

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, APRIL 29 , 2013 , 7:00 PM
PRESIDING: THE HONORABLE JOSEPH R. PETERSON, MAYOR
CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD SABUDA

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

PRESENTATION:

PRESENTATION BY THE
WYANDOTTE BEAUTIFICATION COMMISSION
ON SPRING/SUMMER PROJECTS

COMMUNICATIONS MISCELLANEOUS:

1. Communication from the PLAV Post # 7, 438 Ford Avenue requesting to sponsor a PARADE on MONDAY, MAY 27, 2013 from PLAV to the Cemetery to honor our fallen comrades starting at 9:20 a.m. at Post # 7 and proceeding to the cemetery for the Mass.
2. Communication from the Seaway Boat Club requesting street closures for various week ends.
3. Communication from the Downriver Rehab Fund/Center for Rehabilitation requesting the Council recognize their organization as a non-profit operating in the City of Wyandotte.

PERSONS IN THE AUDIENCE

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

4. Communication from Mayor Peterson submitting the re-appointment of the City Engineer.

5. Communication from Chairperson of the Planning Commission and the City Planner submitting an update to the City's Master Plan.
6. Communication from the City Engineer submitting a sale agreement for city-owned property.
7. Communication from the City Engineer regarding additional NSP2 Funds from the Michigan State Housing Development Authority (MSHDA).
8. Communication from the City Engineer submitting a request for an outdoor Café at 3144 Biddle Avenue, Franks Restaurant and Pizzeria.
9. Communication from the City Engineer relative to city-owned property.
10. Communication from the City Engineer regarding tree replacement for 3200 Biddle Avenue.
11. Communication from the City Engineer regarding the 2013 Street Projects within the City of Wyandotte.
12. Communication from the City Engineer relative to the 2013 Concrete Street Program.
13. Communication from the City Engineer, Superintendent of Recreation and Administrative Trainee of Recreation regarding Bid File # 4614 Tennis Court Fence at Pulaski Park..

14. Communication from the City Assessor regarding 2013 Poverty Tax Relief Guidelines.

15. Communication from the City Engineer, Superintendent of Recreation and Administrative Trainee of Recreation submitting Bid File # 4610-Memorial Park Walk Path Repair.

CITIZENS PARTICIPATION:

HEARING:

HEARING RELATIVE TO
A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE
FOR THE PROPERTY LOCATED AT
122/126/128 OAK STREET
IN THE CITY OF WYANDOTTE

FINAL READING OF AN ORDINANCE:

AN ORDINANCE ENTITLED
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING
ORDINANCE TO REZONE THE VACANT PROPERTY FORMERLY KNOWN AS 1046
EUREKA FROM ONE FAMILY RESIDENTIAL DISTRICT (RA) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT (RM-1)

AUTOMATIC REFERRAL:

1. Communication from the Garfield Elementary School, 340 Superior Blvd relative to their annual Garfield Family Picnic to take place on Tuesday, June 4, 2013 from 4:00 p.m. to 8:00 p.m. requesting road closure as follows: Superior Blvd between Third and Fourth Streets.

PERMISSION GRANTED, provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs, copies to Police, Fire, DPS.

REPORTS AND MINUTES:

Planning Commission	April 18, 2013
Cultural & Historical Commission	March 14, 2013
Cultural & Historical Commission	April 11, 2013
Fire Fighters's Civil Service Commission	March 13, 2013
Fire Fighters's Civil Service Commission	March 27, 2013
Beautification Commission	April 10, 2013

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR

PRESENTATION



JOSEPH R. PETERSON
MAYOR

COUNCIL

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

DATE: April 9, 2013

TO: William R. Griggs
City Clerk

FROM: Rosanne Flachsmann
Office of the Mayor & City Council

SUBJECT: PRESENTATION AT 4-29-13 COUNCIL MEETING

Monday, April 29, 2013

Presentation by
Wyandotte Beautification Commission
on Spring/Summer Projects

Please place this item at beginning of the agenda as you have so kindly done in the past. Feel free to contact me at X4544 if you have any questions. Thank you.



**Polish Legion of American Veterans
Charles Wojno Post #7
438 Ford Ave.
Wyandotte, Michigan 48192**

CHARTERED BY CONGRESS



April 19, 2013

Dear Mayor,

On Monday May 27, 2013 Charles Wojno Post 7 would once again like to sponsor a Parade from Post 7 to Our Lady of Mount Carmel Cemetery where we will participate in a field Mass. A memorial service will follow and placing of wreaths to honor our fallen comrades.

I would like to ask for the city's permission and cooperation in holding this event again this year. We would require Ford Ave. closed from 4th street to the entrance of Mount Carmel Cemetery from 9:15 Am until about 10:00Am and our return to the Post at about 11:30 Am

We will open the Post at 8:00 A.M. coffee and donuts will be available; at 9:20 a.m. we will assemble on Ford Ave. in front of the Post for the parade. After returning to Post 7 a light lunch will be served.

We would like to extend an invitation to you and the Wyandotte City Council members to join us in this celebration.

Ronald Cassette

Ronald Cassette
Commander

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SEAWAY BOAT CLUB OF WYANDOTTE
6 PERRY PLACE
WYANDOTTE, MICH.
48192

April 22, 2013

Honorable Joseph R. Peterson
3200 Biddle Av.
City of Wyandotte Council
Wyandotte, Michigan 48192

Honorable Mayor Peterson and Council Members:

The Seaway Boat Club of Wyandotte is requesting the closing of approximately 100' of the city Road (Perry Place) that abuts our property and BASF for a wedding of one of our member and also our annual dock party. The purpose of this request is to erect a 40' x 60' tent to provide shelter for both of these events. The closure of the street is requested for a period beginning on August 9, 2013 and running to August 19, 2013. This closure will not adversely affect any surrounding property owners, and the entire area will be completely accessible to law enforcement and emergency services. Our Treasurer upon approval of the Council shall pay the fee required for these events in full.

Our request for this length of closing the street is a cost saving for both events. If we have to have two separate tent erections and tear downs of all infrastructures we would only have the street open for three days in the event period. We would hope that you consider this request so that we may pass on the benefits to our members.

As in the past, we will obtain a special permit from the State of Michigan Liquor Control Commission to dispense Alcoholic beverages outside of our licensed premises. The approximate 100' total area used will be enclosed by portable fencing and access controlled by our membership pursuant to the requirements of the Liquor Control Commission.

Your prompt attention to this matter would be greatly appreciated, to facilitate the issuance of the licensing required by the State of Michigan Liquor Control Commission.

Sincerely,



Glen Johnson

2013 Commodore

Seaway Boat Club of Wyandotte

City of Wyandotte

This Hold Harmless Agreement made this 22nd day of April, 2013 between the City of Wyandotte (hereafter referred to as "the City") and Seaway Boat Club of Wyandotte (hereafter referred to as "the Club").

The Club, its board members, officers, agents, membership and guests does hereby release and forever discharge and hold harmless **the City**, its affiliated boards and board members, employees, agents, and members, and its successors from any and all liability, claims and demands of whatever kind of nature, either in law or in equity, which arises or may hereafter arise from the wedding and our 2013 dock party. The Club understands that this release discharges the City, its employees, its Boards, officers and agents from any liability or claim that the Club, its members or guests, may have against the City with respect to any bodily injury, personal injury, illness, death or property damage that may result from the Club's events August 9th through August 19th, 2013

The Club additionally does hereby release and forever discharge and agrees to hold harmless the employees of the City's Police, Fire and Emergency Services departments and any other employees, agents, or members acting on behalf of the City both civilly and criminally. The Club will obtain a special liability insurance rider for these events and provide the City with a copy of the same, if requested or required by law.

Signed this 22 day of April, 2013


Glen Johnson, Commodore 2013,
Seaway Boat Club of Wyandotte

04/24/2013

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City Clerk's Office
3200 Biddle Ave.
Wyandotte, Mi 48192

Dear Mayor Peterson and City Council,

This letter is on behalf of the Downriver Rehab Fund/Center for Rehabilitation Fund at Henry Ford Wyandotte Hospital. We are establishing a 501 c3, and are requesting a resolution from the City of Wyandotte for recognition as a nonprofit organization in the community in order to qualify as a Local Civic organization to conduct licensed gaming events as allowed by Act 382 of the Public Acts of 1972 (i.e. raffles) through the State of Michigan.

The fund is used to support people who need financial assistance with medical equipment, medical transportation, orthotics, and other community programs to promote rehabilitation services in the downriver community as well as the patients and families of Henry Ford Wyandotte Hospital.

Please find enclosed a copy of the Downriver Rehab Fund Declaration of Trust as a nonprofit organization. Thank you for your consideration in this matter.

Sincerely,



Noreen Cullum, PA-C
Committee Member
1759 Boxford St.
Trenton, Mi. 48183
Ph # 313-618-5314

*Downriver Rehab Fund / Center for Rehabilitation
2333 Biddle Ave
Wyandotte, Mi 48192*

**THE DOWNRIVER REHAB FUND
DECLARATION OF TRUST**

I, ANNE BOLYARD ABRAHAMSON, declare and agree that I have received this September 14, 2012, from myself, as settlor, the sum of ten (\$10.00) dollars. I, and my successors in office, shall hold such property, and all additions, investments, and accretions, in trust, as follows:

FIRST: This trust shall be called "THE DOWNRIVER REHAB FUND."

SECOND: The trustees may receive and accept property, whether real, personal, or mixed, by way of gift, bequest, or devise, from any person, firm, trust, or corporation, to be held, administered, and disposed of in accordance with and pursuant to the provisions of this Declaration of Trust; but no gift, bequest, or devise of any such property shall be received and accepted if it is conditioned or limited in such manner as to require the disposition of the income or its principal to any person or organization other than a "charitable organization" or for other than "charitable purposes" within the meaning of such terms as defined in Article THIRD of this Declaration of Trust, or as shall, in the opinion of the trustees, jeopardize the federal income tax exemption of this trust pursuant to section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

THIRD: This trust shall be held, administered, and distributed as follows:

- (a) The principal and income of all property received and accepted by the trustees to be administered under this Declaration of Trust shall be held in trust by them, and the trustees may make payments or distributions from income or principal, or both, to or for the use of such charitable organizations, within the meaning of that term as defined in paragraph (c) below, in such amounts and for such charitable purposes, within the meaning of that term as defined in paragraph (d) below, as the trustees shall from time to time select and determine; and the trustees may make payments or distributions from income or principal, or both, directly for such charitable purposes, within the meaning of that term as defined in paragraph (d) below, in such amounts as the trustees shall from time to time select and determine without making use of any other charitable organization. No part of the net earnings of this trust shall inure or be payable to or for the benefit of any private shareholder or individual, and no substantial part of the activities of this trust shall be the carrying on of propaganda, or otherwise attempting to influence legislation. No part of the activities of this trust shall be the participation in, or intervention in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.
- (b) The trust shall continue forever unless the trustees terminate it and distribute all of the principal and income, which action may be taken by the trustees in their discretion at any time. On such termination, all assets shall be distributed to the Henry Ford Wyandotte Hospital Center For Rehabilitation Fund, or, if said Fund

is not then in existence, to such one or more charitable organizations, within the meaning of that term as defined in paragraph (c) below, as the trustees shall, in their discretion, determine.

- (c) In this Declaration of Trust and in any amendments to it, references to "charitable organizations" or "charitable organization" mean one or more hospitals that are:
 - (i) exempt from federal income tax pursuant to section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code; and
 - (ii) located in the "Downriver, Michigan area," within the meaning of that term as defined in paragraph (e) below.
- (d) In this Declaration of Trust and in any amendments to it, the term "charitable purposes" shall be limited to and shall include only the provision of funds to pay the hospital and medical bills of those residents of the "Downriver, Michigan area," within the meaning of that term as defined in paragraph (e) below, whose income and resources available to them are not sufficient to pay the same.
- (e) In this Declaration of Trust and in any amendments to it, the term "Downriver, Michigan area" means the following cities and townships in Wayne County, Michigan: Allen Park, Brownstown Township, Ecorse, Flat Rock, Gibraltar, Grosse Ile, Huron Charter Township, Lincoln Park, Melvindale, River Rouge, Riverview, Rockwood, Romulus, Southgate, Taylor, Trenton, Woodhaven, and Wyandotte.

FOURTH: This Declaration of Trust may be amended at any time or times by written instrument or instruments signed and sealed by the trustees, and acknowledged by any of the trustees; provided that no amendment shall authorize the trustees to conduct the affairs of this trust in any manner or for any purpose contrary to the provisions of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code; provided, further that no amendment shall substantially vary the meaning of the terms "charitable organizations", "charitable organization", "charitable purposes", or "Downriver, Michigan area". An amendment of the provisions of this Article FOURTH (or any amendment to it) shall be valid only if and to the extent that such amendment further restricts the trustees' amending power. All instruments amending this Declaration of Trust shall be noted upon or kept attached to the executed original of this Declaration of Trust held by the trustees.

FIFTH: All matters pertaining to the office of trustee shall be governed by applicable state law and by the following provisions:

- (a) Any trustee under this Declaration of Trust may, by written instrument, signed and acknowledged, resign his or her office. At any time there may be appointed one or more additional trustees. Appointments shall be made by the trustee or trustees for the time in office by written instruments signed and acknowledged. Any succeeding or additional trustee shall, upon his or her acceptance of the office by written instrument signed and acknowledged, have the same powers.

rights, and duties, and the same title to the trust estate jointly with the surviving or remaining trustee or trustees, or singly, as the case may be, as if originally appointed.

- (b) None of the trustees shall be required to furnish any bond or surety. None of them shall be responsible or liable for the acts or omissions of any other of the trustees or of any predecessor or of a custodian, agent, depository, or counsel selected with reasonable care.
- (c) A trustee may, by appropriate written instrument, delegate all or any part of his or her powers to another or others of the trustees for such periods and subject to such conditions as such delegating trustee may determine.
- (d) The trustees serving under this Declaration of Trust are authorized to pay to themselves amounts for reasonable expenses incurred and reasonable compensation for services rendered in the administration of this trust.

SIXTH: In extension and not in limitation of the common law and statutory powers of trustees and other powers granted in this Declaration of Trust, the trustees shall have the following discretionary powers:

- (a) To invest and reinvest the principal and income of the trust in such property, real, personal, or mixed, and in such manner as they shall deem proper, and from time to time to change investments as they shall deem advisable: to invest in or retain any stocks, shares, bonds, notes, obligations, or personal or real property (including without limitation any interests in or obligations of any corporation, association, business trust, investment trust, common trust fund, or investment company) although some or all of the property so acquired or retained is of a kind or size which but for this express authority would not be considered proper and although all of the trust funds are invested in the securities of one company.
- (b) To sell, lease, or exchange any personal, mixed, or real property, at public auction or by private contract, for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertakings relating to the trust property, as they consider advisable, whether or not such leases or contracts may extend beyond the duration of the trust.
- (c) To borrow money for such periods, at such rates of interest, and upon such terms as the trustees consider advisable, and as security for such loans to mortgage or pledge any real or personal property with or without power of sale; to acquire or hold any real or personal property, subject to any mortgage or pledge on or of property acquired or held by this trust.
- (d) To execute and deliver deeds, assignments, transfers, mortgages, pledges, leases, covenants, contracts, promissory notes, releases, and other instruments, sealed or unsealed, incident to any transaction in which they engage.
- (e) To vote, to give proxies, to participate in the reorganization, merger, or consolidation of any concern, or in the sale, lease, disposition, or distribution of

its assets; to join with other security holders in acting through a committee, depository, voting trustees, or otherwise, and in this connection to delegate authority to such committee, depository, or trustees and to deposit securities with them or transfer securities to them; to pay assessments levied on securities or to exercise subscription rights in respect of securities.

- (1) To employ a bank or trust company as custodian of any funds or securities and to delegate to it such powers as they deem appropriate; to hold trust property without indication of fiduciary capacity but only in the name of a registered nominee, provided the trust property is at all times identified as such on the books of the trust; to keep any or all of the trust property or funds in any place or places in the United States of America; to employ clerks, attorneys, accountants, investment counsel, investment agents, and any special services, and to pay the reasonable compensation and expenses of all such services in addition to the compensation of the trustees.

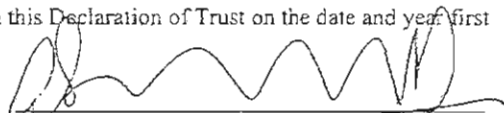
SEVENTH: The trustees' powers are exercisable solely in the fiduciary capacity consistent with and in furtherance of the charitable purposes of this trust as specified in Article THIRD and not otherwise.

EIGHTH: In this Declaration of Trust and in any amendment to it, references to "trustees" mean the one or more trustees, whether original or successor, for the time being in office.

NINTH: Any person may rely on a copy, certified by a notary public, of the executed original of this Declaration of Trust held by the trustees, and of any of the notations on it and writings attached to it, as fully as he might rely on the original documents themselves. Any such person may rely fully on any statements of fact certified by anyone who appears from such original documents or from such certified copy to be a trustee under this Declaration of Trust. No one dealing with the trustees need inquire concerning the validity of anything the trustees purport to do. No one dealing with the trustees need see to the application of anything paid or transferred to or upon the order of the trustees of the trust.

TENTH: This Declaration of Trust is to be governed in all respects by the laws of the State of Michigan.

As settlor and initial trustee, I now sign this Declaration of Trust on the date and year first written above.


ANNE BOLYARD ABRAHAMSON, Trustee

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 4

ITEM: Re-appointment of City Engineer

PRESENTER: Mayor Joseph Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Per Section 20 of the Charter for the City of Wyandotte, the department of engineering and building shall be in charge of the city engineer who shall be a graduate civil engineer licensed to practice engineering by the State of Michigan. On the third Monday of April, 1959, and on the third Monday of April of every second year thereafter, a city engineer shall be appointed to hold office for the term of two (2) years. The city engineer shall receive such compensation as the council shall determine.

STRATEGIC PLAN/GOALS:

ACTION REQUESTED: Concur with Mayor's recommendation to re-appoint Mark Kowalewski as City Engineer through April 18, 2015.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION: Refer to City Attorney to prepare appropriate ordinance

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS:

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH R. PETERSON
MAYOR

COUNCIL

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

April 24, 2013

The Honorable City Council
City of Wyandotte
3131 Biddle Avenue
Wyandotte MI 48192

Gentlemen and Madam:

I am writing to submit the name of Mark A. Kowalewski for re-appointment as City Engineer for a two-year term ending April 18, 2015.

I am recommending that Mr. Kowalewski's annual salary remain at \$105,622.40, plus benefits identical to those provided other non-union general city employees, including the same health benefits coverage offered to other non-union administrative employees of the City, provided that employee makes the same employee co-payment of premium, and any approved general salary increases or reductions. I am also recommending that gas mileage for out-of-town City businesses be allowed at the rate that the IRS establishes for travel allowances, plus an annual allowance of \$1,000 to cover in-town travel expenses.

Thanking you in advance for your support of this re-appointment, I remain

Sincerely,


Joseph R. Peterson
Mayor

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson _____

BE IT RESOLVED

That City Council hereby CONCURS in the recommendation of Mayor Joseph Peterson as set for in his communication dated April 24, 2013, to re-appoint Mark A. Kowalewski as the City Engineer for a two-year term ending April 18, 2015;

AND BE IT FURTHER RESOLVED that said salary shall be \$105,622.40, including benefits identical to those provided other non-union administrative employees of the City, provided that employee makes the same employee co-payment of premium and further, any approved general salary increases or reductions shall apply;

AND BE IT FURTHER RESOLVED that the Engineer's gas mileage for out-of-town City business be allowed at the rate that the IRS establishes for travel allowances, plus an annual allowance of \$1,000 to cover in-town travel expenses;

AND BE IT FURTHER RESOLVED that the City Attorney be directed to prepare the appropriate ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

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MEETING DATE: April 29, 2013

AGENDA ITEM # _____

ITEM: Master Plan Update

PRESENTER: Elizabeth A. Krimmel, Chairperson Planning Commission and Charles Leman, City Planner, Beckett & Raeder

INDIVIDUALS IN ATTENDANCE: Elizabeth Krimmel and Charles Leman

BACKGROUND: One of the requirements of the Michigan Planning Act (PA 33 of 2008) mandates that every five (5) years the City review the Master Plan and determine whether to update and amend the plan or adopt a new plan. In May, Your Honorable Body authorized Charles Leman, City Planner, of Beckett & Raeder to update the City's Master Plan in accordance with this legislation. The Planning Commissioners drove the City, reviewed the existing Master Plan and discussed changes to the Master Plan. The Commission is now ready for the City Council to review these proposed changes and authorize the distribution of the proposed Master Plan to the abutting Cities please see the Master Plan Process which is attached.

STRATEGIC PLAN/GOALS: City is committed to enhancing the community's quality of life by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Concur with the proposed changes to the Master Plan

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Proposed Master Plan will be distributed to the abutting communities to Wyandotte along with SEMCOG and the required Public Hearing to hear comments on the proposed changes will be held by the Planning Commission. Once comments are heard, the Planning Commission will present a final Master Plan for the City Council's approval.

COMMISSION RECOMMENDATION: Approved by the Planning Commission April 18, 2013

CITY ADMINISTRATOR'S RECOMMENDATION: 

LEGAL COUNSEL'S RECOMMENDATION:  OK with a foot

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS: Master Plan Process and Proposed Master Plan

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: April 29, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the Planning Commission regarding proposed changes to the City's Master Plan; AND

BE IT FURTHER RESOVLED that Council directs the Planning Commission to distributed said changes of the Master Plan to the abutting communities to Wyandotte along with SMCOG.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

planning report

Date: 04.17.13

From: Charles F. Leman, AICP, RLA
Benjamin J. Tallerico, AICP, HDPF

To: **Ms. Elizabeth Krimmel, Chair**
Members of the Wyandotte Planning Commission
Todd Drysdale, City Administrator, CPA
Kelly Roberts, Engineering
Other Interested Parties
3131 Biddle
Wyandotte, Michigan 48192

Re: Master Plan Process

We will be sending out a hard copy of the updated draft of the Master Plan Update by May 09 for discussion at your May 16 Planning Commission meeting.

Following are the next steps in the Master Plan approval process once the Planning Commission is satisfied with the draft;

- The planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.
- If the legislative body approves the distribution of the proposed master plan, a copy of the proposed master plan shall be sent for review and comment to the entities that received the initial notice of the Master Plan Update.
- An entity receiving the Master Plan Update has 42 days to comment on the plan.
- After the 42 day comment period, the planning commission shall hold not less than one (1) public hearing on the proposed master plan. Proper notice shall be given.
- The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city planning commission. Following approval of the proposed master plan by the planning commission, the planning commission shall submit a copy of the master plan to City Council.
- Approval of the proposed master plan by the planning commission is the final step for adoption of the master plan, unless the City Council by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the City Council shall approve or reject the proposed master plan.
- If Council rejects the proposed master plan, Council shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the Council's objections and revise the proposed master plan so as to address those objections. The procedures shall be repeated until Council approves the proposed master plan.
- Upon final adoption of the master plan, the secretary of the planning commission shall submit, copies of the adopted master plan to the same entities to which copies of the proposed master plan were required.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM #

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ITEM: Sale of City Owned Property

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski, 4-25-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City has an inventory of buildable lots. The Engineering Department is looking at ways to sell these properties and has negotiated a Purchase Agreement with an Option to Acquire Real Estate with Joseph Daly and Joseph DiSanto. This Agreement would sell five (5) lots (Phase 1) at \$5,000 per lot. The homes are to be similar in design and quality as the recently constructed Neighborhood Stabilization Program 2 (NSP2) homes. All five (5) would be started immediately. If successfully completed within one (1) year there is an optional Phase 2 which would be for an additional five (5) lots at \$2,500.00 per lot. If Phase 2 is successfully completed, an optional Phase 3 would allow for future lots to be sold for \$1.00 per lot. The City will not guarantee available lots.

STRATEGIC PLAN/GOALS: The City is committed to enhancing the community's quality of life by fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods, promoting the finest in design, amenities and associated infra-structure improvements in all new developments, and fostering the maintenance and development of stable and vibrant neighborhoods

ACTION REQUESTED: Authorize the execution of the Purchase Agreement with Option to Acquire Real Estate.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Estimated sale price/appraised value is \$112,300.00. Taxes paid per year are estimated at \$5,780.00. 5 houses (Phase 1) x \$5,780.00 = \$28,900.00 in annual new taxes.

IMPLEMENTATION PLAN: Execute Purchase Agreement with Option to Acquire Real Estate, closing on properties, start construction.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

Shirley

LEGAL COUNSEL'S RECOMMENDATION:

OK with a few

MAYOR'S RECOMMENDATION:

[Signature]

LIST OF ATTACHMENTS: Purchase Agreement with Option to Acquire Real Estate

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to enter into the Purchase Agreement with Option to Acquire Real Estate between the City of Wyandotte and Joseph Daly and Joseph DiSanto as presented to City Council; AND

BE IT FURTHER RESOLVED that Council accepts the offer from Joseph Daly and Joseph DiSanto to acquire five (5) properties for the amount of \$5,000 each with an option to purchase additional lots as indicated in Purchase Agreement with Option to Acquire Real Estate; AND

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

PURCHASE AGREEMENT WITH OPTION TO ACQUIRE REAL ESTATE

City of Wyandotte, "Seller" and Joseph Daly and Joseph DiSanto "Purchaser" enter into this Purchase Agreement With Option To Acquire Real Estate on _____, 2013.

1. **Property Description:** The undersigned hereby offer and agree to purchase the following FIVE (5) LOTS OF VACANT LAND LOCATED IN THE CITY OF WYANDOTTE, Wayne County, Michigan herein described as "Phase One Properties." Said parcels are more specifically described as follows:

SEE ADDENDUM A (To be chosen by Agreement of the Parties)

2. **Purchase Price:** The purchase price for the above-described real property is the sum of FIVE THOUSAND (\$5,000.00) Dollars PER LOT, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions as hereinafter set forth.

3. **Financing:** Delivery of the usual Warranty Deed conveying a marketable title. The purchase price shall be paid by means of cashiers check and/or certified check at the date and time of closing.

4. **Title Insurance:** As evidence of title, Seller agrees to furnish to Purchaser, at Purchaser's expense, prior to closing a commitment for 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 offer and tax history certified to a date later than the acceptance thereof. Said commitment of title insurance shall be converted to a policy of title insurance subsequent to closing and forwarded to Purchaser as soon as all necessary documents have been processed and recorded to cause the issuance of a policy of title insurance.

5. **Time for Closing:** The closing for the five (5) Phase one properties shall occur within forty five (45) days of the execution of the Purchase Agreement, payment for each lot will be due to the City at closing.

6. **Default:** The Purchaser shall be considered to be in default of this Agreement should any one of the following events occur:

- (a) Failure to close upon a lot of land as scheduled by the Seller.
- (b) Failure to complete the basement construction within six (6) months of the closing on each lot acquired by Purchaser.
- (c) Failure to complete construction of the residential dwelling within twelve (12) months of the closing on each lot acquired by Purchaser. Complete construction includes issuance of a Certificate of Occupancy and in accordance with all City Codes and the Terms of this Agreement.
- (d) Failure to construct each residential dwelling in accordance with the design approved by the City.
- (e) Failure to pay Seller in full for each lot.
- (f) Failure to construct each residential dwelling in terms of quality and aesthetics to the complete satisfaction of the Seller.
- (g) Failure of Purchaser to perform any other obligation under this Agreement in accordance with the terms hereof.

7. **Objections to Title:** 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 thirty (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. If the Seller remedies the title or shall obtain such title policy within the time specified, the Purchasers agree to complete the sale within ten (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.

8. **Occupancy of Property:** This Purchase Agreement with Option to Acquire Real Estate applies only to vacant residential lots.

9. **Proration of Taxes:** All taxes and assessments currently due and payable shall be paid by the Seller. Taxes and assessments which first become due and payable within one (1) year prior to the closing shall be prorated and adjusted as of the date of closing in accordance with the due date of said tax obligation (which is on an advance basis). Taxes due and assessed that shall be issued after closing and become due and payable after the date of closing shall be the responsibility of the Purchaser. This provision as stated in this Purchase Agreement, shall take full force and effect notwithstanding any provisions of Public Act 80 of 1994 which changes the lien date for property taxes to December 31st of the year prior to the year in which the taxes are billed. The tax proration shall be conducted in a normal and customary manner and shall be prorated regardless and notwithstanding the provisions of said Public Act. Further, this is residential property and the Sellers have filed a Homestead Exemption for said property.

10. **Deposit:** Purchaser does herein enter into this Offer to Purchase and does deposit the sum of zero (-0-).

11. **Location of Closing:** The closing of this shall take place at the offices of the City of Wyandotte located at 3200 Biddle Avenue, Wyandotte, Michigan.

12. **Purchasing Vacant Property:** Seller does herein represent that each of the subject lots are "buildable" for a residential structure according to the City's zoning ordinance. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.

13. Maintenance of Property: Seller agrees to maintain premises in the same condition as existing as of the date of acceptance of the Contract to Purchase until possession is delivered to the Purchaser at closing.

14. Binding on Heirs: The covenants and agreements as herein stated shall bind and inure to the benefit of the executors, administrators, successors, and assigns of the respective parties.

15. Approved Designs: It is understood that Purchaser intends to acquire these parcels for the sole purpose of constructing residential dwellings with the intention of listing them for re-sale. It is agreed that all homes will be of similar design and quality as those recently constructed in the City's Neighborhood Stabilization Program 2 (NSP2). (See Addendum B for Design Examples).

All utilities are required to be underground. Purchaser will provide three (3) ducts; electrical, cable and telephone to a central location.

16. Option to Acquire Future Lots (Phase 2): If Purchaser completes construction of the five (5) homes for the Phase 1 properties and is not in default of the Agreement, Seller grants Purchaser an Option to Purchase up to five (5) additional lots as designated in Addendum A in accordance with the following terms:

- (a) Purchaser shall notify Seller by giving written notice signed by Purchaser and delivered to Seller by certified mail within six (6) months of completion of all five (5) homes of Phase 1 that Purchaser intends to exercise the Option to Purchase one (1) additional lot.
- (b) Seller shall select from Addendum A which lot Seller agrees to sell.
- (c) The purchase price for each lot in Phase 2 properties shall be Twenty Five Hundred (\$2,500.00) Dollars in accordance with Paragraph 3.
- (d) The closing for each additional lot that Purchaser acquires under Phase 2 shall occur within thirty (30) days of delivery of notice to exercise the option to Seller. Complete construction of the basement shall be completed with six (6) months of the closing and construction of the residential dwelling shall be completed within twelve (12) months of the closing. The title insurance and proration provisions for Phase 1 will also apply for this closing.
- (e) In the event Purchaser satisfies the conditions set forth in paragraphs 16(a)-(d) above and is not in default, Purchaser has the option to acquire an additional lot from the Phase 2 properties in accordance with the provisions set forth in Paragraph 16, including all Subparagraphs.
- (f) Provided Purchaser is not in default, Purchaser has the option to acquire a total of five (5) lots under Phase 2 and Purchaser may exercise his option for the next lot upon completion of construction of the residential dwelling on the previous purchased lot in accordance with Paragraph 16 including all subparagraphs.

17. Option to Acquire Future Lots (Phase 3) If Purchaser completes construction of the five (5) residential dwellings for the Phase 1 properties and completes construction of the five (5) residential dwellings for the Phase 2 properties, Seller grants Purchaser an option to purchase additional lots as designated in Addendum A in accordance with the following terms:

- (a) Purchaser shall notify Seller in accordance with Paragraph 16 (a).
- (b) Seller shall select from Addendum A which lots Seller agrees to sell.
- (c) The purchase price for each lot in Phase 3 properties shall be \$1.00 which shall be paid at closing.
- (d) The closing for each additional lot that Purchaser acquires under Phase 3 shall be in accordance with Paragraph 16(d)
- (e) Purchaser has the option to acquire up to five (5) additional lots at a time accordance with paragraph 16(e) and (f).
- (f) Provided Purchaser is not in default, Purchaser has the option to acquire additional lots under Phase 3 provided Purchaser does not have more than five (5) uncompleted lots.

18. Purchaser acknowledges and agrees that Seller has the right to market and sell any lots from Addendum A (Phase 1), Addendum A (Phase 2), and Addendum A (Phase 3) prior to Seller and Purchaser executing a Purchase Agreement for said lots. Once Seller and Purchaser have executed a Purchase Agreement for a lot, the City no longer can market that particular lot. Purchaser further acknowledges and agrees that Seller and Purchaser must mutually agree upon the five (5) lots to be sold under Phase 1. If the Parties cannot agree; this Agreement is null and void. Purchaser further acknowledges and agrees that the Seller in its sole discretion will determine which lots shall be sold to Purchaser under Phase 2 and Phase 3 in the event Purchaser exercise his option to acquire future lots.

19. Remedies

- (a) In the event Purchaser is in default of this Agreement, the Option to Acquire Property is immediately terminated.
- (b) If Purchaser is in default under Paragraphs 6 (b) or 6(c), Purchaser shall immediately convey the lot in question with improvements back to the Seller by Warranty Deed conveying clear marketable title to Seller provided Seller pays Purchaser 80% of the purchase price. If Purchaser fails to do so, Seller may elect to enforce this provision by specific performance or to commence suit to recover all of Seller's damages and Purchaser agrees to be responsible to pay all of Seller's attorney fees. Purchaser agrees that Seller's damages would include the lost taxable revenue on the lot as a result of the residential dwelling not being completed and Purchaser agrees to pay immediately to Seller the taxable revenue that will not be generated as a result of Purchaser's non-performance if Purchaser fails to satisfy the requirements of Paragraph 6 (b) or 6(c) and this Paragraph.
- (c) Any other remedy provided by Law or equity.

20. Termination: Notwithstanding any other provision of this agreement, the Option to Purchase terminates on October 1, 2015. Any exercise of an option must occur prior to October 1, 2015. Purchaser agrees to sign any release or other document prepared by Seller if necessary evidencing the termination. The Option to Purchase also terminates immediately in the event of any default by Purchaser.

21. Entire Agreement: The parties agree that this Purchase Agreement contains the entire agreement between Seller and Purchaser and that there are no agreements, representations, statements or understandings which have been relied upon by the parties to this Purchase Agreement which are not stated in this Purchase Agreement.

22. **Expiration:** This Offer will expire if not signed by the Sellers and returned to Purchaser within ten (10) days of the date Purchaser's Offer is executed.

23. **Assignment:** Once executed, the Purchaser can assign this contract to any corporation controlled by Joseph Daly and/or Giuseppe DiSanto to carry out its terms and such corporation will be fully bound by all provisions of this contract. In the event of assignment, each Purchaser agrees to execute a personal guaranty in a form prepared by Seller.

24. **Closing Cost:** Purchaser will be responsible for a closing fee of \$200.00, Wayne County Mapping fees (if required) in the amount of \$150, and all recording costs, and all title insurance costs. These costs to be paid at closing.

Execution by Purchasers

The purchasers have reviewed the terms of the Offer to Purchase Real Estate this _____ day of APRIL, 2013, and have executed it this date.

In Witness Whereof:

Purchaser:

Purchaser:

Acceptance of Purchase Agreement By Sellers

The Sellers do herein acknowledge receipt of the Offer to Purchase Real Estate and do herein accept the terms of said agreement this _____ day of _____, 2013.

In Witness Whereof:

City of Wyandotte

By: _____

ADDENDUM A
CITY OWNED PROPERTY AVAILABLE FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES
FOR DALY/DISANTO AS OF APRIL 23, 2013

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 1 AND 2) BETWEEN EUREKA AND GROVE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	
3626	3rd	50 130	320	Pine	50 140	Phase 1
3820-22	9th	74.25' 125	337	Pine	50 140	Phase 1
3740	9th	60 100	428	Pine	50 140	
425	Cherry	50 140	755	Pine	50 140	
757	Cherry	50 140	846	Pine	50 140	
816	Cherry	50 140	864-868	Pine	50 140	
824	Cherry	50 140	763	Plum	50 140	
534	Orange	50 140	835	Plum	50 140	
554	Orange	50 140				
664	Orange	50 140	North/East Corner	Forest/9th Street	80 140	
736	Orange	50 140				
534	Orchard	50 140				
615	Orchard	50 140				

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 3) BETWEEN ALKALI AND FORD AVENUE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
1736-1744	2nd	65 130	304-312	Ford	83 107
1757	2nd	60 100	1839	McKinley	60 100
1874	3rd	60 100	1842-1850	McKinley	45 100
1725-1727	4th	90 100	1851-1857	McKinley	60 100
1755-1762	4th	60 110	1865-1869	McKinley	67 100
1827-1833	5th	90 100	1874	McKinley	60 100
1851	5th	45 110			
1703	5th	60 120			

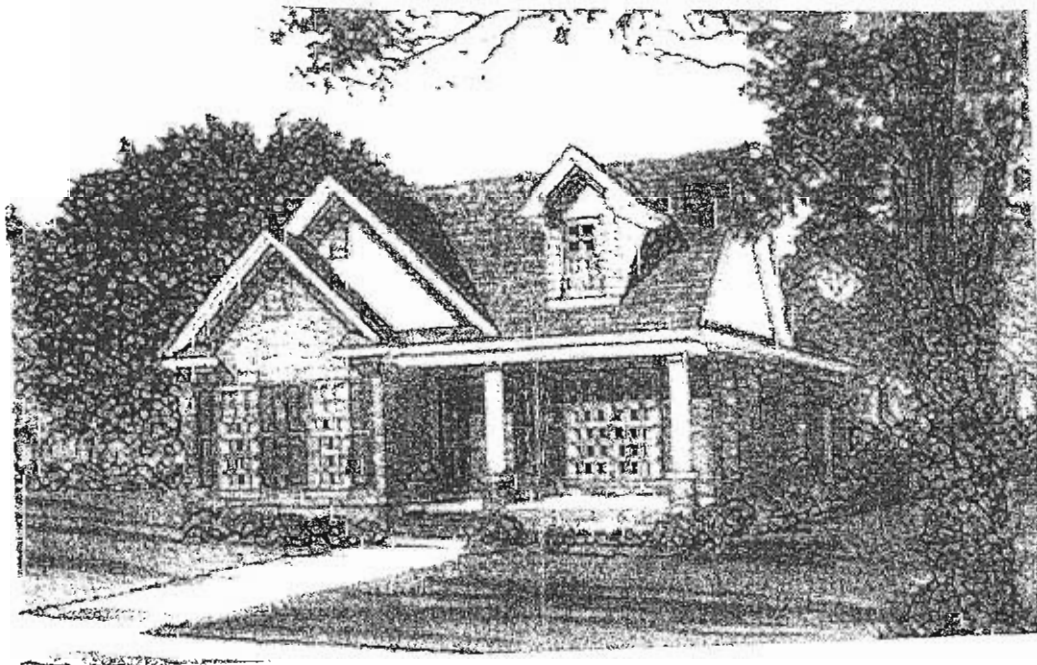
LOTS NOT LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	
3437	11th	60 105	1155	Chestnut	50 140	Phase 1
3407	12th	62 100	1242	Chestnut	50 140	Phase 1
3515-3521	13th	60 99.5	1078	Cora	80 138	
452	2nd	84 125	1598	Cora	50 157	
668-680	4th	50 104	632	Garfield	54.2 104.4	
839	5th	45 109	635	Lincoln	68.48 108.9	
846-858	5th	90 107	659	Lincoln	60 108.9	
901-911	5th	70 110	1430	Maple	60 140	
704-714	6th	47.84 102	1515	Maple	50 140	
833	7th	90 100	210-212	North Dr.	40 222	
1722	7th	60 101	1008	Sycamore	50 140	
831	Antoine	60 105	1265	Sycamore	50 140	
509-517	Elm	60 140	1427	Sycamore	60 112	
993	Eureka	56 119	1508	Sycamore	70 112	
1007	Eureka	56 119				
218	Clinton	97.3 74.4				
227	Clinton	49.5 100				
392	Clinton	60 73				
522-534	Clinton	80				

ADDENDUM B



WINDOW.



CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 7

ITEM: Additional NSP2 Funds from the Michigan State Housing Development Authority (MSHDA)

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 4-25-13

BACKGROUND: This is an update on the City's Neighborhood Stabilization Program (NSP2). MSHDA has awarded an additional \$900,000.00 in grant funds to Wyandotte. The City's original NSP2 Grant was in the amount of \$6,438,045.00. This additional funding totals \$9,228,274.00 in grant money (\$1,053,934.00 from Land Bank and \$1,736,295.00 from MSHDA). To date the City has received \$1,239,259.51 in Program Income, of which \$404,215 has been spent.

The Engineering Department has completed the construction of 27 new single family homes and has rehabbed 15 homes with these Funds. The City has closed on 25 of the properties.

STRATEGIC PLAN/GOALS: By fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. Also by promoting the finest in design, amenities and associated infra-structure improvements in all new developments

ACTION REQUESTED: Adopt a resolution to receive and place this communication on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

Revenue Increased: 101-000-510-055 NSP2 New Construction Revenue \$900,000

Expenditure Increased: 101-440-925-756 NSP2 New Construction \$900,000

Revenue Increased: 101-000-510-059 NSP2 Activities, program Income \$132,259.51

Expenditure Increased: 101-440-925-763 NSP2 Program Income Expense – construction \$132,259.51

IMPLEMENTATION PLAN: Complete homes under construction and close out program.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *See above*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *[Signature]*

LIST OF ATTACHMENTS: n/a

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED 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 budget amendments be made based on the \$900,000.00 in additional grant revenue and \$132,259.51 in additional Program Income received.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

SUMMARY NSP2

Information as of 04/22/13

Grant Expenses to date	\$8,551,468.00
Budgeted Administration	\$373,697.00
Summary	<u>\$8,925,165.00</u>

Total P.I. Expenses as of 4/22/13	<u>\$404,215.00</u>
-----------------------------------	---------------------

TOTAL EXPENSES	\$9,329,380.00
----------------	----------------

Grant Award	\$6,438,045.00
Reallocated Funds from Land Bank 9-28-11	\$857,456.00
Reallocated Funding Awards 10-25-12	\$373,844.00
Reallocated Funding Awards 12-10-12	\$462,451.00
Reallocated Funding from Land Bank 1-14-13	\$196,478.00
Reallocated Funding Awards 2-04-13	\$300,000.00
Reallocated Funding Awards 2-08-13	\$300,000.00
Reallocated Funding Awards 4-11-13	\$300,000.00

Total Grant Revenue	\$9,228,274.00
---------------------	----------------

Actual P.I. received as of 4/04/13	<u>\$1,239,259.51</u> (Budgeted \$1,107,000)
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TOTAL REVENUE TO DATE	\$10,467,533.51
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[Start Menu](#) [Grant Menu](#) [Agency Info](#)

Grant #: NS2-2009-1352

Grantee: City of Wyandotte

Status: Awarded

Grant Access Level: Grant/Contract Administrator

User: Ms. Kelly Roberts [Help](#) [Logout](#)

Help Desk: 1-800-820-1890

[Return to Previous Page](#)**GRANT EXPENDITURES****Instructions:** This page lists grant budget and expenditure information.**Grant Expenditures**

Component-Activities	Grant Award	Adjustments (+/-)	Actual Budget	Total Expenditures	Current Balance
Redevelopment of Demolished or Vacant Properties					
Activity Delivery Costs - New Construction - Address Specific	\$0.00	\$674,087.00	\$674,087.00	\$597,450.00	\$76,637.00
Activity Delivery Costs - Rehab - Address Specific	\$422,376.00	-\$101,606.00	\$320,770.00	\$215,410.00	\$105,360.00
Activity Delivery Costs - General	\$140,792.00	-\$91,734.00	\$49,058.00	\$49,058.00	\$0.00
Acquisition - Rehab	\$480,000.00	\$15,813.00	\$495,813.00	\$495,813.00	\$0.00
New Construction	\$0.00	\$5,612,773.00	\$5,612,773.00	\$5,493,446.00	\$119,327.00
Rehabilitation	\$1,232,000.00	\$468,501.00	\$1,700,501.00	\$1,698,716.00	\$1,785.00
Housing Counseling	\$66,000.00	-\$64,425.00	\$1,575.00	\$1,575.00	\$0.00
Sub-Total	\$2,341,168.00	\$6,513,409.00	\$8,854,577.00	\$8,551,468.00	\$303,109.00
Administrative Costs					
Administrative Costs	\$373,697.00	\$0.00	\$373,697.00	\$373,697.00	\$0.00
Sub-Total	\$373,697.00	\$0.00	\$373,697.00	\$373,697.00	\$0.00
Total	\$2,714,865.00	\$6,513,409.00	\$9,228,274.00	\$8,925,165.00	\$303,109.00
Cash Received To Date					\$8,925,165.00
Cash on Hand					\$0.00

** This balance will be zero (\$0) sent final expenditures to MSHDA 4/24/13.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

8

MEETING DATE: April 29, 2013

AGENDA ITEM # _____

ITEM: Request for Outdoor Café at 3144 Biddle Avenue

PRESENTER: Elizabeth A. Krimmel, Chairperson

INDIVIDUALS IN ATTENDANCE: Elizabeth A. Krimmel, Chairperson

BACKGROUND: The City received a request from Franks Restaurant and Pizzeria, 3144 Biddle Avenue to utilize the City owned property adjacent to their property for an outdoor café. This request from forwarded to the Planning Commission for review. The Planning Commission held the required public hearing on April 18, 2013, wherein the outdoor café layout was reviewed. The Planning Commission received comments from the Police Chief, Fire Chief and City Engineer. The Planning Commission has no objection to this use. Please see the attached duly adopted Resolution.

Further, since the outdoor café is on city owned property, a Grant of License, Hold Harmless Agreement and Insurance would be required.

STRATEGIC PLAN/GOALS: The City is committed to making the downtown a destination of choice for residents throughout Southeast Michigan by encouraging existing businesses to expand.

ACTION REQUESTED: Concur with recommendation provided a Grant of License, Hold Harmless and Insurance is received by the City.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Grant of License, Hold Harmless and receive Insurance Certification

COMMISSION RECOMMENDATION: Approved by Planning Commission April 18, 2013

CITY ADMINISTRATOR'S RECOMMENDATION:

Support

LEGAL COUNSEL'S RECOMMENDATION:

OK with a few

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Minutes of the Planning Commission

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the recommendation of the Planning Commission to grant the request of Franks Restaurant and Pizzeria, 3144 Biddle Avenue for an outdoor café in conjunction with said business from March 15 through October 31 from 12 a.m. through 12 midnight; AND

BE IT FURTHER RESOLVED that a Hold Harmless Agreement is executed by the Owners of Franks Restaurant and Pizzeria and liability insurance and property damage coverage in the minimum amount of \$2,000,000 naming the City as additional insured is submitted to the City every year of operation.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

RESOLUTION

RESOLUTION BY COMMISSIONER TAVERNIER

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that Special Approval #302 – requested by Frank's Restaurant and Pizzeria Inc., (Owner and Appellant) for:

A Certificate of Occupancy to for an Outdoor Café at 3144 Biddle Avenue.

Be hereby approved on the basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were no objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café on private property in the Central Business District (CBD) Zoning District, Section 2202.S.1 of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
3. Compliance with all Police, Fire and City Engineer requirements attached.
4. Use of the outdoor café shall be allowed from 11 a.m. to 12 midnight from March 15 through October 31.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
6. Fence and gate materials used to surround the proposed café should match the fencing utilized at Belicose Café at 3030 Biddle Avenue to develop a consistent standard in the CBD.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Approval by City Council for use of the public property.
9. Compliance with DBA noise levels.

I move adoption of the foregoing resolution.

Commissioner Tavernier

Supported by Commissioner Lupo

YEAS: Adamczyk, Booms, Duran, Krimmel, Lupo, Schultz, Tavernier

NAYS: none

ABSENT: Parker, Pasko

City of Wyandotte

POLICE DEPARTMENT

Departmental Communication

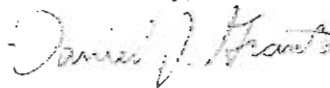
DATE: March 28, 2013
TO: Kelly Roberts, Engineering Dept.
FROM: Daniel J. Grant, Chief of Police
SUBJECT: **OUTDOOR CAFÉ, 3144 BIDDLE AVENUE**
CC: Insp. Jamie Pouliot

This memo is in response to your e-mail dated Tuesday, March 26, 2013, relative to the Outdoor Café application at Frank's Restaurant, 3144 Biddle Avenue, Wyandotte, Michigan. It appears that 12-feet of the easement will remain passable on the south side of the proposed fenced-in area for the movement of persons walking between Biddle Avenue and the alley area to the rear of the businesses. I have no objection to the proposed "outdoor patio area" as illustrated on the drawing submitted by the applicant with the following conditions:

- The applicant meets all laws and ordinances as required by the Fire and Engineering Departments.
- The Engineering Department approves Frank's Restaurant for use of the property, which is a section 13-feet wide consisting of City of Wyandotte easement from the south side of the business.
- Approval is received from the Liquor Control Commission for an Outdoor Café.

Further, the police department will remind Frank's Restaurant that an outdoor service permit allows the sale, service, and consumption of alcoholic beverages in a well-defined and clearly marked area outside of the licensed premises. Compliance with this provision is the responsibility of the licensed establishment, and failure to comply may result in the issuance of a violation.

Sincerely,



Daniel Grant
Chief of Police

Kelly Roberts

From: wfdchief Carley <wfdchief@wyan.org>
Sent: Monday, April 08, 2013 11:17 AM
To: Kelly Roberts
Subject: Re: Outdoor Cafe

Kelly

Sorry I did not get you this sooner. I looked at it but did not send you my comments.

I have no objections to the proposed outdoor cafe for Franks.

Sincerely,

Fire Chief
City of Wyandotte
266 Maple
Wyandotte, Mi 48192
734.324.7252

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

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

April 10, 2013

Elizabeth A. Krimmel, Chairperson
Planning Commission
City of Wyandotte
City Hall
Wyandotte, Michigan

RE: Proposed Outdoor Café at
3144 Biddle Avenue

Dear Mrs. Krimmel:

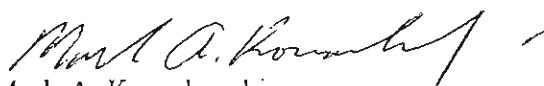
The undersigned has reviewed the plan and application submitted for the proposed outdoor café at the above captioned property and the following applies. The undersigned has no objection to the location of this café. However, the proposed fence and gate materials used to surround the proposed café should match the fencing utilized at Belicose Café at 3030 Biddle Avenue to develop a consistent standard in the CBD.

Also, it should be noted that the decibel levels are not to exceed 50 DBA between 8 p.m. and midnight or 55 DBA between 7 a.m. and 8 p.m. which shall constitute a violation of the Code.

Further, if liquor is going to be sold in the café a Commercial Inspection by the Engineering Department will be required for the entire property including the inside restaurant area. This request will also require approval of the City Council because the use is on public property.

A proposed Resolution is attached and if you have any questions, please feel free to contact the undersigned.

Very truly yours,


Mark A. Kowalewski
City Engineer

MAK:kr

cc: Frank's Restaurant and Pizzeria, Inc.

GRANT OF LICENSE

CITY OF WYANDOTTE, a Michigan Municipal corporation, and its successors, hereinafter called the GRANTOR, and Salvati Properties, LLC, 3144 Biddle Avenue, Wyandotte, Michigan, and its successors, hereinafter called the LICENSEE, enter into this Agreement on the _____ day of _____, 2013, subject to the following conditions:

1. The GRANTOR owns the real estate north of 3144 Biddle Avenue, more particularly described as: the 25-foot wide public area, respectively, abutting the n ½ of Lot 8 Block 72, as recorded in Liber 57 of Plats, Page 5 Wayne County Records. The LICENSEE owns the property at 3144 Biddle Avenue. The LICENSEE'S outdoor café will extend 13 feet onto these premises.
2. The GRANTOR grants to the LICENSEE, and it's assigns, the right to construct, operate and maintain an outdoor café on the north 25 foot wide public area and in conjunction with 3144 Biddle Avenue, Wyandotte, and the LICENSEE is required to maintain and keep in good repair said area. The LICENSEE shall use methods in constructing, operating and maintaining the outdoor café that will not cause any damage to the premises and the premises described below shall be maintained by LICENSEE so that it will promote and protect the public health, safety, general welfare, and appearance of the premises and insure the premises will be reasonably safe and convenient for public travel. The LICENSEE'S café will consist of tables, chairs, umbrellas, planters and other related furniture, fixtures and improvements and be in accordance with the outdoor café plan approved by the Planning Commission on April 18, 2013.
3. LICENSEE'S outdoor café shall only occupy that part of the above described legal the north 13 feet of the S'ly ½ of Lot 8, Block 72, L57 P5, of Plat of Part of Wyandotte as shown on Attachment I.
4. Tables, chairs, umbrellas and any other objects provided with the café shall be of quality design, materials, and workmanship both to insure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment. When the associated establishment and the sidewalk café are not open for daily use, all furnishings and fixtures shall be removed from public property or stored in a manner approved by GRANTOR. All apparatuses for the outdoor café shall be removed when café is closed during the off-season. The outdoor café may be utilized from March 15 to October 31 in accordance with the City of Wyandotte Zoning Ordinance, Article XI, Section 2202S.1.
5. The GRANTOR reserves the right from the date hereof, an easement on, over, under, across, and within said property for the purpose of construction, operating, maintaining, and repairing existing and future public utilities, sewers, water mains, gas mains and drains. The GRANTOR also reserves the same rights for Michigan Consolidated Gas Company, and Michigan Bell Telephone Company, their successor and assigns.
6. In consideration of the GRANTOR providing their Grant of License, the LICENSEE agrees to execute a Hold Harmless Agreement indemnifying the GRANTOR from all liability arising out of their Grant of License and GRANTOR shall be named as an additional insured party on LICENSEE'S premises liability insurance.
7. If the GRANTOR directs LICENSEE to make any modifications to the above premises to promote and protect the public health, safety, general welfare and appearance of the premises and insure the premises will be reasonably safe and convenient for public travel, LICENSEE agrees to do modifications at its own cost immediately.
8. This Grant of License may not be assigned by the LICENSEE without prior written approval of the GRANTOR.

GRANT OF LICENSE
PAGE 2

This LICENSE is revocable at will by the GRANTOR giving thirty (30) days notice to the LICENSEE of such revocation. If license is revoked, then LICENSEE shall remove all furnishing and fixtures to the satisfaction of the City Engineer and at no cost to GRANTOR and restore the condition of the premises to their original condition at no cost to the GRANTOR.

Witnesses:

GRANTOR: City of Wyandotte

Joseph R. Peterson, Mayor

William R. Griggs, City Clerk

Subscribed and sworn to me this _____ day of _____, 2013, by Joseph R. Peterson and William R. Griggs who are the Mayor and City Clerk of the City of Wyandotte who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

My Commission Expires. _____

Witnesses:

LICENSEE: Salivati Properties, LLC
franks Restaurant and Pizzeria

Theresa Young

Grace Bogart

Frank Salvati

Subscribed and sworn to me this _____ day of _____, 2013, by Theresa Young, Grace Bogart, Frank Salvati who duly executed said LICENSE with full authority.

NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

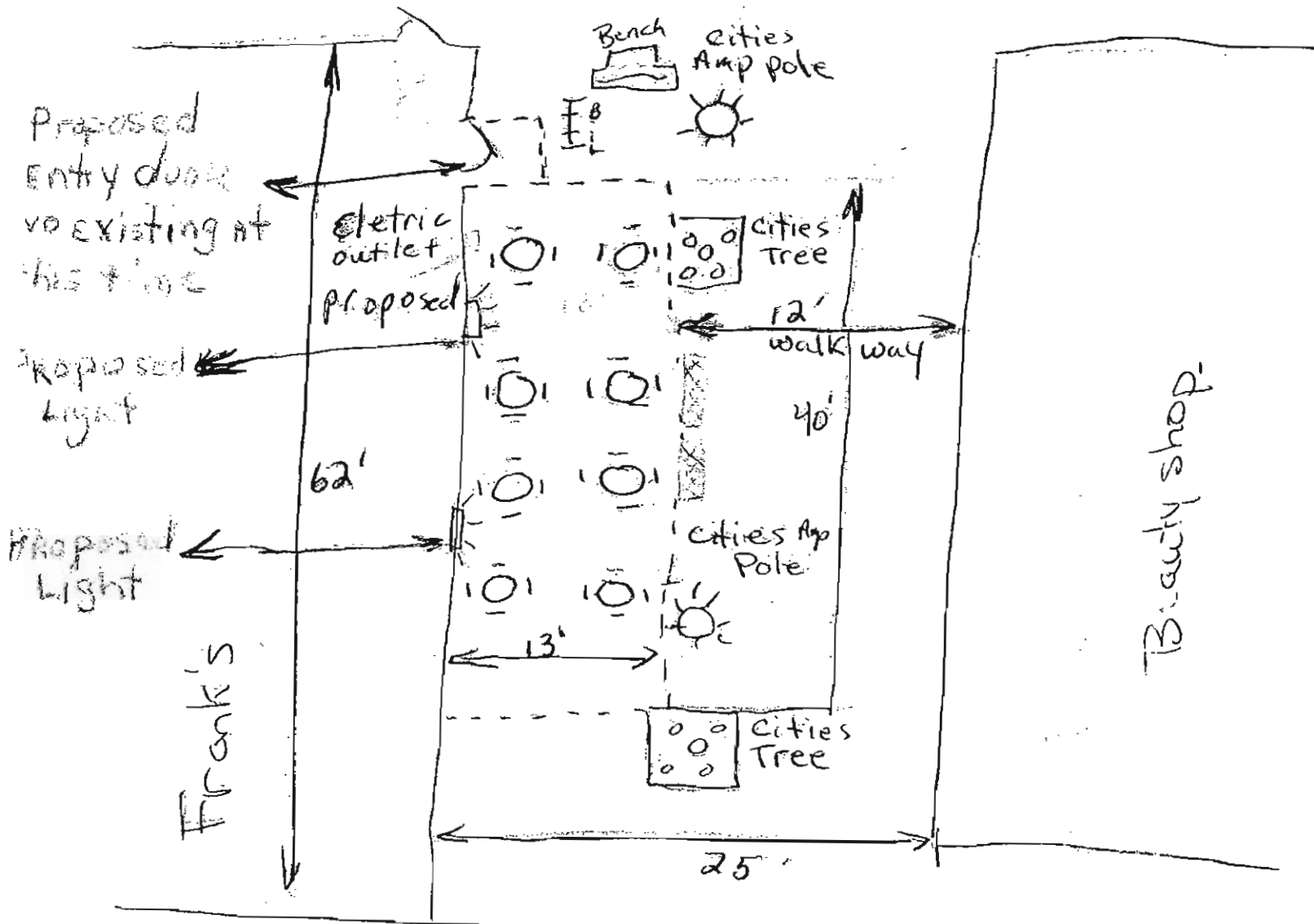
My Commission Expires _____

Drafted by: William R. Look

When recorded, return to: William R. Look
2241 Oak St.
Wyandotte, MI 48192

Attachment 1

Biddle Ave



Umbrella for each Table

Ledger

Planters

Shrub/Tree

Lamp Pole

Cities

10' Table/chairs

000

city

Bike Rack

Black Rod Iron
Fence/Railing

Bench

city
Bench
Seat

Purposed

HOLD HARMLESS AGREEMENT

In consideration of the City of Wyandotte granting permission to Salvati Properties, LLC k/a/a Franks Restaurant and Pizzeria, 3144 Biddle Avenue, Wyandotte, Michigan, to construct, install, operate and maintain an outdoor café on the City owned property south of 3144 Biddle Avenue, which will occupy the property shown on Attachment #1, it's successors and assigns, hereby assumes all risk and liability relating to the aforementioned activity and uses and agrees to hold harmless and indemnify the City of Wyandotte and all City officials and employees from all liability or responsibility whatever for injury (including death) to persons and for any damage to City of Wyandotte property or to the property of others arising out of or resulting from the construction, maintenance and/or use of said property for the aforementioned use.

The undersigned Salvati Properties, LLC, Owner of Franks Restaurant and Pizzeria, it's successor and assigns, further does hereby remise, release, and forever discharge the City of Wyandotte, its officers, agents and employees from any and all claims, demands, actions, causes of action, damages and liabilities resulting or arising out of, either directly or indirectly, from the construction, maintenance and/or use of said property for said purposes at said above-described location.

The undersigned represents personally that he/she is authorized to execute this Agreement on behalf of the undersigned. The undersigned further agrees to repair any damage done to said property and restore it to the original condition that existed prior to said utilization at no cost to the City of Wyandotte.

Agreed to this _____ day of _____, 2013.

Gizzmos

BY: _____ BY: _____
Theresa Young Grace Bogart

BY: _____
Frank Salvati

Address: _____
Street City State Zip

Telephone: _____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 9

ITEM: City Owned property 1809 4th Street, Wyandotte, Michigan

PRESENTER: Mark A. Kowalewski, City Engineer *Mark Kowalewski 4-2513*

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The property at 1809 4th Street was purchased by the City via Wayne County Tax Foreclosure for the amount of \$6,883.09 (\$5,618.94 taxes and \$1,264.15 in interest). This is a two (2) family dwelling. Mr. and Mrs. Kiger, property owners since 1988, and their son live in the home. The son does not pay rent nor do they rent out the other unit. Due to medical issues, in the family, the taxes were not paid and foreclosed on by Wayne County and sold to the City. Mr. and Mrs. Kiger have agreed to pay the City back the portion that the City paid along with the 2012 taxes (\$2,644.18 taxes and \$105.18 in interest thru March) totaling \$9,632.45. Mr. and Mrs. Kiger have agreed to pay \$4,000 down and make monthly payments of \$625.82 for nine (9) months. Once all payments are received, the City will issue a Quit Claim Deed to Mr. and Mrs. Kiger.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by; matching tools and efforts to the conditions in city neighborhoods

ACTION REQUESTED: Authorize the Mayor and City Clerk to execute the Purchase Agreement and close on the property.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Shuydal*

LEGAL COUNSEL'S RECOMMENDATION: Legal Department approved Purchase Agreement

MAYOR'S RECOMMENDATION: *[Signature]*

LIST OF ATTACHMENTS: Purchase Agreement

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer regarding the sale of 1809 4th Street; AND

BE IT FURTHER RESOLVED that Council accepts the offer from Frances and Gary Kiger, to acquire the property known as 1809 4th Street in the amount of \$9,632.45; AND

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

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

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

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

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty 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. Purchaser acknowledge that Sellers will be issuing a Quit Claim Deed and not a Warranty Deed once Land Contract is paid in full. 3. Purchaser acknowledges City is conveying an interest it has in the property to the Seller and the City was issued a Quit Claim Deed as a result of a tax foreclosure. City makes no representations concerning status of title.

IN PRESENCE OF:

[Signature]

Frances Kiger P.O.A. L. S.
Frances Kiger Purchaser

Gary Kiger L. S.
Gary Kiger Purchaser

Address 1809 4th Street, Wyandotte, MI 48192

Phone: 734-301-7376

Dated 4/22/13

BROKER'S ACKNOWLEDGMENT OF DEPOSIT

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

Address _____

Phone _____ By: _____ Broker

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

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

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

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

City of Wyandotte:

IN PRESENCE OF:

Joseph R. Peterson, Mayor L. S.
Seller

William R. Griggs, City Clerk L. S.
Seller

Address _____

Dated: _____ Phone _____

PURCHASER'S RECEIPT OF ACCEPTED OFFER

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

Dated _____ L. S.
Purchaser

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM #

10

ITEM: Tree Replacement for 3200 Biddle Avenue

PRESENTER: Mark Kowalewski, City Engineer

Mark Kowalewski 4-25-13

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski, City Engineer

BACKGROUND: Approximately two (2) years ago, Imprelis was applied to the lawns at 3200 Biddle Avenue. In doing so, an active ingredient caused injury to all the Honey Locust trees. A settlement ensued allowing for replacement trees. The City received \$57,947.50 from Dupont in a settlement for the damage cause by their product.

On Monday April 22, 2013, proposals were opened and read aloud in the Council Chambers for the Tree Replacement at 3200 Biddle Avenue. Six (6) contractors attended the mandatory pre-bid meeting and five (5) contractors's submitted bids. They are as follow:

- | | |
|---|-------------|
| 1. Margolis Companies – 9600 Cherry Hill, Ypsilanti, MI 48198 | \$9,960.00 |
| 2. McNally's Landscape & Design, Inc.- 29176 Old Fort, Rockwood, MI 48173 | \$10,842.16 |
| 3. Great Lakes Landscaping – 25212 Ryan Road, Warren, MI 48091 | \$12,529.00 |
| 4. R C Tuttle – 2475 S. Hickory Ridge, Milford, MI 48380 | \$12,971.00 |
| 5. Marine City Nursery Co. – 5304 Marine City Highway, China, MI 48054 | \$16,800.00 |

STRATEGIC PLAN/GOALS: This work is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents.

ACTION REQUESTED: The undersigned recommends the proposal submitted by Margolis Companies, Ypsilanti, Michigan in the Lump Sum amount of \$9,960.00 for the Tree Replacement at 3200 Biddle Avenue.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account # 101-000-257-098

IMPLEMENTATION PLAN: Execute contract and plant trees.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

Shupda

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

[Signature]

LIST OF ATTACHMENTS: Bid list

C

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the Wyandotte City Engineer and Superintendent of Recreation in the following resolution.

To award the contract for Tree Replacement to Margolis Companies, Ypsilanti, MI in the amount of \$9,960.00 from account # 101-000-257-098.

I move the adoption of the foregoing resolution.

MOTION by

Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Browning

DeSana

Fricke

Galeski

Sabuda

Stec

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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

FILE #4617
TREE REPLACEMENT 3200 BIDDLE
MONDAY, APRIL 22, 2013 – 2 PM

MargolisCompanies 9600 Cherry Hill Ypsilanti, MI 48198	\$ 9,960.00	bond
McNally's Landscape & Design, Inc. 29176 Old Fort Rockwood, MI 48173	\$10,842.16	check
Great Lakes Landscaping 25212 Ryan Road Warren, MI 48091	\$12,529.00	bond
R C Tuttle 2475 S Hickory Ridge Milford, MI 48380	\$12,971.00	check
Marine City Nursery Co. 5304 Marine City Highway China, MI 48054	\$16,800.00	bond

cc. ✓ Engineer's Office

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 11

ITEM: Department of Engineering – 2013 Street Projects

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 4-23-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND:

The Department of Engineering has reviewed the needs of the City's streets and the street funds available and has made the selection of streets and work to be performed as shown on the attached 2013 Street Repair, Resurfacing and Reconstruction Projects.

In order to perform the work as shown, budget amendments will be required as follows:

Transfer \$335,678 from Major Street Fund Balance to Account #202-440-825.460

Transfer \$142,877 from Local Street Fund Balance to Account #203-440-825.460

STRATEGIC PLAN/GOALS:

This work is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure.

ACTION REQUESTED:

Approve the attached proposed 2013 Street Repair, Resurfacing and Reconstruction Projects, and approve the budget amendments as identified above.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

Transfer \$335,678 from Major Street Fund Balance to Account #202-440-825.460. This will leave a balance in the Major Street Fund Balance of \$94,875.

Transfer \$142,877 from Local Street Fund Balance to Account #203-440-825.460. This will leave a balance in the Local Street Fund Balance of \$277,567.

IMPLEMENTATION PLAN:

If approved by Council, authorize the Finance Department to amend the budget line items as indicated.

COMMISSION RECOMMENDATION: / n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Concur 3/24/2013*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

[Signature]

LIST OF ATTACHMENTS:

2013 Street Repair, Resurfacing and Reconstruction Projects

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

RESOLVED by the City Council that Council hereby concurs in the recommendation of the City Administrator and City Engineer to approve the 2013 Street Repair, Resurfacing and Reconstruction Projects list, and

FURTHER, approves the recommended budget amendments required to perform the work and hereby directs the Finance Department to transfer \$335,678 from the Major Street Fund Balance to Account #202-440-825.460, and to transfer \$142,877 from Local Street Fund Balance to Account #203-440-825.460

FURTHER, this recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

2013 STREET REPAIR, RESURFACING AND RECONSTRUCTION PROJECTS

ESTIMATED COSTS

PROJECT/LOCATION	MAJOR STREET 202-440-825.460	LOCAL STREET 203-440-825.460	TIFA STREET 492-200-825.460	BLOCK GRANT 283-200-875.684	FAC GRANT
------------------	---------------------------------	---------------------------------	--------------------------------	--------------------------------	-----------

RESURFACING (\$725,000)

18TH - EUREKA TO GROVE		\$195,000			
14TH - GROVE TO MARSHALL			\$50,000		
22ND - WALNUT TO VINEWOOD		\$53,000			
BAUMEY - ELECTRICT TO 8TH			\$70,000		
4TH - ST. JOHNS TO EMMONS	\$91,000		\$209,000		
DAVIS - 2ND TO BIDDLE			\$57,000		

BITUMINOUS STREET JOINT SEALING (\$)

BLOCK GRANT RESURFACING (\$116,000)

ELECTRIC - PJP TO OAK				\$48,500	
ELM - 12TH TO 15TH				\$67,500	

CONCRETE REPAIR & RECONSTRUCTION (\$200,000)

21ST - CEDAR/WALNUT RECON		\$100,000			
14TH - EUREKA TO GROVE			\$36,000		
CEDAR - 9TH TO 7TH			\$12,000		
CORA - FORD TO GODDARD			\$52,000		

MDOT/FAC HMA RESURFACING

FORT ST. RECONSTRUCTION	\$150,000				
OAK - FORT TO 11TH - REPAIR, JOINT SEAL AND ADA	\$35,500				\$160,000

TOTAL ESTIMATED AMOUNT	(\$276,500)	(\$348,000)	(\$486,000)	(\$116,000)	(\$160,000)
EXPENSE BALANCE W/COUNCIL AMENDMENT OF 4/22/13	(\$59,178)	\$205,123	\$486,013	\$116,000	\$160,000
TRANSFER FROM FUND BALANCE	(\$335,678)	(\$142,877)	\$13	\$0	\$0
FUND BALANCE AVAILABLE FROM ACT 51	\$430,553	\$420,444			
REMAINING ACT 51 FUND BALANCE AFTER TRANSFER	\$94,875	\$277,567			
TOTAL ESTIMATED PROJECTS		\$1,226,500	CITY	\$160,000	FAC

RECONSTRUCTION OF 13TH - GROVE TO PENNSYLVANIA: \$832,000
CONCRETE REPAIRS TO 13TH - GROVE TO PENNSYLVANIA IN 2012: \$70,721

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 12

ITEM: Department of Engineering – 2013 Concrete Street Program

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski - 4-23-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND:

The Department of Engineering has met with G. V. Cement Contracting Co. regarding extension of their contract for concrete street repair and reconstruction work at various locations in the City of Wyandotte. Mr. Vince Vitale, President of G.V. Cement, has indicated that G. V. Cement can perform the 2013 Concrete Street Repair and Reconstruction Program at the unit rates set forth in the contract with the City for the 2012 Concrete Street and Alley Repair and Reconstruction Program, File #4595. The conditions of the contract extension would be as set forth in the attached Amendment to Contract.

STRATEGIC PLAN/GOALS:

This work is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure.

ACTION REQUESTED:

Approve contract extension.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

The work will be funded from the TIFA Street Fund Account 492-200.825.460 (\$100,000) and Local Street Fund Account 203-440-825.460 (\$100,000).

IMPLEMENTATION PLAN:

If approved by Council, authorize Mayor and Clerk to sign said Amendment to Contract.

COMMISSION RECOMMENDATION: N/A.

CITY ADMINISTRATOR'S RECOMMENDATION: *Shypole OK*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: 

LIST OF ATTACHMENTS:

Amendment to Contract 2012 Concrete Street and Alley Repair and Reconstruction Program,
File #4595

Letter from Mr. Vince Vitale, President, G. V. Cement Contracting Co.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilperson _____

RESOLVED by the City Council that Council hereby concurs in the recommendation of the City Administrator and City Engineer to amend the 2012 Concrete Street and Alley Repair and Reconstruction Program, File #4595 contract with G. V. Cement Contracting Co. to include the 2013 Concrete Street Repair and Reconstruction Program as set forth in the Amendment To Contract for this work, and further, authorizes the Mayor and City Clerk to sign said amendment;

FURTHER, this recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure.

FURTHER RESOLVED THAT the work will be funded from the TIFA Street Fund Account 492-200.825.460 (\$100,000) and Local Street Fund Account 203-440-825.460 (\$100,000).

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

**AMENDMENT TO CONTRACT
2012 CONCRETE STREET AND ALLEY REPAIR
AND RECONSTRUCTION PROGRAM
FILE #4595**

ARTICLES OF AGREEMENT, made and entered into this ____ day of April, 2013, by and between the CITY OF WYANDOTTE, party of the first part, and G.V. Cement Contracting Co., Brownstown Twp., County of Wayne, State of Michigan, party of the second part, to-wit:

1. To the contract dated September 12, 2012, shall be added the repair and/or reconstruction of the following concrete streets:

21st Street–Cedar Street to Walnut E ½ Reconstruction (100,000)

14th Street–Eureka Avenue to Grove Street Repair (\$36,000)

Cedar Street–9th Street to 7th Street Repair (\$12,000)

Cora Street–Ford Avenue to Goddard Road Repair (\$52,000)

2. This contract shall be increased by the estimated amount of \$200,000.

3. Completion date for this additional work shall be September 30, 2013.

4. The unit prices and contract conditions will remain the same as in the original contract.

5. Insurance Policies and Certificates will be submitted by the party of the second part to the City of Wyandotte to cover the extended period of time.

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

PARTY OF THE FIRST PART

CITY OF WYANDOTTE

Joseph R. Peterson, Mayor

William R. Griggs, City Clerk

PARTY OF THE SECOND PART

G.V. CEMENT CONTRACTING CO.

[Signature]

VINCENT S. VITALE

[Signature]
WITNESS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 13

ITEM: File #4614 – Tennis Court Fence

PRESENTER: Mark Kowalewski-City Engineer, Jim Knopp-Superintendent of Recreation,
Justin Lanagan- Administrative Trainee of Recreation

Mark Kowalewski 4-22-13

INDIVIDUALS IN ATTENDANCE: same as above

BACKGROUND: The tennis courts fence at Pulaski Park is in need of repair. Bids were solicited by the Engineering Department and opened on April 15, 2013. These bids were received, reviewed and Owens Fence, Inc. was determined to be the lowest and most qualified bid. See attached bids.

STRATEGIC PLAN/GOALS: The City is dedicated to planning a long range plan for recreation and leisure opportunities for Wyandotte's residents with emphasis on programs and facilities for youth and seniors by maintaining current facilities.

ACTION REQUESTED: Concur with the City Engineer, Superintendent of Recreation and Administrative Trainee of Recreation in accepting the bid from Owens Fence Inc. in the amount of \$22,750.00.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 492-200-850.860-524 in the amount of \$22,750.00.

IMPLEMENTATION PLAN: Owens Fence Inc. will enter into a contract and begin the tennis court re-surfacing May 10, 2013 and be completed by June 21, 2013.

COMMISSION RECOMMENDATION: Approved by Jim Knopp, Recreation Commission meeting scheduled for May 14, 2013

CITY ADMINISTRATOR'S RECOMMENDATION: *Concur 4/29/13*

LEGAL COUNSEL'S RECOMMENDATION: *OK willin' to go*

MAYOR'S RECOMMENDATION: *[Signature]*

LIST OF ATTACHMENTS Summary of bids.

C

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the City Engineer,
Superintendent of Recreation and Administrative Trainee in the following resolution.

A Resolution authorizing the acceptance of Owens Fence Inc. in the amount of \$22,750.00 for the
2013 Tennis Court Fence construction from Account No. 492-200-850.860-524.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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

FILE #4614
TENNIS COURT FENCE
APRIL 15, 2013 – 2PM

Owens Fence, Inc. 17114 Dix-Toledo Road Brownstown Twp., MI 48193	\$22,750.00	check
Industrial Fence 12030 Pleasant Street Detroit, MI 48217	\$25,452.00	bond
RMD Holdings Ltd dba Nationwide Construction Group 5386I Gratiot Chesterfield, MI 48051	\$26,905.00	bond
Future Fence Company 23450 Regency Park Drive Warren, MI 48089	\$30,003.00	bond

Referred to City Engineer's Office

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

14

MEETING DATE: April 29, 2013

AGENDA ITEM # 14

ITEM: 2013 Poverty Tax Relief Guidelines

PRESENTER: Colleen A. Keehn, City Assessor *CAK*

INDIVIDUALS IN ATTENDANCE: Board Members: William R. Griggs, Colleen A. Keehn, William R. Look, Andrew A. Swiecki and Mayor Joseph Peterson.

BACKGROUND: The 2013 Poverty Tax Relief Guidelines will be used as standards when considering appeals made based on financial hardship.

STRATEGIC PLAN/GOALS: To encourage and respect citizen participation and provide transparency in all city matters.

ACTION REQUESTED: Approve the 2013 Poverty Tax Relief Guidelines.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: NA

IMPLEMENTATION PLAN: Applications for poverty tax relief can be obtained from the office of the City Assessor. Completed applications will be acted upon during the July and December Board of Review meetings.

COMMISSION RECOMMENDATION: NA

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION: *Concur
See attached signature*

MAYOR'S RECOMMENDATION: *IRP by JD*

LIST OF ATTACHMENTS: Signature of Board of Review members, 2013 Guidelines for Poverty Exemption and copy of the 2013 Poverty Tax Relief Application.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the Wyandotte Board of Review in the following resolution.

Council hereby APPROVES the Poverty Tax Relief Guidelines to be used as standards when considering appeals made to the Board of Review based on financial hardship as set forth in Communication dated April 23, 2013 by the Board of Review members.

I move the adoption of the foregoing resolution.

MOTION by

Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Browning

DeSana

Fricke

Galeski

Sabuda

Stec

OFFICIALS

Colleen A. Keehn
CITY ASSESSOR

William R. Griggs
CITY CLERK

Andrew A. Swiecki
TREASURER



MAYOR
Joseph R. Peterson

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

Colleen A. Keehn, CMAE 3
City Assessor

April 23, 2013

The Honorable Mayor Joseph R. Peterson
And City Council Members
3131 Biddle Ave.
Wyandotte MI 48192

Dear Mayor Peterson and Council Members:

The Board of Review of the City of Wyandotte submits the attached Poverty Tax Relief Guidelines for your approval. These guidelines will be used as standards when considering appeals made based on financial hardship.

Applications for poverty tax relief can be obtained from the office of the City Assessor. Completed applications will be acted upon during the July and December Board of Review meetings.

Sincerely,


William R. Griggs, City Clerk


William R. Look, City Attorney


Colleen A. Keehn, City Assessor


Andrew A. Swiecki, City Treasurer

Attachment

City of Wyandotte

2013 Guidelines for Poverty Exemption Review

I. General Overview

The Board of Review of the City of Wyandotte recognizes the need to have available, a procedure by which residents, in need of assistance under MCL 211.7u can make application for poverty tax relief. The Board further recognizes that, pursuant to statute as well as case law, they must adopt procedures and guidelines to be used as standards when considering appeals made based on financial hardship. The Board of Review understands, however, that guidelines cannot replace the individual consideration necessary when reviewing hardship appeals, and reserves the right to make individual considerations within their authority as they feel necessary.

II. Basic Filing Requirements

In order to be considered for exemption under MCL 211.7u and P.A. 390 of 1994 each applicant must:

- A. Own and occupy the property for which the request is being made. This may include vacant, contiguous property as long as it is considered as part of the principal homestead.
- B. Complete and submit an Application for Primary Residence Poverty Tax Relief on a form designed and supplied by the City of Wyandotte Assessor's Office.
- C. Submit income verification as required. This may include Federal and State Income Tax Return, State Homestead Property Tax Credit Forms, or any additional information requested by the Board of Review.
- D. Complete the asset portion of the application.

III. Processing Application

Once an application for Tax Exemption is completed and returned to the Assessor's Office, it will be reviewed by a member of the Assessing staff. The Assessing staff will complete and attach a Hardship Worksheet. The worksheet will summarize the application and provide the board of Review with specific information, income of the applicant, an estimated amount for the property tax, a summary of the estimated Homestead Property Tax Credit for the property, and the estimated net property tax liability to the owner.

After the above referenced information is compiled, the entire packet will be submitted to the Board of Review to be considered for relief. The Board of Review, in making their decisions, may contact the applicant for any additional information they deem necessary. The Board of Review may also reject any appeal where the information contained in it appears fraudulent or incomplete.

IV. Income Guidelines

The income guidelines used by the Board of Review are not to be construed as being applicable in every instance. In making their decision the Board of Review shall consider every variable on the application, including the nature and duration of income stream, the state equalized value of the subject property the history of tax relief on the subject property, the quality of the information supplied and any other such evidence they feel appropriate in making their decision.

Senior Citizens For an individual person over sixty-five (65), the Board of Review shall generally apply the following criteria.

<u>Household Income</u>	<u>Board Action</u>
\$ 0- \$ 11,170	Consideration of 3.5 % of net tax liability
\$ 11,170-\$ 14,000	Try to establish SEV (State Equalized Value) so that total tax liability shall be 3.5% of applicants income plus the maximum relief granted by the Homestead Credit (\$1,200.)
\$ 14,000-\$21,200	Try to establish net tax liability within 5-10% of income depending on specifics of application
Over \$ 21,200	Generally, no hardship relief will be granted unless accompanied by unusual circumstances.

Non Senior Citizens In general the above referenced guidelines shall still apply, however, given the practical difficulties in calculating the Homestead Tax Relief, in as much as non senior citizens are only allowed a 60% credit by the State, the assessment calculations may be modified to allow for partial relief.

V. Asset Guidelines

As required by P.A. 390 of 1994, all guidelines for poverty exemptions as established by the governing body of the local assessing unit SHALL also include an asset level test. The following assets shall not be considered when applying an asset test to determine qualifications for tax exemption.

1. The value of the applicant's primary residence along with any contiguous residential land.
2. The value of all personal property, such as furniture and clothing.

Asset Guidelines continued

Notwithstanding the value of property listed above, in order to be considered for tax exemption under MCL 211.7u, the value of all additional assets should not exceed three (3) times the annual household income of the applicant.

All assets information, as requested in the application must be completed in total. The Board of Review may request additional information and verification of assets if they determine it to be necessary and may reject any application if assets are not properly identified.

VI. Summary

In conclusion, the Board of Review has been given almost exclusive jurisdiction over the granting of Hardship Property Tax Relief. The Board of Review for the City of Wyandotte takes this task seriously and attempts to provide this service to all deserving applicants within the City.

While the above guidelines will assist the Board of Review in their deliberations, nothing can nor should replace the individual review of the Board themselves. The Board of Review reserves the right to modify these guidelines as necessary.

Guidelines for Poverty Exemption (MCL 211.7u)

211.7u. HOMESTEAD, EXEMPTION FROM TAXATION DUE TO POVERTY:
ELIGIBILITY; APPLICATIONS; POLICIES AND GUIDELINES;
DEFINITIONS

Sec 7u

- (1) The homestead of persons who in the judgment of the supervisor and board of review, by reason of poverty, are unable to contribute toward the public charges is eligible for exemption in whole or part from taxation under this act. This section does not apply to the poverty of a corporation.
- (2) To be eligible for exemption under this section, a person shall do all of the following on an annual basis:
 - (a) Be an owner of and occupy as a homestead the property for which an exemption is requested
 - (b) File a claim with the supervisor or board of review on a form provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the homestead including any property tax credit returns filed in the immediately preceding year or in the current year. The filing of a claim under this subsection constitutes an appearance before the board of review for the purpose of preserving the claimant's right to appeal the secession of the board of review regarding the claim.
 - (c) Produce a valid driver's license or other form of identification if requested by the supervisor or board of review
 - (d) Produce a deed, land contract, or other evidence of ownership of the property for an exemption is requested if required by the supervisor or board of review.
 - (e) Meet the federal poverty income standards as defined and determined annually by the United States office of management and budget or alternative guidelines adopted by the governing body of the local assessing unit provided the alternative guidelines of do not provided income eligibility requirements less than the federal guidelines.
- (3) The application for an exemption under this section shall be filed after January 1 but before the day prior to the last day of the board of review.
- (4) The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines of the local assessing unit uses for the granting of exemptions under this section.

The guidelines shall include but not limit to the specific income and asset levels of the claimant and total household income and assets.

(5) The board of review shall follow the policy and guidelines of the local assessing unit in granting or denying an exemption under this section unless the board of review determines there are substantial and compelling reasons why there should be a deviation from the policy and guidelines and the substantial and compelling reasons are communicated in writing to the claimant.

(6) A person who files a claim under this section is not prohibited from also appealing the assessment on the property for which that claim is made before the board of review in the same year.

(7) As used in this section, "homestead" means homestead or qualified agricultural property as those terms are defined in section 7dd.

Federal Poverty Guidelines Used in the Determination of Poverty Exemptions for 2013.

MCL 211.7u, which deals with poverty exemptions, was significantly altered by PA 390 of 1994 and was further amended by PA 620 of 2002.

Local governing bodies are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels shall not be set lower by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons shall not be set lower than \$19,090 which is the amount shown on the following chart for a family of 3 persons. The income level for a family of 3 persons may be set higher than \$19,090.

Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2013 assessments.

STC Bulletin No. 11 of 2012

Changes for 2013

Size of Family Unit Poverty Guidelines

1 \$ 11,170

2 \$ 15,130

3 \$ 19,090

4 \$ 23,050

5 \$ 27,010

6 \$ 30,970

7 \$ 34,930

8 \$ 38,890

For each additional person \$3,960

Note: PA 390 of 1994 states that the poverty exemption guidelines established by the governing body of the local assessing unit shall also include an asset level test. An asset test means the amount of cash, fixed assets or other property that could be used, or converted to cash for use in the payment of property taxes. The asset test should calculate a maximum amount permitted and all other assets above that amount should be considered as available. Please see STC Bulletin 5 of 2012 for more information on poverty exemptions.

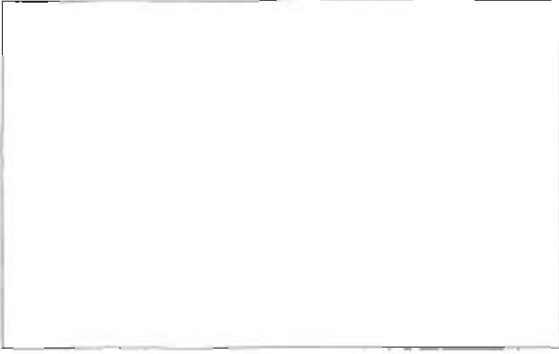
Note: P.A. 135 of 2012 changed the requirements for filing documentation in support of a poverty exemption to allow an affidavit (Treasury Form 4988) to be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current year or in the immediately preceding year. This does include the owner of the property who is filing for the exemption.

MCL 211.7u, which deals with poverty exemptions, was significantly altered by PA 390 of 1994 and was further amended by PA 620 of 2002. These changes were explained to assessors in STC Bulletin No. 5 of 1995 and page 3 of STC Bulletin 1 of 2003.

One of the provisions of PA 620 of 2002 is that local governing bodies are required to set income levels for their poverty exemption guidelines and that those income levels SHALL NOT BE SET LOWER by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons SHALL NOT be set lower than \$18,530 which is the amount shown on the following chart for 3 persons. The income level for 3 persons may be set higher than \$18,530.

Petition Number _____

Parcel Number 57- _____



City of Wyandotte
Application for Primary Residence Poverty Tax Relief
(as provided for in Section 211.7u of the Michigan Compiled Laws)

July/December Board of Review 2013

This application must be filled out as carefully and completely as possible. **A copy of the 2012 Federal and Michigan Income Tax Returns, with the Michigan Property Homestead Credit Form, must be submitted with this application for all persons residing in the homestead.** All information supplied will be kept confidential. Completed forms **MUST** accompany All applications. Applications submitted without completed forms or income tax information will NOT be processed.

RESTRICTED ACCESS

Petitioner's Name _____ Age _____

Daytime Telephone _____

Address of homestead for which relief is being sought _____

Petitioner's Marital Status

☐ Married ☐ Divorced ☐ Widow/Widower ☐ Separated ☐ Single
How long ? _____ How long? _____ How long ? _____ How long ? _____ How long ? _____

Employment Status

Usual occupation (if retired occupation at retirement) _____

Employer (last employer, if unemployed) _____

Last Date you worked if not currently employed _____

(check one)

☐ Employed, Full-time ☐ Disabled ☐ Employed, Part-time ☐ Retired ☐ Unemployed ☐ Laid off
☐ Other, Explain _____

If you checked unemployed, laid off, disabled, or retired, how long have you been in this status _____

Describe any disability or health problems you have _____

If applicable

Spouse (or other adult residing in home) _____ Age _____

Employment Status

Usual occupation _____

Employer (last employer, if unemployed) _____

Last Date you worked if not currently employed _____

(check one)

☐ Employed, Full-time ☐ Disabled ☐ Employed, Part-time ☐ Retired ☐ Unemployed ☐ Laid off
☐ Other, Explain _____

If you checked unemployed, laid off, disabled, or retired, how long have you been in this status _____

Describe any disability or health problems you have _____

Please list all other persons currently residing in this homestead:

Name	Age	Relationship	Employer/School	Dependent Y/N

Does any person listed above make a financial contribution to the household? _____

If yes, Which person and how much does he/she contribute each month? _____

If No, why doesn't this person contribute to your household? _____

Homestead Ownership

Are you and/or your spouse the sole owners of this homestead? _____ Yes _____ No

If no, explain who else has an interest in the property _____

When did you and/or your spouse purchase this homestead ? _____

What was the purchase price \$ _____

Have improvements, additions, changes, been made to this Homestead in the last two years ? _____

If yes, explain _____

Is there a mortgage or land contract balance outstanding on this Homestead ? _____ Yes _____ No

Is there a reverse mortgage on the Homestead? _____ Yes _____ No

If yes, the amount of the monthly payment? \$ _____

What is the unpaid balance? \$ _____

Are taxes included in payment _____ Yes _____ No

Are there outstanding taxes _____ Yes _____ No

Did you seek property tax relief last year ? _____ Yes _____ No

Do you, your spouse or any other resident of the homestead have **ANY financial interest in other real estate**? _____

If yes, please provide the following information concerning that financial interest in other real estate. This includes any timeshare or joint ownership in any real or personal property including commercial property including property you may own in another state or country.

Location, City/State	Tax Identification	Value of Property	Equity

Assets and Income Data for 2012

List all sources of personal income

Petitioner's Income

Source	Annual Income	Source	Annual Income
Salary / Wages	\$	Pension	\$
Business/Partnership	\$	Unemployment	\$
Social Security	\$	Public Assistance/Bridge Card	\$
Retirement	\$	Charitable Assistance (food bank)	\$
Workers Comp	\$	Child Support	\$
Veteran Benefits	\$	Alimony	\$
Insurance Payment	\$	Annuity Payments	\$
Stocks/ Bonds /CD	\$		\$

Spouse (other) Income

Source	Annual Income	Source	Annual Income
Salary / Wages	\$	Pension	\$
Business/Partnership	\$	Unemployment	\$
Social Security	\$	Public Assistance/Bridge Card	\$
Retirement	\$	Charitable Assistance (food bank)	\$
Workers Comp	\$	Child Support	\$
Veteran Benefits	\$	Alimony	\$
Insurance Payment	\$	Annuity Payments	\$
Stocks / Bonds/CD	\$		\$

Assets for all members of household

List all assets not listed above include any investments or reserves

Cash	\$
Savings Account	\$
Checking Account	\$
	\$

Vehicles

What Kind of Vehicle(s) do members of the homestead own/drive (include leased vehicles, recreational vehicles such as campers, boats, personal watercraft)

Driver/Owner	Year	Make	Model

Do you anticipate any major changes in income for the coming year? _____ Yes _____ No

If yes, please explain _____

Expenses

Monthly Household All regularly occurring monthly expenses - list other expenses in space provided it is not necessary to include food expenses. It is acceptable to use an average for utilities.

House payment \$	Water \$	Electric \$
Heating \$	Phone \$	Cable (Satellite) \$
Insurance Home \$	Mobile Phones \$	_____ \$
Insurance Auto \$		

Monthly Medical Expenses Include insurance premiums you are responsible to pay

Name	Relationship to you (self/spouse/other)	Hospital \$	Doctor \$	Prescriptions \$

Personal Debts (Credit Card, Personal Loans, Vehicle Loans, etc.)

Name of person or company	Purpose or debt	Date incurred	Original amount	Monthly payments	Balance Remaining

Do you expect to sell the homestead for which relief is being sought in the next year? ____ Y ____ N

IF NECESSARY, YOU MAY USE A SEPARATE SHEET FOR FURTHER EXPLANATION OF YOUR FINANCIAL SITUATION

I am (We are) unable to pay the full property taxes on the above described property and hereby make application for property tax relief in accordance with Section 211.7u of the Michigan Compiled Laws. I have read this application and fully understand the contents thereof. I (we) declare that the statements made herein are complete, true and correct to the best of my (our) knowledge. I (we) further understand that if any information contained herein is found to be false or incomplete, any and all relief granted by this application will be forfeited and placed back on the assessment roll with penalties and interest occurring on the additional tax liability.

Applicant's Signature _____ Date _____

Spouse's Signature _____ Date _____

State of Michigan
County of Wayne

Subscribed and sworn to before me this _____ day of _____, 2013

Notary Public, County of Wayne, State of Michigan

Acting in the County of Wayne

My Commission expires _____

Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

Signature of Person Making Affidavit

Date

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # 15

ITEM: File #4610 – Memorial Park Walk Path Repair

PRESENTER: Mark Kowalewski-City Engineer, Jim Knopp-Superintendent of Recreation, Justin Lanagan- Administrative Trainee of Recreation

INDIVIDUALS IN ATTENDANCE: same as above

BACKGROUND: The Memorial Park walk path is in need of repair. Bids were solicited by the Engineering Department and opened on April 15, 2013. These bids were received, reviewed and S&J Asphalt Paving Company. was determined to be the lowest and most qualified bid. See attached bids.

STRATEGIC PLAN/GOALS: The City is dedicated to planning a long range plan for recreation and leisure opportunities for Wyandotte's residents with emphasis on programs and facilities for youth and seniors by maintaining current facilities.

ACTION REQUESTED: Concur with the City Engineer, Superintendent of Recreation and Administrative Trainee of Recreation in accepting the bid from S&J Asphalt Paving Company in the amount of \$66,236.00.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 101-750-850-560 in the amount of \$66,236.00.

IMPLEMENTATION PLAN: S&J Asphalt Paving Company will enter into a contract and begin the work.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Dupdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: LRP by D

LIST OF ATTACHMENTS Summary of bids.

C

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: April 29, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the City Engineer,
Superintendent of Recreation and Administrative Trainee in the following resolution.

A Resolution authorizing the acceptance of S&J Asphalt Paving Company in the amount of
\$66,236.00 for the Memorial Park Walk Path Repair from Account No. 101-750-850-560.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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

FILE #4610
MEMORIAL PARK WALK PATH REPAIR
APRIL 15, 2013 – 2 PM

Pavex Corporation 9786 Hawthorne Glen Dr. Grosse Ile, MI 48138	\$ 61,018.00	bond
S & J Asphalt Paving Company 39571 Michigan Avenue Canton, MI 48188	\$ 66,236.00	bond
Pro-Line Asphalt 11729 29 Mile Rd Washington, MI 48095	\$ 67,174.00	bond
Al's Asphalt Paving Co. Inc. 25500 Brest Taylor, MI 48180	\$ 67,319.00	bond
Best Asphalt Inc. 6334 N. Beverly Plaza Romulus, MI 48174	\$103,272.00	bond

Referred to City Engineer's Office

OFFICIALS

Colleen A. Keehn
CITY ASSESSOR

William R. Griggs
CITY CLERK

Andrew A. Swiecki
TREASURER



HEARING letter

MAYOR
Joseph R. Peterson

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

**Colleen A. Keehn, MAAO
City Assessor**

April 22, 2013

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

Re: iFT application for 128 Oak Street

Dear Honorable Mayor Peterson and City Council:

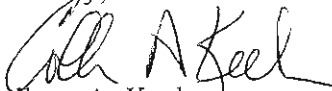
I have received a copy of the application for the Commercial Facilities Tax Exemption Certificate for the property located at 128 Oak Street. Please note that the granting of this certificate along with the tax exemption certificate already exempted will NOT exceed five (5) percent of the total State Equalized Value of the assessment rolls.

2013 SEV of 128 Oak Street = 108,000 (land 37,000 / bldg 71,000)
2013 SEV Adv Roll = 548,212,500 / 2013 Special Acts 24,472,959 = 4.477%

As the City Assessor for the City of Wyandotte it is my professional opinion that the granting of the Commercial Facilities Tax Exemption, considered together with the aggregate amount of previously granted exemptions and those currently in force, shall not have the effect of substantially impeding the operation of the local government unit or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Wyandotte.

Therefore, I recommend the granting of the request from Rickles Properties, L.L.C. for a CFT Certificate. Should you have any questions, please feel free to contact the undersigned.

Sincerely,


Colleen A. Keehn
City Assessor

cc: Joseph M. Voszatka
Todd Drysdale

HEARING - Letter
B

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: April 29, 2013

AGENDA ITEM # _____

ITEM: Commercial Facilities Exemption Certificate – 122/126/128 Oak Street

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

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on April 29, 2013, to consider an application for a Commercial Facilities Exemption Certificate (CFEC) for a restoration project at 128 Oak Street (and also known as 122, 126 and 128 Oak Street). Enclosed is a completed CFEC application with detailed information regarding rehabilitation activities, estimated costs, proposed use, and a construction time schedule. As noted in the application, investment in the project is estimated at \$100,000. Additionally, it's estimated that the project will create 5 new permanent jobs and create 4 temporary construction jobs.

Also attached are the following: a summary of the Act prepared by the Michigan Economic Development Corporation (MEDC); the public hearing notice placed in the News Herald and mailed to area taxing jurisdictions; and a list of other Commercial Redevelopment Districts established in the City and CFECs issued within said Districts. To summarize, a CFEC for a restoration project, if approved, encourages redeveloping commercial property in a qualified downtown revitalization district by freezing the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax (SET) are also frozen. Land and personal property cannot be abated under this Act.

This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015 that identifies a commitment to downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area.

The undersigned recommends that the Council adopt the enclosed resolution approving an Exemption Certificate for 12 years.

STRATEGIC PLAN/GOALS: Commitment to fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution approving the application for a Commercial Facilities Exemption Certificate (CFEC) as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A


COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS:

- 
1. Application for a Commercial Facilities Exemption Certificate (CFEC) – Rickles Properties LLC (Rick DeSana & Les Salliotte)
 2. Commercial Redevelopment Act – MEDC Summary
 3. Notice of Hearing
 4. List of Commercial Redevelopment Districts and CFECs approved by the City

MODEL RESOLUTION:

**RESOLUTION APPROVING A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE FOR
128 OAK STREET, WYANDOTTE, MICHIGAN**

Wyandotte, Michigan

Dated: April 29, 2013

RESOLUTION BY COUNCILPERSON _____

RESOLVED by the City Council that:

WHEREAS, the City of Wyandotte legally established Commercial Redevelopment District No. 10 on April 15, 2013, after a public hearing held on April 15, 2013; and

WHEREAS, the state equalized value (SEV) of the property proposed to be exempt plus the aggregate SEV of property previously exempt and currently in force under Public Act 255 of 1978 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total SEV of the City; and

WHEREAS, the application was approved at a public hearing as provided by Section 6(2) of Public Act 255 of 1978 on April 29, 2013; and

WHEREAS, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978; and

WHEREAS, the applicant, Rickles Properties LLC, has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City; and

WHEREAS, the City requires that the construction, restoration or replacement of the facility shall be completed by October 25, 2013, or within a duly authorized extension of that date; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, and assist with revitalizing an Urban Area in the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Commercial Facilities Exemption for a restoration project is hereby granted for the real property, excluding land, located in Commercial Redevelopment District No. 10 at 128 Oak Street (and also known as 122-126-128 Oak Street) for a period of 12 years, beginning December 31, 2013, and ending December 30, 2025, pursuant to the provisions of PA 255 of 1978, as amended.

I move the adoption of the foregoing Resolution.

COUNCILPERSON _____

SUPPORTED BY COUNCILPERSON _____

YEAS

COUNCIL

NAYS

Browning
DeSana
Fricke
Galeski
Sabuda
Stec

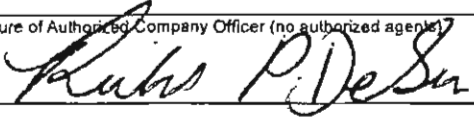
ABSENT _____

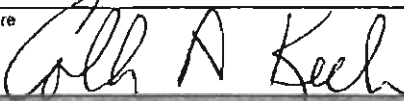
STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. This application must be filed after a Commercial Redevelopment District is established. The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name Rickles Properties, LLC		NAICS or SIC Code 722110	
Facility's Street Address 128 Oak Street	City Wyandotte	State MI	ZIP Code 48192
Name of City, Township or Village (taxing authority) City of Wyandotte		School District Where Facility is Located Wyandotte (Code # 82170)	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 04/22/2013		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 10/25/2013	
Estimated Cost of Rehabilitation \$100,000		Number of Years Exemption Requested (1-12) 12	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas			
<input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 5	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 4	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years. <input type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Richard P. DeSana		Telephone Number (810) 423-1591	
Fax Number (734) 281-2628		E-mail Address Rickydesana@gmail.com	
Mailing Address 2530 Medford Street		City Trenton	State MI
		ZIP Code 48183	
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.			
I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended			
Signature of Authorized Company Officer (no authorized agents) 		Title Co-Owner	Date 04/16/2013

PART 4: LGU ASSESSOR CERTIFICATION				
Provide the Taxable Value and State Equalized Value of the Commercial Property.				
	Taxable Value (excluding land)		State Equalized Value (SEV) (excluding land)	
Building	\$53,863		\$71,000	
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.				
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.				
Name of Assessor (first and last name)		Telephone Number		
Colleen A. Keehn, MAO 3		(734) 324-4510		
Fax Number		E-mail Address		
(734) 324-4568		assessor@wyan.org		
Mailing Address		City	State	ZIP Code
3200 Biddle Avenue, Suite 200		Wyandotte	MI	48192
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.				
Assessor's Signature			Date	
			4/18/2013	
PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)				
Action Taken By LGU:				
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)				
<input type="checkbox"/> Exemption Denied				
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code		School Code	
04/15/2013	82233		82170	
Name of Clerk (first and last name)		Telephone Number		
William R. Griggs		(734) 324-4562		
Fax Number		E-mail Address		
(734) 324-4568		clerk@wyan.org		
Mailing Address		City	State	ZIP Code
3200 Biddle Avenue, Suite 100		Wyandotte	MI	48192
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number		Fax Number
Todd A. Drysdale, City Administrator		(734) 324-4566		(734) 324-4519
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.				
Clerk's Signature			Date	

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence after establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
 - b. General description of the proposed use of the facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did not wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at the address given below.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the certificate, application and attachments to the State Tax Commission at the address given below.

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

PART 2: APPLICATION DOCUMENTS

A. General description of the facility (year built, original use, most recent use, number of stories, square footage)

The original building, built in 1860, is approximately 1,128 square feet on the first floor, and approximately 640 square feet on the second floor. An addition to the building in the early 1930s added approximately 1,268 square feet to the first floor. The building now totals approximately 3,036 square feet. The historical use of the building was a bar and restaurant on the first floor, and an apartment on the second floor. It was most recently used for an internet café and a bar and restaurant on the first floor. The first floor has been vacant for more than one year; the second floor apartment has been vacant for many years. The parking area to the rear of the building consists of an asphalt surface of approximately 4,649 square feet.

B. General description of the facility's proposed use

The proposed use for the building is a bar/restaurant on the first floor, and storage on the second floor (in the former apartment area).

C. General description of the nature and extent of the restoration, replacement, or construction to be undertaken

The restoration will involve bringing the building in to compliance with most current building codes by completing the following activities: (1) Interior – expose all interior walls and show and restore original brick; fix structural issue at the front of the building, which has fallen/shifted down because of lack of structural support; removing existing interior improvements and installing new improvements, such as new counter tops, tables, and other associated improvements required for preparing items and serving customers; and replacing and/or replacing HVAC, electrical, plumbing, and fire suppression systems (as necessary). (2) Exterior – remove black mansard roof and wood and white brick facing; repair all original brick underneath and re-brick where necessary; install all new windows on front of building (both the first and second floor); install two new windows on the west side of the building on the first floor; restore original brick design across the top of building and windows to its original design; replace rooftop heating and cooling unit; and other improvements and repairs as necessary.

D. Legal description of the facility

See attached legal description.

E. Descriptive list of the fixed building equipment that will be a part of the facility

Heating, Ventilating and Air Conditioning (HVAC) = \$20,000; Electrical = \$25,000; Plumbing = \$15,000; Fire Suppression = \$7,000; Structural Repairs = \$20,500.

F. Time schedule for undertaking and completing the facility's restoration, replacement or construction

The rehabilitation is expected to begin on approximately April 22, 2013, and to be completed by approximately October 25, 2013.

G. Statement of the economic advantages expected from receiving the exemption

1. The rehabilitated building will contain a new business in a building that has been vacant in the heart of the City's downtown and Downtown Development Authority (DDA) area for more than one (1) year.
2. The building is in poor condition on both the interior and exterior, has obsolete equipment, and is a potential blighting influence on the downtown area. Unless a substantial investment is made to restore the property, the building might have to be demolished, decreasing property tax revenues to the City, its DDA, and other taxing jurisdictions.
3. The project should assist with encouraging the continued development, revitalization and investment in the downtown area, including the development or opening of other businesses.
4. Approximately five (5) permanent jobs will be created by the new use. In addition to permanent jobs, approximately four (4) construction jobs will be created while the property is being rehabilitated.
5. The rehabilitated building will add to the long-term tax base of the City, the DDA, and other taxing jurisdictions that will receive additional property tax revenue from the project after the exemption expires.

LEGAL DESCRIPTION

128 Oak Street

128 Oak Street (and also known as 122, 126 and 128 Oak Street), said property more fully described as:

The following described parcel(s) of land situated in the City of Wyandotte, Wayne County, and State of Michigan, to wit:

LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11E, LIBER 57 OF DEEDS, PAGE 5, WAYNE COUNTY RECORDS

Parcel Number: 82-57-011-06-0010-000

COMMERCIAL REDEVELOPMENT ACT

Public Act 255 of 1978 encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years. As defined, commercial property means land improvements whether completed or in the process of construction, the primary purpose and use of which is the operation of a commercial business enterprise, including office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Land and personal property are not eligible for abatement under this act.

WHO IS ELIGIBLE?

"Local governmental unit" means a city or village.

WHAT IS A REPLACEMENT, NEW AND RESTORED FACILITY?

"Replacement facility" means commercial property to be acquired, constructed, altered, or installed for the purpose of being substituted for obsolete commercial property. Property impaired due to changes in design, construction, technology, or improved production processes, or damage due to fire, natural disaster, or general neglect shall be considered obsolete. All other new commercial property is considered a "new facility." For purposes of granting the tax abatement, the replacement or new facility must meet all of the following conditions:

1. Is located on property that is zoned to allow for mixed use, including high-density residential.
2. Is located in a qualified downtown revitalization district as defined in section two of the **Neighborhood Enterprise Zone Act (PA 147 of 1992)**. This requires either being located in a **Downtown Development Authority (PA 197 of 1975)**, a **Principal Shopping District or Business Improvement District (PA 120 of 1961)** or an area that is zoned and primarily used for business as determined by the local government unit.
3. The city or village establishes and implements an expedited local permitting and inspection process in the Commercial Redevelopment District. In addition, by resolution provides for the walkable

non-motorized interconnections, including sidewalks and streetscapes throughout the Commercial Redevelopment District.

A "restored facility" means changes to obsolete commercial property as may be required to restore the property to an economically efficient condition. Restoration must result in improvements aggregating to more than 10 percent of the true cash value of the property at commencement of the restoration. Restoration includes major renovation including, but not limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to one or two stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes.

WHAT IS THE PROCESS?

Before the Commercial Redevelopment Exemption Certificate (i.e. property tax abatement) can be granted for the Facility, the city or village, by resolution of its legislative body, must establish a Commercial Redevelopment District. The establishment of the district may be initiated by the local government unit or by owners of property comprising 75 percent of state equalized value of the property in the proposed district. At the time of the resolution's adoption, property within the district must meet one of the following:

1. Obsolete commercial property or cleared or vacant land and part of an existing developed commercial or industrial zone. The property must have been zoned commercial or industrial before June 21, 1975, and characterized by obsolete commercial property and a decline in commercial activity.
2. Land cleared as a result of fire damage, or cleared as **blighted area under Blighted Area Rehabilitation Act (PA 344 of 1945)**.
3. Cleared or vacant land included in a redevelopment plan adopted by the Downtown Development Authority (PA 197 of 1975) or Principal Shopping District or a Business Improvement District (PA 120 of 1961).

COMMERCIAL REDEVELOPMENT ACT *continued*

To establish the Commercial Redevelopment District, the city or village must first hold a hearing to establish a Commercial Rehabilitation District and determine in the resolution the district meets the requirements of the Act.

Once the district is established, the property owners may file an application with the local clerk for a Commercial Facilities Exemption Certificate. Applications are available from the Michigan Department of Treasury. Before acting on the application, the city or village shall hold a public hearing on the application and not more than 60 days after receipt of the application either approved or disapproved by resolution. The local clerk shall provide written notification of the application hearing to the assessor of the local unit of government and each taxing jurisdiction that levies ad valorem property taxes. If approved, the application and resolution must be sent to the State Tax Commission for filing purposes.

COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

The property owner must pay a Commercial Facilities Tax rather than the normal property tax. The certificate must be issued for a period of at least one year, but cannot exceed 12 years. Certificates initially issued for less than 12 years may be extended based upon factors placed in writing at the time the certificate is approved, but shall not exceed 12 years.

DETERMINING COMMERCIAL FACILITIES TAX RATE

For a restored facility: The Commercial Facilities Tax freezes the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax (SET) are also frozen. Land and personal property cannot be abated under this act.

For a new or replacement facility: The Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). Land and personal property cannot be abated under this act.

Within 60 days after the granting of a new Commercial Facilities Exemption Certificate, the State Treasurer may exempt 50 percent of the SET mills for a period not to exceed six years. The State Treasurer will not grant more than 25 of these SET exclusions each year.

SUPPORTING STATUTES

PA 255 of 1978—Commercial Redevelopment Act

CONTACT INFORMATION

For more information contact the MEDC Customer Assistance Center at 517.373.9808, or visit our website at www.michiganadvantage.org.

NOTICE OF HEARING ON THE ISSUANCE OF A
COMMERCIAL FACILITIES EXEMPTION CERTIFICATE
UNDER
PUBLIC ACT 255 of 1978, AS AMENDED

PLEASE TAKE NOTICE: That on the 29th day of April 2013, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on an application for the issuance of a Commercial Facilities Exemption Certificate under Act 255 of the Public Acts of Michigan, of 1978, as amended, for the purchase of building and land improvements at an estimated project cost of \$100,000 and located in Wyandotte Commercial Redevelopment District No. 10, 128 Oak Street (and also known as 122-126-128 Oak Street), Wyandotte, Michigan.

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte for public examination. Further information may be obtained by contacting the City Administrator at (734) 324-4566. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

WILLIAM R. GRIGGS, CITY CLERK
CITY OF WYANDOTTE, MICHIGAN

City of Wyandotte, Michigan

Commercial Redevelopment Act (CRA): Districts Established and Commercial Facility Exemption Certificates (CFEC) Issued

Commercial Redevelopment Act, Act 255 of 1978, as amended

Web link to State of Michigan Information:

http://www.michigan.gov/taxes/0,1607,7-238-43535_53197-222387--,00.html

District No.	Address	Project Name	Date District Established	Date Certificate Approved (by City)	Number of Years for Certificate	Type of Project	Notes
1	3106 Biddle	Neisner Building	1979	1979	12	Restoration	-
2	2915 Biddle & 2910 Van Alstyne	Domestic Furniture	1979	1980	12 + 2	Restoration	Project Canceled & Cert. Revoked
3	3351 Biddle	D-M Company	1979	1979	12 + 2	New	-
4	3455 Biddle	Harbour Dev. Comp. (Portofino Restaurant)	1979	1979	12 + 2	New	-
5	1503 Eureka	Royal Brand Meats	1981	1981	12 + 2	Restoration	-
6	4624 - 13th Street	Wyandotte Tobacco & Candy (Schiller)	1981	1981	12 + 2	Restoration	-
7	132 Elm/2958-2960 1st Street	Urban Lanes - Theater & Retail Stores	1981	1981	12 + 2	Restoration	-
8	1722 Biddle	Bar - John C. Kaufman	1983	1983	12 + 2	Replacement	Project Canceled & Cert. Revoked
9	3450 Biddle	Social Security Building	2010	2010	12	New	-
10	122, 126 and 128 Oak Street	Rickles Properties, LLC	2013	-	-	Restoration	Application Pending

Last revised: April 18, 2013

Final Reading

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING
ORDINANCE TO REZONE THE VACANT PROPERTY FORMERLY KNOWN AS
1046 EUREKA FROM ONE FAMILY RESIDENTIAL DISTRICT (RA)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM-1)

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Rezoning of Property:

The following described property located in the City of Wyandotte, County of Wayne, State of Michigan, and described as follows:

Lot 14, except the Southerly part thereof, measuring 4.72 feet on the Westerly lot line and 4.77 feet on the Easterly lot line, Block 286, Hurst and Post's Subdivision

Formerly Known as: 1046 Eureka, Wyandotte, Michigan

be and is hereby rezoned from One Family Residential District (RA) to Multiple Family Residential District (RM-1).

Section 2. Amendment of Zoning Map.

The zoning Map of the City of Wyandotte be and is hereby amended in accordance with the provisions of this Ordinance as set forth in Zoning Map. No. 278

Section 3. Severability.

All Ordinances or parts of Ordinances in conflict herein are hereby repealed, only to the extent to give this Ordinance full force and effect.

Section 4. Effective Date.

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

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

YEAS	COUNCILMEN	NAYS
_____	Browning	_____
_____	Fricke	_____
_____	DeSana	_____
_____	Galeski	_____
_____	Sabuda	_____
_____	Stec	_____

Absent: _____

I hereby approve the adoption of the foregoing ordinance this _____ day of _____, 2013.

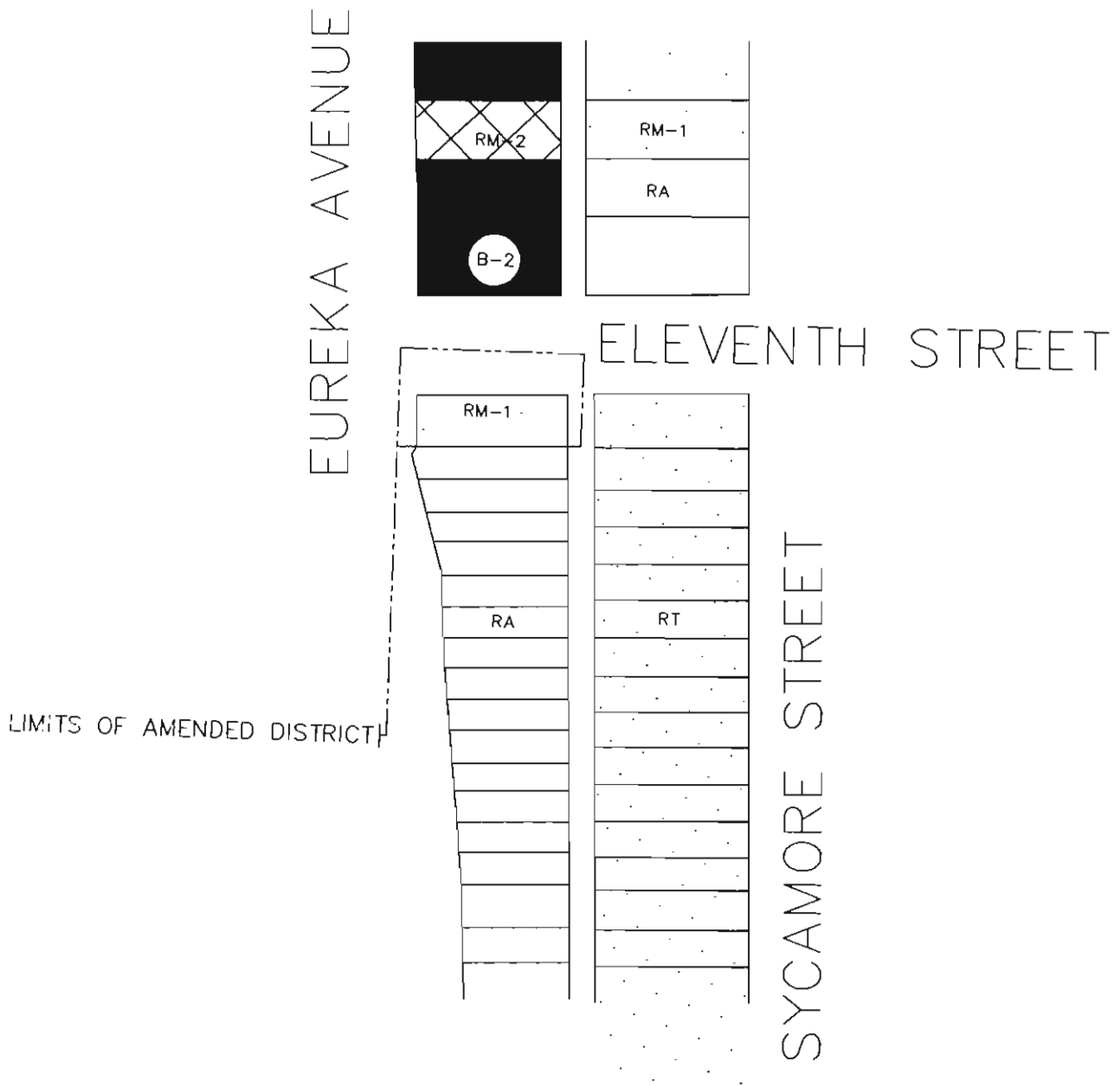
CERTIFICATE

We, the undersigned, JOSEPH R. PETERSON and WILLIAM R. GRIGGS, respectively the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the Council of the City of Wyandotte, at a regular session thereof on Monday, the ____ day of _____, 2013.

Dated _____, 2013

JOSEPH R. PETERSON, Mayor

WILLIAM R. GRIGGS, City Clerk



- | | | |
|--|------|--------------------------------------|
| | RA | ONE FAMILY RESIDENTIAL DISTRICT |
| | RM-1 | MULTIPLE FAMILY RESIDENTIAL DISTRICT |
| | B-2 | GENERAL BUSINESS DISTRICT |
| | RM-2 | MULTIPLE FAMILY RESIDENTIAL DISTRICT |
| | RT | TWO FAMILY RESIDENTIAL DISTRICT |

NORTH
NOT TO SCALE

CITY OF WYANDOTTE, MICHIGAN
AMENDED ZONING MAP NO. 278

ORDINANCE NO.
DATED

MAYOR: _____
JOSEPH R. PETERSON

CLERK: _____
WILLIAM R. GRIGGS

Automatic Referral

Garfield Elementary School

340 Superior Boulevard · Wyandotte, Michigan 48192 · (734) 759-5500 Fax (734) 759-5509

Learning, Working and Leading Together!

CINDY WRIGHT

Principal

(734) 759-5510

April 18, 2013

Mayor Joe Peterson
Wyandotte City Council
3200 Biddle Ave.
Wyandotte, Michigan 48192

Dear Mr. Mayor Peterson and City Council:

On Tuesday, June 4th Garfield Elementary will be holding its annual Garfield Family Picnic. We are requesting to have Superior Blvd., between Third and Fourth Streets, closed between the hours of 4:00 pm. and 8:00 pm. on that date.

We are looking forward to hearing from you regarding this matter so that we can continue to make definite plans for our school family picnic.

Thank you so much for your consideration.

Sincerely,



Cindy Wright
Principal

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH R. PETERSON
MAYOR

COUNCIL

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

Reports + minutes



Wyandotte, Michigan April 22, 2013

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Joseph Peterson presiding.

ROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Stec

Absent: None

COMMUNICATIONS MISCELLANEOUS

April 12, 2013

Honorable Mayor Joe Peterson and Wyandotte City Council
Wyandotte City Hall, 3131 Biddle Ave., Wyandotte, MI 48192

RE: Use of city parking lot

Dear Mayor Peterson:

The St. Patrick's Parents Club is once again requesting permission to use the city parking lot located at First and Chestnut streets for our fundraising event during the Wyandotte Street Fair. We wish to use the city lot, along with St. Patrick's parking lot to park cars of the visitors to the Wyandotte Street Fair Wednesday through Saturday. (July 10-13, 2013)

We would like to request "No Parking" signs to be placed on the east side of First Street between Chestnut and Superior Street. This will allow for two way traffic to pass. We also observed a traffic back-up on Chestnut between Biddle and 1st Street. It would help with traffic flow if there was "no parking" on Chestnut between Biddle and 1st street.

Monies generated from this fundraising event will benefit St. Patrick's Catholic Church.

Thank you for your consideration.

Sincerely,
Michele Reitmeyer, St. Patrick's Parents Club President
135 Superior, Wyandotte, MI 48192

April 2, 2013

The Honorable Joseph R. Peterson & City Council
3200 Biddle Avenue Suite 300, Wyandotte, Michigan 48192

Dear Mayor and Council:

I am writing you to ask your support for an event that is to take place at the Downriver Council for the Arts, which is located in the James R. DeSana Center for Arts and Culture at 81 Chestnut.

The Downriver Council for the Arts will once again present our signature event: Pasta and Puccini IV on June 28, 2013 at 6:00pm.

In years past we have hosted Pasta and Puccini inside the building at 81 Chestnut. This year we request permission to host the fundraiser in the city-owned parking lot at First and Chestnut and on First Street east of Chestnut and west of the alley in the front of the Downriver Council for the Arts:

The DCA would like to have permission to place a 30' x 40' tent with tables and chairs in the street between the alley on Chestnut and 1st Street or in the city-owned parking lot at First and Chestnut.

We would also ask to put barricades on First Street east of Chestnut and west of the alley in the front. These barricades will ensure the guests at the function safety.

We would require the barricades starting Friday the 28th in the morning and they would be taken down by DCA staff on Saturday the 29th and placed adjacent to the building.

I thank you for your continued support of the Downriver Council for the Arts. If you have any questions, please feel free to contact me.

Sincerely,
 Tammy Trudelle, Executive Director, Downriver Council for the Arts
 81 Chestnut, Wyandotte, MI 48192

PERSONS IN THE AUDIENCE

Bob Benson, 404 Vinewood, retired, would like to get involved in the City as a volunteer.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #3

ITEM: Hiring of Superintendent of Recreation

PRESENTER: James R. Knopp, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Lori A. Shiels, President of the Wyandotte Recreation Commission

BACKGROUND: Justin Lanagan worked three years as a seasonal employee and 12 years as Assistant Foreman/Field Maintenance. For the last 10 months, Justin N. Lanagan has worked as the Recreation Administrative Trainee with the goal of being name Superintendent.

STRATEGIC PLAN/GOALS: Elevate Mr. Lanagan to the position of Superintendent of Recreation effective May 1, 2013

ACTION REQUESTED: Adopt a resolution concurring with the Recreation Commissions recommendation to name Justin N. Lanagan as the Superintendent of Recreation.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: A savings of \$5,042 overall between 101-750-725-780-110 & 101-750-725-780-115

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Recreation Commission.

COMMISSION RECOMMENDATION: The Recreation Commission unanimously passed a recommendation for this elevation to Superintendent at its April 11, 2013 meeting.

CITY ADMINISTRATOR'S RECOMMENDATION: ok TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Ok JRP

LIST OF ATTACHMENTS: Commission Minutes
 Recommendation from Superintendent Knopp

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #4

ITEM: Commercial Redevelopment District at 3061 & 3063 Biddle Avenue.

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: Natalie Rankine, DDA Director

BACKGROUND: In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on May 20th, 2013 at 7:00 pm, to consider establishing a Commercial Redevelopment District for the property located at 3061 and 3063 Biddle Avenue. This action was initiated by the request of the future property owners, Ken and Rebecca Wickenheiser (109 Front Street, Monroe, Michigan). The Act allows for a reduction in property taxes to encourage redeveloping commercial property in a qualified downtown revitalization district. Establishing the District is the first step in the process. The next step involves the property owner filing an application for an exemption certificate that must be approved by both the Council and the State Tax Commission. The application will include detailed information on the construction to be undertaken and economic advantages expected from the project. Also attached is a summary of the Act prepared by the Michigan Economic Development Corporation.

Corporation has set a deadline of July 11th for obtaining approval of the CFEC and as such, our request is time-sensitive.

STRATEGIC PLAN/GOALS: Commitment to fostering the revitalization and preservation of older areas of the City as well as developing and redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution establishing the Commercial Redevelopment District.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS

1. Request for establishment of Commercial Redevelopment District: Ken Wickenheiser
2. Commercial Redevelopment Act
3. Notice of Hearing

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #5

ITEM: Amendment to Purchase Agreement for the Former 1814-1818 Biddle Avenue

PRESENTER: Mark A. Kowalewski, City Engineer

BACKGROUND: This Purchase Agreement was approved by City Council on March 26, 2013. The Morello Law Group is purchasing the property for the construction of a parking lot. Due to the time frame to demolish the building, all Parties have agreed to amend the Purchase Agreement to amend the construction time frame from June 1, 2013 to August 30, 2013.

STRATEGIC PLAN/GOALS: Provide the finest services and quality of life to its residents by fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed

consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute First Amendment to Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale ok

LEGAL COUNSEL'S RECOMMENDATION: Approved 04/16/13

MAYOR'S RECOMMENDATION: OK jrp

LIST OF ATTACHMENTS: First Amendment to Purchase Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #6

ITEM: Wayne County FAC – Oak Street – Fort Street to 11th Street

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Engineering Department has applied to Wayne County Federal Aid Committee (FAC) for "A" list project funding. The FAC approved Oak Street from Fort Street (M85) to 11th Street for concrete pavement repair, joint/craek seal and ADA work. The funding received is \$152,368 and the City must contribute \$33,787 towards the project.

STRATEGIC PLAN/GOALS: The City is committed to maintain neighborhoods by matching tools and efforts to the conditions in city neighborhoods, tracking infrastructure conditions in all neighborhoods. The city will work to establish and sustain the quality of street lighting, sidewalks, curbs, gutters and pavement and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approve the City Engineer to move forward with Wayne County FAC in accepting funds for the repair work to Oak Street from Fort Street (M-85) to 11th Street.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: #202-440-825-460 - Major Street Funds \$33,787.00

IMPLEMENTATION PLAN: Work with Wayne County FAC to execute Contract between Wayne County and the City to complete the Oak Street project.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale ok

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok JRP

LIST OF ATTACHMENTS: none

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: March 18, 2013

AGENDA ITEM #7

ITEM: Dredging Bishop Park

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Bids for the proposed dredging project at Bishop Park were opened on May 14, 2012, File #4524. Attached is a summary of the bids received. On June 4, 2012, City Council authorized the City Engineer to apply for two (2) grants in order to have adequate funding for the proposed dredging (see attached). The proposed marina budget is also attached. The proposed grant agreements with Detroit/Wayne County Port Authority and Wayne County Economic Development Growth Engine (EDGE) require the City of Wyandotte, at the City's expense, to defend, indemnify and, otherwise hold the Authority and EDGE its officers, employees and agents harmless against any and all claims, demands, losses, expenses, damages (general, punitive or otherwise) and causes of action (whether legal or equitable in nature) asserted by any person, firm, corporation, or other entity and arising out of or caused by City's willful misconduct, negligent actions or inactions with regard to the Property, or by the use of the proceeds of the grant. In addition, the City would be responsible for any future leaks or release of contamination from the dredged area even if the City was not negligent (Strict Liability).

The City has an option to participate with Great Lakes Legacy Act (GLLA) with funding via the Environmental Protection Agency (EPA). The EPA is proposing a dredging project in the vicinity of the proposed marina. Participation should be limited to allowing access to Bishop Park for the dredging and the City removing the Kayak Dock during the project. Funding is not guaranteed but is appropriated each year thru the Federal Government. Private partners would also be necessary with matching funding for the project to move forward. The EPA is currently assembling private partners.

STRATEGIC PLAN/GOALS: Committed to protect and manage our natural resources vigorously by assessing riverfront development using standards emphasizing public access to the riverfront and sensitivity to the visual and environmental impacts of proposed developments.

ACTION REQUESTED: Recommend not entering into Grant Agreements with Detroit /Wayne County Port Authority and Wayne County Economic Development Growth Engine (EDGE) and advise the Downriver Community Conference, Downriver Area Brownfield Consortium that the dredging project cannot proceed at this time because of excess cost and potential liability to the City. Reject all bids for File #4584 – City of Wyandotte Bishop Park Dredging Project, return all bid bonds and proceed thru the City Engineer with GLLA.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Work with the GLLA to include dredging at the location of proposed marina.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: concur TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: ok W. Look

MAYOR'S RECOMMENDATION: ok JRP

LIST OF ATTACHMENTS: 1. Bid Opening Summary for File #4584
2. Council Resolution of June 4, 2012
3. Proposed budget for marina project

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #8

ITEM: Sale Agreements for NSP2 Homes – 451 Ford Avenue and 459 Ford Avenue

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Constructed new homes with NSP2 Funds. Council approved listing price of homes on February 11, 2013. Placed in MLS and held Lottery Drawing on February 25, 2013. The City only received one (1) offer for the property at 451 Ford Avenue which is the following:

451 Ford Avenue - Martina Maracle, 3630 Howard, Detroit, Michigan in the amount of \$108,000.00 was selected in the Lottery Drawing. Ms. Maracle is 120% or below of area median income, completed eight (8) hours of housing counseling, and will be receiving the subsidy of \$67,542.00 (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. The final mortgage amount is in the amount of \$40,458.00.

STRATEGIC PLAN/GOALS: The City is committed to enhancing the community's quality of life by fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods

ACTION REQUESTED: Approval sale agreement between Ms. Maracle and the City.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute Sales Agreements and closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok JRP

LIST OF ATTACHMENTS: Sale Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 22, 2013

AGENDA ITEM #9

ITEM: 2013 Fiscal Year Budget Amendments

RESENTER: Robert J. Szczechowski, Deputy Treasurer/Assistant Finance Director

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Budget amendments are required to meet General Fund and Special Revenue Fund obligations.

STRATEGIC PLAN/GOALS: To comply with all the requirements of our laws and regulations. The budget amendments keep the City in compliance with Public Act 621 of 1978.

ACTION REQUESTED: Adopt the resolution concurring with the Deputy Treasurer/Assistant Finance Director's recommendation of the 2013 Fiscal Year budget amendments.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: See attachment A.

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation..

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation.

LIST OF ATTACHMENTS: 1. Budget amendments (attachment A)
2. Department requests/information

REPORTS AND MINUTES:

Financial Services Daily Cash Receipts	April 12-April 18, 2013	\$40,359.52
Municipal Service Commission working session	April 2, 2013	
Municipal Service Commission	April 2, 2013	
Retirement Commission	April 17, 2013	
Zoning Board of Appeals & Adjustments	April 3, 2013	

CITIZEN PARTICIPATION

None

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Stec

Absent: None

FIRST READING OF AN ORDINANCE:

AN ORDINANCE ENTITLED
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING
ORDINANCE TO REZONE THE VACANT PROPERTY FORMERLY KNOWN AS
1046 EUREKA FROM ONE FAMILY RESIDENTIAL DISTRICT (RA) TO MULTIPLE
FAMILY RESIDENTIAL DISTRICT (RM-1)

RESOLUTIONS

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that the reading of the minutes of the previous meeting be dispensed with and the same stand APPROVED as recorded without objection.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Daniel Galeski
Supported by Councilperson Leonard Sabuda
ROLL ATTACHED

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that the communication from Michele Reitmeyer, St. Patrick's Parents Club President regarding permission to use the city-owned parking lot at First and Chestnut streets for their fundraising event during the Wyandotte Street Art Fair is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the use of the city-owned parking lot along with St. Patrick's parking lot to park cars on July 10th through July 13, 2013. AND FURTHER that permission to post "NO PARKING" signs to be placed on the east side of First street between Chestnut and Superior Street and also between Biddle and 1st streets is hereby granted, provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs. AND FURTHER that the Department of Public Service is hereby directed to assist in the posting of said "NO PARKING SIGNS" and barricades.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that the communication from the Downriver Council for the Arts, 81 Chestnut, Wyandotte, Michigan 48192 relative to permission for road, parking lot and alley closures for the Pasta and Puccini event taking place on Friday, June 28, 2013 is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council grants PERMISSION for said road, parking lot and alley closures as outlined in said communication provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs. AND FURTHER the Department of Public Service is hereby directed to assist in the closures with barricades and/or signs. AND FURTHER that the Downriver Council for the Arts obtain all permits and necessary requirements from the Michigan Liquor Control Commission and Police Chief and further the necessary insurance be placed on file in the City Clerk's Office prior to the event. AND FURTHER that the Police and Fire Departments be notified of said event.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that Council hereby CONCURS with the recommendation of the Recreation Commission to elevate Justin N. Lanagan, Recreation Administrative Trainee, to the position of Superintendent of Recreation effective May 1, 2013, with a job classification of 36A. AND BE IT FURTHER RESOLVED that Council thanks James Knopp for his service to the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec, Mayor

Peterson

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that

WHEREAS, pursuant to the Commercial Redevelopment Act, Act 255 of 1978, as amended (Act 255), the City of Wyandotte has the authority to establish "Commercial Redevelopment Districts" within the City of Wyandotte at request of a commercial business enterprise or on its own initiative; and WHEREAS, Ken & Rebecca Wickenheiser, 109 West Front Street, Monroe, MI, have filed a written request with the clerk of the City of Wyandotte requesting the establishment of a Commercial Redevelopment District for property at 3061 & 3063 Biddle Avenue located in the City of Wyandotte hereinafter described; and

WHEREAS, the City Council finds that property within the District is obsolete commercial property (due to general neglect) which is part of an existing, developed commercial zone which has been zoned commercial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity, and hereby determines that the District meets the requirements set forth in Section 5(1)(a) of Act 255; and

WHEREAS, the City Council has provided for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the District, as required in Section 4(2)(b)(iii)(B) of Act 255; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed District as required by Section 5(3) of Act 255; and

WHEREAS, on May 20th, 2013 at 7:00 pm, a public hearing was held and all residents and taxpayers of the City of Wyandotte were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Wyandotte to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council that pursuant to the provisions of Act 255, Commercial Redevelopment District No. 11 is hereby established for the property at 3061 and 3063 Biddle Avenue said property more fully described as:

The following described parcel(s) of land situated in the City of Wyandotte, Wayne County and State of Michigan, to wit:

South 10 feet of Lot 9 and all of lots 10, 11, 12, 13 and 14, Eureka Iron and Steel Works Re-Subdivision, as recorded in Liber 22, Page 49 of Plats, Wayne County Records Parcel Number: 82-57-011-15-0009-002

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that Council CONCURS with the recommendation from the City Engineer regarding First Amendment to Purchase Agreement for the sale of the former 1814-1816 Biddle Avenue; AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the First Amendment to Purchase Agreement as submitted to City Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that the communication from the City Engineer regarding the Wayne County FAC funding for Oak Street from Fort Street (M-85) to 11th Street is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council APPROVES the City share of \$33,787 from account # 202-440-825-460 Major Street Funds; AND BE IT RESOLVED that the City Engineer is authorized to proceed with said project.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that the communication from the City Engineer regarding the dredging of Bishop Park is hereby received and placed on file; AND BE IT RESOLVED that Council hereby rejects the Grant Agreements with Detroit/Wayne County Port Authority and Wayne County Economic Development Growth Engine (EDGE) in the amounts of \$200,000 each; AND BE IT FURTHER RESOLVED that the City Engineer is to advise the Downriver Community Conference, Downriver Area Brownfield Consortium (DCC, DABC) that the dredging project cannot proceed at this time because of excess cost and potential liability to the City; AND FURTHER request that the DCC, DABC relocate the grant funds; AND BE IT FURTHER RESOLVED that Council reject all bids for File # 4584-City of Wyandotte Bishop Park Dredging Project and the City Clerk is hereby directed to return all bid bonds/bid checks; AND FURTHER that Council authorizes the City Engineer to work with the Great Lakes Legacy Act (GLLA) to have the dredging work completed.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the sale of the NSP2 home at 451 Ford Avenue; AND hereby accepts the following offer:

451 FORD AVENUE- Martina Maracle, 3630 Howard, Detroit, Michigan in the amount of \$108,000 was selected in the Lottery Drawing. Ms. Maracle is 120% or below of area median income, completed eight (8) hours of housing counseling and will be receiving the subsidy approval of \$67,542.00 (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. The final mortgage amount is \$40,458.00.

BE IT FURTHER RESOLVED that the offer for 451 Ford Avenue is contingent upon buyers receiving approval from the Michigan State Housing Development Authority (MSHDA) 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 City Attorney are hereby authorized to sign documents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

Wyandotte, Michigan April 22, 2013

RESOLUTION by Councilperson Daniel Galeski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the Deputy City Treasurer/Assistant Finance Director and APPROVES the necessary 2013 Fiscal year Budget Amendments as outlined in his communication dated April 18, 2013.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

ADJOURNMENT

MOTION by Councilperson Daniel Galeski

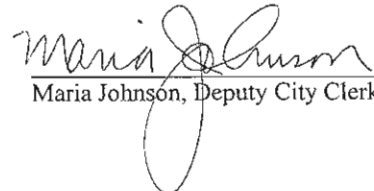
Supported by Councilperson Leonard Sabuda

That we adjourn.

Carried unanimously

Adjourned at 8:00 PM

April 22, 2013


Maria Johnson, Deputy City Clerk

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, April 18, 2013, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth A. Krimmel at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Booms, Duran, Krimmel, Lupo, Schultz, Tavernier

COMMISSIONERS EXCUSED: Parker and Pasko

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Tavernier to receive and place on file all communications. MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz to approve the minutes of the Regular Meeting of March 21, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

- 1. Public Hearing #302** - Request from Frank's Restaurant and Pizzeria Inc., Owner and Appellant, for a Certificate of Occupancy for an outdoor café at 3144 Biddle Avenue, Wyandotte. The property is located in the CBD Zoning District where the proposed café conflicts with Section 2200.S.2.

RESOLUTION BY COMMISSIONER TAVERNIER, supported by Commissioner Lupo that Special Approval #302 – requested by Frank's Restaurant and Pizzeria Inc., (Owner and Appellant) for A Certificate of Occupancy for an Outdoor Café at 3144 Biddle Avenue is hereby approved on the basis of the following reason(s):

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were no objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café on private property in the Central Business District (CBD) Zoning District, Section 2202.S.1 of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
3. Compliance with all Police, Fire and City Engineer requirements attached.
4. Use of the outdoor café shall be allowed from 11 a.m. to 12 midnight from March 15 through October 31.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.

6. Fence and gate materials used to surround the proposed café should match the fencing utilized at Belicose Café at 3030 Biddle Avenue to develop a consistent standard in the CBD.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Approval by City Council for use of the public property.
9. Compliance with DBA noise levels

YEAS: Adamczyk, Booms, Duran, Krimmel, Lupo, Schultz, Tavernier

NAYS: none

ABSENT: Parker, Pasko

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Mr. Leman updated the Commission on the progress of the Master Plan and passed out the proposed changes to the Master Plan Map. Mr. Leman requested that the proposed changes be referred to the City Council for their review and recommendations. Mr. Leman further requested that the Council authorize the Planning Commission to proceed with notifying the surrounding Cities.

Therefore, MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Duran that the proposed changes to the Master Plan Map be forwarded to the City Council for their review and authorization to seek input from the abutting surrounding Cities in accordance with the Master Plan Law.

YEAS: Adamczyk, Booms, Duran, Krimmel, Lupo, Schultz, Tavernier

NAYS: none

ABSENT: Parker, Pasko

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Schultz to:
Pay Beckett & Raeder for Planning Consultant fee for April in the amount of \$700.00
Pay Beckett & Raeder for Master Plan Update: \$2,475.00
Hours for Secretarial Services: 03/07/13 – 07/04/13 11.50 Total Hours
YEAS: Adamczyk, Booms, Duran, Krimmel, Lupo, Schultz, Tavernier
NAYS: none
ABSENT: Parker, Pasko
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Adamczyk to adjourn the meeting at 7:00 p.m.

PUBLIC HEARING - Public Hearing #302 - Request from Frank's Restaurant and Pizzeria Inc., Owner and Appellant, for a Certificate of Occupancy for an outdoor café at 3144 Biddle Avenue, Wyandotte. The property is located in the CBD Zoning District where the proposed café conflicts with Section 2202.S.2.

Chairperson Krimmel opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Commissioner Schultz read the communication from the City Engineer into the record.

Commissioner Booms indicated that the Section number reference should be 2202.S.2 and this should be reflected into the record.

Commissioner Lupo asked if there would be any music playing.

Theresa Young, Owner, present

Ms. Young indicated that there is music inside the restaurant and at this time, they have no plans for music outside.

Commissioner Lupo asked if they would have bands.

Ms. Young indicated not at this time.

Commissioner Lupo stated that there is a decibel level that you cannot exceed and asked what the hours would be and if they had a band?

Ms. Young stated that they are open from 4 to 9 weekdays and 4 to 10 weekends.

Commissioner Booms asked if the planter boxes were temporary.

Ms. Young indicated that they were along with the fence. Ms. Young stated that everything could be removed.

Chairperson Krimmel asked about the door into the outdoor café.

Ms. Young indicated that the only way in or out of the café would be thru the restaurant.

Mr. Leman asked if you pay for your meal inside the restaurant.

Ms. Young stated yes.

Mr. Leman indicated that the outdoor café is on City property and proper insurance and approval by the Council would be needed.

Ms. Young stated that she would look into the insurance.

Chairperson Krimmel asked if there was anyone else present who wished to speak about this public hearing.

There being no more questions, the public hearing was closed.

No communications were received regarding this hearing.

City of Wyandotte

POLICE DEPARTMENT

Departmental Communication

DATE: March 28, 2013
TO: Kelly Roberts, Engineering Dept.
FROM: Daniel J. Grant, Chief of Police
SUBJECT: OUTDOOR CAFÉ, 3144 BIDDLE AVENUE
CC: Insp. Jamie Pouliot

This memo is in response to your e-mail dated Tuesday, March 26, 2013, relative to the Outdoor Café application at Frank's Restaurant, 3144 Biddle Avenue, Wyandotte, Michigan. It appears that 12-feet of the easement will remain passable on the south side of the proposed fenced-in area for the movement of persons walking between Biddle Avenue and the alley area to the rear of the businesses. I have no objection to the proposed "outdoor patio area" as illustrated on the drawing submitted by the applicant with the following conditions:

- The applicant meets all laws and ordinances as required by the Fire and Engineering Departments.
- The Engineering Department approves Frank's Restaurant for use of the property, which is a section 13-feet wide consisting of City of Wyandotte easement from the south side of the business.
- Approval is received from the Liquor Control Commission for an Outdoor Café.

Further, the police department will remind Frank's Restaurant that an outdoor service permit allows the sale, service, and consumption of alcoholic beverages in a well-defined and clearly marked area outside of the licensed premises. Compliance with this provision is the responsibility of the licensed establishment, and failure to comply may result in the issuance of a violation.

Sincerely,



Daniel Grant
Chief of Police

Kelly Roberts

From: wfdchief Carley <wfdchief@wyandotte.org>
Sent: Monday, April 08, 2013 11:17 AM
To: Kelly Roberts
Subject: Re: Outdoor Cafe

Kelly

Sorry I did not get you this sooner. I looked at it but did not send you my comments.

I have no objections to the proposed outdoor cafe for Franks.

Sincerely,

Fire Chief
City of Wyandotte
266 Maple
Wyandotte, Mi 48192
734.324.7252

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

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

April 10, 2013

Elizabeth A. Krimmel, Chairperson
Planning Commission
City of Wyandotte
City Hall
Wyandotte, Michigan

RE: Proposed Outdoor Café at
3144 Biddle Avenue

Dear Mrs. Krimmel:

The undersigned has reviewed the plan and application submitted for the proposed outdoor café at the above captioned property and the following applies. The undersigned has no objection to the location of this café. However, the proposed fence and gate materials used to surround the proposed café should match the fencing utilized at Belicose Café at 3030 Biddle Avenue to develop a consistent standard in the CBD.

Also, it should be noted that the decibel levels are not to exceed 50 DBA between 8 p.m. and midnight or 55 DBA between 7 a.m. and 8 p.m. which shall constitute a violation of the Code.

Further, if liquor is going to be sold in the café a Commercial Inspection by the Engineering Department will be required for the entire property including the inside restaurant area. This request will also require approval of the City Council because the use is on public property.

A proposed Resolution is attached and if you have any questions, please feel free to contact the undersigned.

Very truly yours,

Mark A. Kowalewski
City Engineer

MAK:kr

cc: Frank's Restaurant and Pizzeria, Inc.



WYANDOTTE CULTURAL AND HISTORICAL COMMISSION
MINUTES OF THE MARCH 14, 2013 MEETING
MARX HOME

PRESENT: Sue Pilon, Ken Munson, Michelle Blankenship, Eula Grooms, Wallace Hayden, Dave Kostelnik, Shirley Prygoski, Don Shultz, Marshall Wymore

EXCUSED: Anne Ronco, Jan Nagel, Jody Egen

GUESTS: Councilman Dan Galeski and Cassandra Boones

President Sue Pilon called the meeting to order at 6:20 p.m.

The new commissioners, Wallace Hayden and Marshall Wymore, as well as the two guests, introduced themselves.

MOTION by Don Shultz, supported by Michelle Blankenship, to approve the minutes from the February 2013 meeting. MOTION CARRIED (9-0)

PRESIDENT'S REPORT:

Sue announced that Jan Nagel had sent a letter of resignation as a commissioner. This leaves one position open.

The following materials were handed out: Agenda, February 2013 Minutes, Finance Report, Commission Roster, List of Commission Committee Assignments/Liaisons and Special Projects, Director's Report, Museum Departmental Goal and Objectives Report and two Michigan Historic Workshop Information Forms.

Sue collected the spreadsheets Commissioners received last month denoting which events they would attend, volunteer to work at or bring a guest to.

WHS members Doug Golema, Mary Washko and Ken Navarre expressed an interest in attending some of the WCHC Standing Committee meetings (without voting rights). Sue will send a letter to the WHS suggesting this request be discussed at the next Joint Meeting. Sue will also ask the WHS to assign a new WCHC liaison to take the place of Nancy Lange.

Members were reminded of the tour training dates and the need for occasional office help when the staff is occupied with other events such as the annual Art Fair.

Wallace Hayden will ask the WHS if they would be willing to host a May 1, 2013 Joint Meeting. The WCHC would willingly host the November joint session.

The Commissioners showed an interest in having a WCHC August Pot Luck Dinner as was done last year.

Commissioners received information for two Michigan Historic programs dealing with preservation. Several members have an interest in attending the June 20-23 workshop held in Flint and entitled "Fund It Right, Protect It Forever: Building Historic Champions".

MOTION by Michelle Blankenship, supported by Dave Kostelnik, to pay the \$50 fee for as many as four Commissioners for the program noted above. MOTION CARRIED (9-0)

Members should suggest major business that might be interested in sponsoring one or more Heritage Event Series programs. This will help defray costs. Commissioners wishing to make a personal sponsorship donation can bring cash or a check made out to the Wyandotte Museums to the next meeting.

Sue mentioned some problems with the alarm system. She suggested that an updated list of those who have keys and a refresher course may be helpful.

DIRECTOR'S REPORT:

Museum Director Jody Egen was out-of-town, but she sent a detailed report that was reviewed. The following discussions and motion are related to the Director's Report.

MOTION: by Michelle Blankenship, supported by Eula Grooms, to approve the finance report for February, pending audit. MOTION CARRIED (9-0)

There were some concerns about the Marx Home porch repairs. Don Shultz and Dave Kostelnik plan to watch over the process.

If any Commissioner would like to distribute event posters outside the downtown business district, they can pick up posters at the office for placement. Marshall suggested that posters should be hung or electronically sent to the schools, especially for events like the WWII Rally. Shirley talked with Superintendent Carla Harting about this and Carla was very enthusiastic about the school supporting the Mad Hatter Tea and other events that were age appropriate.

Possible tour schedule changes may result from the review of four years worth of statistics. This will be discussed at the April meeting.

FRIENDS: Ken Munson reported that the group discussed some wiring issues (lights and electronic machines flickering on and off) on the second floor of the Burns Home. Was the electricity redone on that floor during the renovation or not done properly? Lee Williams should be contacted about this situation.

This group will have a Working Session on April 9 to go over bylaws and discuss general issues. They have \$6,000 to grant. They have more than one request, but have not allotted any funds to date.

One concern was the need for better night lighting on the campus buildings. Michelle explained that Tom installed lights at the Marx and the Burns Homes that automatically burn from dusk to dawn on a daily basis. However, Michelle noted that the indoor switch must be kept in the ON position. Perhaps a small note should be hung stating that the one switch should not be turned OFF. The MacNichol Home has a motion detector.

Wallace Hayden reported that WHS felt a sidewalk should be laid in the back yard of the Museum campus connecting the three buildings. He explained that Ken Navarre fell and injured himself while traveling across the yard.

WHS:

Wallace said the WHS has not found a chairperson for the Mad Hatter Tea. Sue suggested the possibility of the WHS and the WCHC making the tea a cooperative effort because of the complexity of that event.

The proceeds of the MHT go into the Cemetery Fund. Our collective memory recalls that the WHS was holding all the MHT profit until \$10,000 was reached. At that time, the money would be given to the Cemetery organization and they would become a self-sufficient entity and free of the WHS. More information on this arrangement and discussion is needed to consider this proposal. Wallace will ask the WHS to consider the idea. If they are interested having a discussion, the WCHC will need the MHT financial plan information.

COMMITTEEE/PROJECTS REPORT:

Eula Grooms is working on the possibility of selling some of our salvaged items directly to the Detroit Mercantile Company. They have a larger and different clientele and may be in a position to buy some of our goods at a higher price than we garner. This arrangement would also free up much needed storage space.

Eula asked Councilman Galeski if there might be a city truck or trailer she could use in the evenings and on weekends. She currently uses her own small car which not sufficient. Dan will check into this request and report back to Eula.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS/ANNOUNCEMENTS:

Sue read a lovely thank you note from Roseann Gabrys (one of the twelve 2013 Women of Wyandotte nominees) about the February Dessert Tea and Tour which was planned by the Museum Group Tea Committee.

A reminder that the Wyandotte Stars Baseball Team will hold a lunch and dinner fundraiser at Rookies located on Oak Street on March 17 from 11:00 until 8:00.

MOTION by Michelle Blankenship, supported by Eula Grooms to adjourn the meeting at 7:40 p.m. MOTION CARRIED (9-0)

The next meeting will be held at the Burns Home on April 11 at 6:15

Respectfully submitted,

Shirley Prygoski (in the absence of Annie Pilon)

Shirley Prygoski

FINANCE REPORT – WYANDOTTE MUSEUMS**MONTH OF FEBRUARY 2013***From the desk of Jody L. Egen***MONEY DEPOSITED WITH THE CITY OF WYANDOTTE TREASURY – AS OF MARCH 13, 2013**

Log Cabin Rental	\$ 0 – Cash \$ 80.00 – Checks \$ 80.00 – Total	Reserve 101-000-257-250-071
Admissions/Donations	\$ 0 – Cash <i>admissions</i> \$ 0 – Check \$ 0 – Total	Reserve 101-000-257-250-071
Weddings	\$ 190.00 – Check \$ 450.00 – Cash \$ 640.00 – Total	Reserve 101-000-257-250-071
Marx Rent	\$ 625.00 – Check \$ 0 – Cash \$ 625.00 – Total	<i>Marx Rental Account</i> 101.000.655.655.021
Salvage Sale	\$ 0 – Check \$ 20.00 – Cash \$ 20.00 – Total	Reserve 101-000-257-250-071

*Total of All Deposits: \$ 1,365.00***EXPENSES**

HEAT/ GAS		
MacNichol	\$ 487.52	City
Marx	\$ 299.75	City
Log Cabin	\$ 26.20	City
Burns	\$ 239.49	City
<i>Subtotal</i>	<i>\$ 1,052.96</i>	
WATER		
MacNichol	\$ 59.27	City
Marx	\$ 15.55	City
Log Cabin	N/A	City
Burns	\$ 19.69	City
<i>Subtotal</i>	<i>\$ 94.51</i>	
ELECTRIC		
MacNichol	\$ 182.72	City
Marx - includes \$53.37 outside 400W	\$ 134.76	City
Burns	\$ 59.36	City
<i>Subtotal</i>	<i>\$ 376.84</i>	
PHONE		
MacNichol	\$ 42.02	City
Marx	\$ 42.02	City
Burns	\$ 217.60	City
<i>Subtotal</i>	<i>\$ 301.64</i>	

Subtotal All Utilities: \$ 1,825.95

MISCELLANEOUS		
Hood's - Fasteners, nuts, bolts, and cleaning supplies	\$ 19.57	City - B&G
Hood's - Ballcock service pack	\$ 7.01	City - B&G
Hood's - Cleaning supplies	\$ 4.93	City - B&G
Hood's - Light bulbs	\$ 12.20	City - B&G
Hood's - Fiberglass resin	\$ 16.64	City - B&G
Ramirez Electric - Install 20 amp, 120 volt circuit in basement to second floor for copier	\$ 500.00	City - B&G
Whipple Printing -- HES posters	\$ 63.75	City - Printing
Sam's Club - Kitchen towels	\$ 17.89	City - B&G
Wyandotte Historical Society - 46 metal ornaments for weddings	\$ 322.00	Reserve
Meijer - February 7 tea supplies	\$ 100.29	Reserve
Office Max - HES report binders, Commissioner binders, general supplies	\$ 134.89	Reserve
Subtotal All Miscellaneous:		\$ 1,199.17

CURRENT BUDGET BALANCES - AS OF WEDNESDAY, MARCH 13, 2013

SUPPLY LINE	BALANCE YEAR TO DATE	2013 BUDGET
Office Supplies	\$ 1050.00	\$ 1,050.00
Postage	\$ 80.00	\$ 80.00
Building Maintenance & Supplies	\$ 5,838.55	\$ 8,279.00
Printing	\$ 554.52	\$ 800.00
Electric	\$ 4,912.12	\$ 6,700.00
Water	\$ 1,020.79	\$ 1,675.00
Heat	\$ 7,266.25	\$ 10,200.00
Education	\$ 240.00	\$ 240.00
Automobile	\$ 160.00	\$ 160.00
Reserve	\$ 80,860.39	n/a

**WYANDOTTE CULTURAL AND HISTORICAL COMMISSION
MINUTES OF THE APRIL 11, 2013 MEETING
MARX HOME**

PRESENT: Sue Pilon, Jody Egan, Ken Munson, Michelle Blankenship, Anne Ronco, Dave Kostelnik, Shirley Prygoski, Wally Hayden

EXCUSED: Don Schultz, Eula Grooms, Marshall Wymore

GUESTS: Daniel Cervantes

President Sue Pilon called the meeting to order at 6:19 p.m.

Daniel Cervantes, who will be a new Commissioner as of April 15, was introduced.

MOTION by Michelle Blankenship, supported by Ken Munson, to approve the minutes from the March 2013 meeting, MOTION CARRIED (7-0)

PRESIDENT'S REPORT:

Sue went over some of the subcommittee lists. She said that Anne was currently signed up for a lot of them, and might want to find someone to take over something from her. Wally agreed to act as the liaison for the Historical Society, since he already attends board meetings.

Before the meeting, Sue emailed a summary of the Heritage Event Series service and sponsorship forms she handed out at the last meeting. Commissioners who hadn't sent theirs to her yet either handed them in, or were encouraged to do so as soon as possible.

Sue talked about the possibility of listing the Commission as a sponsor for various events. She said it would be up to each individual whether or not they would contribute. The goal for this year is to cover the WWII Victory Rally with sponsorships. Eventually they would like to pay for all the events with sponsorships.

Jody passed around the key/alarm distribution list that was discussed at the last meeting. She said that she is usually the first one called if anything happens. The Commission President and some Commissioners who live close have also had keys to each of the buildings.

DIRECTOR'S REPORT:

Jody distributed the finance report for March. She said that it is traditionally a slow month for revenue because the cabin and Museum are both closed. Shirley did host a tea.

MOTION by Anne Ronco, supported by Michelle Blankenship, to approve the finance report for March, pending audit, MOTION CARRIED (7-0)

Jody gave an update on the Basement Exhibit Gallery. The staff is currently doing object inventory of artifacts potentially useable for the exhibit. She said that all are welcome to come see the progress or come to meetings with the consultants. She is also looking to buy some cases like the one in the back room of the Marx Home. She asked the Commissioners to contact her if they hear of any available.

Jody recently met with Eula to discuss the November antiques event. She said they are throwing around the idea of hosting an antiques fair, since they might not have enough items for an auction. The event would include an antiques sale, lectures, antique fair, etc.

Jody distributed some promotional materials for the Heritage Event Series, City Wide Garage Sale, and Art Show.

Jody distributed museum tour data. The staff has been compiling tour stats since 2008. There was a big drop in tours from 2011 to 2012, which coincides with admission price raises. If the Commission decides to change admission prices again, it would have to go to City Council. She would like the Commissioners to think about future pricing and discuss it further at future meetings.

FRIENDS: Anne went to her first meeting last month. The Friends are consulting an attorney about the Quilters disbanding. They will need to be taken off the incorporation page. Ken was also reappointed to the Friends board.

As far as the distribution of the \$6,000 for this year, the Friends awarded half of it to the Commission for the porches, and half of it to the Society, to be used for the News Herald archival project, and sidewalks and lights between the Museum buildings. The back porches already have lights, but they would sometimes get turned off. The Commission would have to approve any project involving the Museum grounds.

Jody will start the bid process for the porches, which are expected to cost well over the \$3,000 awarded by the Friends.

SOCIETY: The Commission wants to set a date for another joint meeting. Sue has communicated with Ken Navarre and a date will be set soon. At the meeting, they would like to discuss the possibility of co-sponsoring the Mad Hatter's Tea Party.

Wally cleared up some questions about the Society's Income Distribution Fund for the Oakwood Cemetery. He said that money starts being dispersed once the account reaches \$40,000, which hasn't happened yet, but should soon. The money can go to the Oakwood Cemetery Association or to the Society, to be used on projects for the cemetery.

COMMITTEES: The long range planning and fundraising committee just had a meeting. Sue would like to have one or two committees report at each meeting on a rotating basis. The chairs of each committee could also send out meeting summaries via email. No other committees have met recently.

OLD BUSINESS: The grand opening event for the Basement Exhibit Gallery should take place on November 15 or 16.

NEW BUSINESS: Dave suggested writing letters to people in the community who have fixed up historic homes. He gave an example of Bruce Campbell, who just restored his garage instead of demolishing it. He said that the gesture would encourage people on behalf of the Commission and show them that their time and effort haven't gone unnoticed. The Commission agreed that it would be a nice gesture. Anne volunteered to write a letter to Bruce Campbell on behalf of the Commission.

ANNOUNCEMENTS/COMMUNICATION: None.

ATTENTION TO AUDIENCE: None.

MOTION by Michelle Blankenship, supported by Anne Ronco to adjourn the meeting at 7:45 p.m. MOTION CARRIED (7-0)

**Next Meeting: May 9, 2013.
Respectfully Submitted,
Annie Pilon, Recording Secretary**

From the desk of Jody L. Egen

MONEY DEPOSITED WITH THE CITY OF WYANDOTTE TREASURY - AS OF APRIL 11, 2013

Log Cabin Rental	\$ 0 - Cash \$ 0 - Checks \$ 0 - Total	Reserve 101-000-257-250-071
Admissions/ Donations	\$ 0 - Cash <i>admissions</i> \$ 0 - Check \$ 0 - Total	Reserve 101-000-257-250-071
Weddings	\$ 0 - Check \$ 0 - Cash \$ 0 - Total	Reserve 101-000-257-250-071
Marx Rent <i>Deposited March 13, 2013</i>	\$ 625.00 - Check \$ 0 - Cash \$ 625.00 - Total	<i>Marx Rental Account</i> 101.000.655.655.021
Miscellaneous <i>Tea, March 13, 2013 = \$330.00</i> <i>Ramirez Electric = \$ 75.00</i>	\$ 405.00 - Check \$ 0 - Cash \$ 405.00 - Total	Reserve 101-000-257-250-071

Total of all deposits: \$ 1,030.00

EXPENSES

HEAT/ GAS		
MacNichol	\$ -87.96	City
Marx	\$ 244.96	City
Log Cabin	\$ 32.90	City
Burns	\$ 193.11	City
<i>Subtotal</i>	<i>\$ 383.01</i>	
WATER		
MacNichol	\$ 63.61	City
Marx	\$ 15.55	City
Log Cabin	\$ n/a	City
Burns	\$ 15.55	City
<i>Subtotal</i>	<i>\$ 94.71</i>	
ELECTRIC		
MacNichol	\$ 162.14	City
Marx - <i>includes \$53.37 outside 400W</i>	\$ 131.22	City
Burns	\$ 57.94	City
<i>Subtotal</i>	<i>\$ 351.30</i>	
PHONE		
MacNichol	\$ 42.02	City
Marx	\$ 42.02	City
Burns	\$ 217.60	City
<i>Subtotal</i>	<i>\$ 301.64</i>	

Subtotal All Utilities: \$ 1,130.66

Miscellaneous		
Fed Ex Office – 9 Bound HES copies for Council	\$ 73.31	Reserve
Michigan Historic Preservation Network – Annual Membership Renewal	\$ 150.00	Reserve
Sam's Club – Towels for drying dishes	\$ 17.89	City – B&G
Istock – HES Marketing Graphics	\$ 49.99	Reserve
Whipple – Heritage Event Series Posters	\$ 63.75	City - Printing
Annie Pilon – Commission meeting minutes and wedding coordinator	\$ 200.00	Reserve
Lowe's – Cleaning supplies	\$ 8.14	City – B&G
Wyandotte Alarm – Alarm monitoring fees 2624 Biddle Ave.	\$ 195.30	City – B&G
Hoods – Log Cabin lock repair	\$ 16.19	City – B&G
Whipple Printing – Poster printing, Spring Garage Sale reminder postcards	\$ 180.50	City - Printing
Ramirez Electric – Society Office electrical update; additional plugs	\$ 345.00	City – B&G
National Trust for Historic Preservation – Annual Membership Renewal	\$ 30.00	Reserve
Go Daddy – Web domain hosting annual fee for WyandotteMuseums.org	\$ 161.82	Reserve
Gettysburg College – Conference Registration for Mary 14, 15, 16 – The Future of Civil War History	\$ 150.00	Reserve
Subtotal All Miscellaneous:		\$ 1,641.89

CURRENT BUDGET BALANCES – AS OF APRIL 11, 2013

SUPPLY LINE	BALANCE YEAR TO DATE	201 BUDGET
Office Supplies	\$ 1050.00	\$ 1,050.00
Postage	\$ 80.00	\$ 80.00
Building Maintenance & Supplies	\$ 5,625.36	\$ 8,279.00
Printing	\$ 490.77	\$ 800.00
Electric	\$ 4,535.28	\$ 6,700.00
Water	\$ 926.28	\$ 1,675.00
Heat	\$ 6,544.96	\$ 10,200.00
Education	\$ 90.00	\$ 240.00
Automobile	\$ 160.00	\$ 160.00
Reserve	\$ 80,835.58	n/a

MINUTES OF THE MEETING OF THE
FIRE FIGHTER'S CIVIL SERVICE COMMISSION

March 13, 2013

A Regular Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by President Mobley at 6:30 p.m in the Training Room, 2nd Floor, Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan.

PRESENT: Commissioner George S. Mobley, President
Commissioner Rodney G. Baker, Vice-President
Commissioner Michael J. Ptak, Secretary

ALSO PRESENT: Fire Chief Carley
Debby Harris, Recording Secretary

Approval of the February 13, 2013 Regular Meeting Minutes

Motion by Comm. Baker, Supported by Comm. Ptak to approve the minutes of the Regular Meeting of March 13, 2013. Motion unanimously carried.

Communications

1. Letter from Mayor Peterson

Comm. Mobley read the letter from Mayor Peterson requesting the names of the next eligible candidates for hire as Fire Fighters in the City of Wyandotte. The Commission instructed Ms. Harris to send the names of Kyle Caparaotta, Jesse Brown, Daniel Roemer and Eric Schilk as the next eligible candidates for hire.

Motion by Comm. Mobley, Supported by Comm. Baker to submit the above listed names to Mayor Peterson for hire by the Wyandotte Fire Department. Motion unanimously carried.

Old Business

Chief Carley asked if he could address the Commission regarding the different options available to the Civil Service Commission regarding the testing of applicants for the position of Fire Fighter. Chief Carley stated that EMPCO does do the testing for other cities for this position. EMPCO continuously has a list of eligible candidates according to the requirements of each city. This list is current and up to date at any time. Chief Carley stated that if the Commission was interested in exploring this possibility he would contact EMPCO and set up meeting with the Commission and a representative of EMPCO. Comm. Mobley asked Chief Carley how eligibility is determines. The Chief stated that the Commission would continue to determine eligibility.

MINUTES OF THE MEETING
OF THE FIRE FIGHTER'S
CIVIL SERVICE COMMISSION

-2-

March 13, 2013

Old Business Con't

Comm. Mobley asked if the test would be administered by the Commission or EMPCO. Chief Carley stated that EMPCO would give the test. Chief Carley stated that the way the testing is done now is inadequate. From the last eligibility list there were approximately 40 people on the list, some had taken positions in other cities, some he was unable to get a hold of to schedule an interview and some were no longer interested. The persons that he was able to interview were not hired for one reason or another and the Chief had to wait until another test was given.

Comm. Ptak asked if the City would have to pay for this. Chief Carley stated that the City does not pay the persons taking the test does.

Comm. Mobley asked if Chief Carley know how long their list was good for. Chief Carley stated that the representative from EMPCO would have to answer that.

Comm. Mobley asked if the Commission would have a physical list. Chief Carley stated that he couldn't answer that but the representative would be able to. The Commission asked Chief Carley to set up a meeting with a representative from EMPCO to explain their testing procedure.

Motion by Comm. Baker, Supported by Comm. Ptak to have Chief Carley set up a meeting with a representative from EMPCO. Motion unanimously carried.

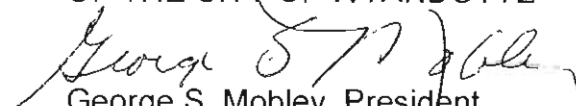
Date of Next Regular Meeting

The next scheduled regular meeting of the Commission will be held on Wednesday, April 10, 2013 at 6:30 p.m., at the Wyandotte Police Department, 2015 Biddle Avenue, 2nd Floor Training Room, Wyandotte, Michigan 48192.

Adjournment

There being no further business to discuss the meeting adjourned at 9:00 p.m.

FIRE FIGHTER'S CIVIL SERVICE COMMISSION
OF THE CITY OF WYANDOTTE


George S. Mobley, President

GSM:dh

MINUTES OF THE MEETING OF THE FIRE FIGHTER'S CIVIL SERVICE COMMISSION

March 27, 2013

A Special Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by President Mobley at 6:35 p.m., in the Training Room, 2nd Floor, Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan.

PRESENT: Commissioner George S. Mobley, President
Commissioner Rodney G. Baker, Vice President
Commissioner Michael J. Ptak, Secretary

ALSO PRESENT: Fire Chief Carley
Charles Castle, EMPCO
Michael Dallos, Citizen
Debby Harris, Recording Secretary

EMPCO Presentation by Charles Castle

Mr. Castle introduced himself and stated that he was here to inform the Commission how EMPCO tested for the position of Fire Fighter and how it would benefit the City of Wyandotte to use EMPCO for that testing. Mr. Castle proceeded to give a presentation on how the system worked.

The test is given on line at testing locations such as local Community Colleges such as Macomb, Oakland and Schoolcraft colleges. The colleges have testing sites.

Mr. Dallos asked how often the test is given. Mr. Castle explained that a test is given whenever one of the cities requires new candidates.

Comm. Mobley asked how the Commission would determine if each candidate has the requirements need for employment by the Wyandotte Fire Department. Mr. Castle explained that any criteria that is required by the City of Wyandotte would be the same and that only candidates that meet those requirements would be allowed to be on the list for the City. If this Commission decides to use EMPCO for the testing the City would run their ads in the local papers, on the City website and any other advertising that they have previously used. The only thing different is that the advertisement would include a link to the EMPCO website. Once the test has been given the Commission would only see candidates who selected the City of Wyandotte and meet the criteria previously established.

Chief Carley stated that if the Commission were to use EMPCO that legibility list would always be current. Once the test is given the Commission can run a list of candidates that meet the requirements and that would be the list for the next two years, unless the list becomes vacated.

MINUTES OF THE MEETING
OF THE FIRE FIGHTER'S
CIVIL SERVICE COMMISSION

-2-

March 27, 2013

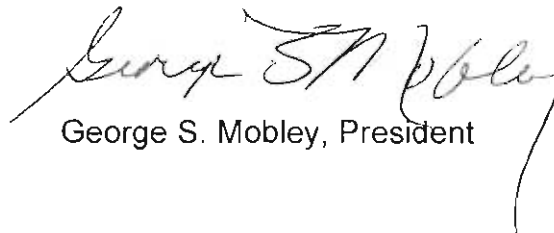
EMPCO Presentation by Charles Castle Con't

After additional discussion between the Commission, Chief Carley and Mr. Castle the meeting adjourned.

Adjournment

There being no further business to discuss the meeting adjourned at 8:15 p.m.

FIRE FIGHTER'S CIVIL SERVICE COMMISSION
OF THE CITY OF WYANDOTTE

A handwritten signature in dark ink, appearing to read "George S. Mobley", is written over the printed name. The signature is fluid and cursive, with a long vertical line extending downwards from the end of the name.

George S. Mobley, President

GSM:dh

CITY OF WYANDOTTE
BEAUTIFICATION COMMISSION MEETING MINUTES – DRAFT
APRIL 10, 2013

Members Present: John Darin, Chairman, Andrea Fuller, Noel Galeski, Linda Orta, Stephanie Pizzo, Bill Summerell, Karen Tavernier

Members Excused: Brandon Calvin, Michael Bozymowski, Denise Donlon, Alice Ugljesa

Guests: Nadia M. Brunt, 2013 Community Vice-President, Wyandotte Jaycees and Valerie Kaiser, Executive Director, Paragon Support Systems, Inc.

1. Call to Order: The meeting was called to order by John at 6:10 pm.
2. Guest Presentation – Garden Project for Paragon Support Systems in Wyandotte: Our guests presented a background on their center-based special education program at Madison Center, in the Wyandotte Public Schools system. The programs at the center are operated by Paragon Support Systems, Inc., with support from the Wyandotte Jaycees. They are requesting support, advice, and resources from the Beautification Commission regarding their interest in creating a school garden in an open green space at Madison Center. The Beautification Commission was, by consensus, very supportive of this project. Karen agreed to be primary liaison with Ms. Kaiser and Ms. Brunt regarding the garden creation project, and will keep the Commission informed. John offered to email Ms. Kaiser background community garden start-up information.
3. Reading and Approval of Previous Minutes:
 - a. February 13, 2013 Regular Meeting: The motion was made by Noel and seconded by Linda to approve the minutes of the March 13, 2013 Regular Meeting of the Beautification Commission as written. The minutes were approved unanimously.
4. Chairperson's Report:
 - a. Commissioner Attendance and Re-Appointments: John distributed an updated Attendance Log. The upcoming commissioner appointments were reviewed, with all affected commissioners encouraged to contact the Mayor's office and express their desires for re-appointment to the Commission.
 - b. Nanna's Kitchen Update: As a follow-up to the recent Nanna's Kitchen site visit and field trip, the Commission was notified that the owner is still in the process of collecting bids from contractors. He will inform the Commission as soon as possible regarding the salvage of any plant materials in the expansion area.
 - c. BCSEM Meeting Update: John updated the commissioners on the recent quarterly meeting of the Beautification Council of SE Michigan, which was held in Chesterfield Township. John and Mike attended, and it was an excellent meeting. Some meeting handouts were made available to the commissioners. John expressed the desire to host a quarterly meeting in Wyandotte in the next 24 months.
 - d. Networking and Partnering With Other Organizations: There was discussion regarding the need to continue networking and partnering with other municipalities and organizations with the same mission and goals as the Wyandotte Beautification Commission. Efforts will be made to reach out and collaborate with other organizations such as Beautification Council of SE Michigan, WBA, Jaycees, Friends of the Detroit River, Keep Michigan Beautiful, Keep America Beautiful and the Great American CleanUp, and Women of Wyandotte. There was consensus that such partnerships would be beneficial to our efforts, and should be engaged as the needs arise.
5. Treasurer's Report:
 - a. FY 2012-2013 YTD Expense Report: There were no new expenses to report. Balance remains at \$3976.00.

- b. Request For Postcard Funding: Alice presented a request to print 500 postcards to be mailed to homeowners or business acknowledging beautiful yards or landscaping. The cost would be \$99.00 for 500. John motioned to approve, Andrea seconded. The motion was amended to state that the Commission will have the opportunity to review the layout and artwork for the postcard before approval to print. The amended motion was approved unanimously.
 - c. Expenses Reports and Requests: John motioned to approve, Linda seconded, that the Commission apply for Municipal Membership with the Friends of the Detroit River at a cost of \$50 per year. The motion was approved unanimously. John will submit the necessary application paperwork.
6. Community Garden Opening Planning – Saturday, April 20, 2013:
- a. Garden Plot Rental Applications: 5 garden plots remain available. Karen requested that 6 yards of topsoil mix be purchased from Panetta's Landscape Supply, per previously-approved budget at \$20/yard plus delivery, John to arrange. This was agreed to, and arrangements will be made for delivery prior to the opening of the community garden.
 - b. Flagstone Path for Garden Entrance: Noel and Andrea are making arrangements for donation of the flagstone for the community garden entrance pathway at no charge from Freeport Stone and Supply, Inc. in Riverview. Installation of the pathway is tentatively scheduled for Saturday, April 27. There will be professional installer(s) available to assist with the flagstone installation. It was requested that a sign be produced thanking Freeport Stone and Supply for their contribution. John will investigate.
7. Spring Dig-In Planning – Saturday, May 18, 2013:
- a. Areas To Be Planted: Following the commission field trip on Saturday, April 6 to review downtown planting needs, it was the consensus of the commissioners that our attention this year be focused initially on the plantings at the Fountain area (Eureka & Biddle), the Teardrop (Oak & Biddle), Clock Tower (Maple & Biddle) and the numerous large planter pots, a number of which will be relocated to new City Hall. There was much discussion regarding specific plant materials. John motioned, Karen seconded, to approve plant purchases within approved budget, per Linda's recommendations. The motion was approved unanimously. It was noted also that the large planter pots picked-up from Telly's Greenhouse were incorrect, and Telly's will deliver and replace the correct planter pots.
 - b. Spring Dig-In Flyer: A full-color flyer that Andrea produced advertising and promoting our Spring Dig-In was reviewed by the commissioners, who all loved it. John motioned, Andrea seconded that 100 full-color copies of this flyer be printed by Whipple Printing, as recommended by Natalie Rankine, at a cost of \$45 per 100 on card stock. The motion was approved unanimously. John will process the request for printing with Natalie.
 - c. Recruitment and Training of Volunteers: It was noted that all volunteers need to be trained by commissioners on proper planting techniques prior to the actual dig-in, after registration. Andrea will assist Mike in recruitment of volunteers.
 - d. Dig-In Set-Up, Delivery Times, Tables, Tents, and Registration: By consensus, flower delivery will be scheduled for 7:30 am the morning of the Dig-In. All commissioners are requested to be available to assist in the inventory and distribution of the delivered plants. It was noted that we will need tables and chairs for registration, but no tent at this time. John will review previous paperwork files for registration form templates, hold harmless language, etc. for use at registration. It was recommended that a mature volunteer or two be assigned to volunteer registration, with supervision by a commissioner.

8. Spring Hanging Baskets Update – May 2013: There was no update.

9. Announcements and Public & Media Communications:

- a. Commission Hotline, Email, and Facebook page: Andrea reported that a Wilson Middle School student recently planted pansies and laid mulch to beautify the Fort and Oak Street Welcome Sign. The Commission agreed by consensus to congratulate this 7th grade student by issuing a Certificate of Commendation for this beautification effort. John will follow-up with Andrea on this issue.
- b. Four Star Greenhouse Spring Kick-Off: The upcoming Spring Kick-Off at Four Star Greenhouse on Wednesday, April 17, 10 am – 2 pm, was reviewed.

10. Old Business:

- a. Relocation of File Cabinet: Alice reported that she and Michael inventoried and organized the file cabinet contents. An inventory list was provided for everyone.
- b. Relocation of Tool Storage Locker and Tool Inventory: The inventory is progressing, with final inventory reporting scheduled for the Commission's May meeting.

11. New Business:

- a. Downtown Litter: There was much discussion regarding how to motivate downtown business owners to participate in a litter clean-up campaign. Noel will contact Natalie Rankine to review litter ordinances in the DDA district, and identify opportunities to engage the businesses in a clean-up campaign.
- b. HFHS Tour de Ford: Stephanie reported that Henry Ford Health System is conducting a bike tour, the 4th Annual Tour de Ford, which will take bikers on a path from downtown Detroit through downtown Wyandotte. Natalie Rankine will be informed, and the Beautification Commission will be interested in participating in any downtown beautification or improvement opportunities this event may hold.

12. Next Meeting: The next regular meeting is scheduled for Wednesday, May 8, 2013 at 6:00 pm in City Hall Council Chambers, Third Floor, 3200 Biddle Avenue.

13. Adjournment: The meeting was adjourned by John at 7:55 pm.

Respectfully Submitted,

John Darin
Chairman,
Wyandotte Beautification Commission

For

Brandon Calvin
Recording Secretary,
Wyandotte Beautification Commission