
Todd A. Drysdale, City Administrator

Enclosure

cc: Michelle Thomas  
William & Barbara Duran, 3326 – 12<sup>th</sup> Street, Wyandotte, MI 48192

**PROPOSED RESOLUTION**

3131 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4535 • email: engineering1@wyandotte.org



# The City Of Wyandotte

## CODE REQUIREMENTS BUILDING INSPECTION CHECK LIST

Address 3332 - 12TH  
Occupancy S.F.  
Apt. # \_\_\_\_\_

Date 7-27-12  
Time AM

Rental ☐

Upon Sale ☒

REHAB ☐

Permit Required ☒

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

### Exterior

1. OK (X) Foundation requires tuck-point / paint CORNERS  
2. OK (X) Siding requires replace / repair / paint / permit required  
3. ( ) Windows require repair / replace / paint / screens / reglaze / replace glass / storms / permit required  
4. (X) Doors require repair / replace / paint / screen / lams. Front / Side / Rear  
5. (X) Fascia / soffit overhang requires repair / replace / paint REAR NOT TO CODE  
6. (X) Gutters / conductors require repair / replace / paint / downspouts disconnected  
7. ( ) Roof requires repair / replace / permit required / snow covered\* PRINT FASCIA  
8. ( ) Snow covered-inspection could not be made\* ROOSE - RIGHT SIDE - LOOSE  
9. (X) Front porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required  
10. (X) Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required TO LOW TO BE GUARANT NOT 6"  
11. ( ) Brick walls require tuck-point  
12. ( ) Awnings shall be maintained / painted / repaired / snow covered\*  
13. ( ) Remove double-keyed deadbolt on door: Front / Side / Rear  
14. OK (X) REPAIR DOOR TO CRAWSPACE  
15. (X) REPAIR FOUNDATION STONE AT BACK  
16. ( )  
17. ( )  
18. ( ) Pool; permit # \_\_\_\_\_, date approved \_\_\_\_\_, other \_\_\_\_\_  
19. ( ) Building & Electrical permit(s) are required for the existing pool / hot tub or remove existing pool / hot tub

### Code Calls

PM304.5/304.6  
PM304.2/304.6  
PM304.14/304.15  
PM304.16  
PM304.2/304.8/304.9  
PM304.2/508.1/MDEQNPDOS  
PM304.7

### Garage/ Shed

20. ( ) Siding requires repair / replace / paint / permit required  
21. ( ) Roof requires repair / replace / permit required / snow covered\*  
22. ( ) Snow covered-inspection could not be made\*  
23. ( ) Window requires repair / replace / paint / reglaze / permit required  
24. ( ) Service / overhead door requires repair / replace / paint  
25. ( ) Garage / shed requires permit / rat wall / proper location on lot / permit required  
26. ( ) Floor requires repair

PM304.2/304.6  
PM304.7  
PM304.14/304.15  
PM304.16/304.2  
PM303.5/303.7/ZO1803  
PM303.3/303.7

### Remises

27. ( ) Required to be free from rubbish or garbage  
28. ( ) Requires approved rubbish containers  
29. ( ) Requires positive lot drainage  
30. ( ) Requires insect and rat control  
31. ( ) Pave, repair, or replace concrete driveway / approach / snow covered\* / permit required  
32. ( ) Replace City sidewalk \_\_\_\_\_ squares / snow covered\* / permit required  
33. (X) Off street parking required to be paved - Add \_\_\_\_\_ / spaces / permit required (To be provided in side or rear yard)  
34. ( ) Repair or replace rear walk / approach walk / side / snow covered\*  
35. ( ) Requires prevention of weeds  
36. ( ) Wood storage - 18" off ground  
37. ( ) Tree requires trimming/removal - dead tree/dead limbs/structural nuisance  
37A. ( ) Tree requires trimming 10 feet from utility lines (Contact Municipal Services)

PM306.1  
PM306.2  
PM303.2  
PM303.5/307.1  
PM303.3  
PM303.3  
ZO1804/CO35.46  
PM 303.3  
PM303.4  
CO14.9  
CR 10/16/06  
CR 10/16/06

Contact: ENGINEERING DEPARTMENT @ (734) 324-4551

INSPECTOR: W.B.

Cost: Ceiling/Walls covered \_\_\_\_\_%

Scrow amount required \$ 3175<sup>00</sup> / dated 7-24-12  
(Scrow amount does not necessarily reflect the cost to complete these repairs.)

**OFFICIALS**

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



**MAYOR**  
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

August 7, 2012

The Honorable Mayor Joseph R. Peterson  
and City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

The Show Cause Hearing on July 2, 2012, regarding 3332 – 12<sup>th</sup> Street was held in abeyance until August 13, 2012. On July 24, 2012, an Upon Sale Inspection was done by the City. Attached is the exterior portion of the inspection which is applicable to the Property Maintenance Code regarding vacant houses. The Upon Sale Inspection identified new exterior repairs which are items #1, #4, #5, #9, #10, #14 and #15. Items #2 and #6 remain from previous show cause hearings.

On August 8, 2012, I spoke with Michelle Thomas, attorney representing Bank of America. She indicated the redemption period for the foreclosure expired on August 2, 2012. Thus, the Bank of America is now the legal owner of the property.

While I am sure that we can all agree that the property maintenance violations have taken far too long to be addressed, the prudent course of action at this time would be to continue to hold the show cause hear in abeyance until August 27, 2012. This will provide time to complete the repairs and, with the redemption period expired, should allow for the home to be sold to a new buyer in a relatively quick manner. This approach will also preserve our tax base and avoid the potential for litigation and monetary loss if the structure is ordered to be demolished.

Very truly yours,

Mark A. Kowalewski  
City Engineer

Enclosures

Cc:

Michelle Thomas

William & Barbara Duran, 3326 – 12<sup>th</sup> Street, Wyandotte, MI 48192

w/council/3332 12<sup>th</sup> show cause



RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding the property at 3332 12<sup>th</sup> Street is hereby received and placed on file; AND

BE IT FURTHER that the Show Cause Hearing for the property at 3332 12<sup>th</sup> Street is hereby discontinued; AND

BE IT RESOVLED that is cited violations are not corrected by September 10, 2012, a citation will be issued.