

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, JULY 22nd, 2013 , 7: 00 PM
PRESIDING: THE HONORABLE JOSEPH R. PETERSON, MAYOR
CHAIRPERSON OF THE EVENING: THE HONORABLE SHERI M. FRICKE

ROLL CALL: FRICKE, GALESKI, MICIURA, SABUDA, SCHULTZ, STEC

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Father Walter J. Ptak, Mt. Carmel Parish relative to the Mt. Carmel Annual Polish Festival to be held on FRIDAY, August 23rd , SATURDAY, August 24th and SUNDAY, August 25, 2013.
2. Communication from Valerie Kaiser, Executive Director, Paragon Support Systems, Inc. requesting the City of Wyandotte to recognize them as a 501 © (3) Nonprofit Vocational Community and Residential Support Agency for individuals with Developmental Disabilities.
3. Communication from Jim Skolasinski regarding the parking of cars on the SUPERIOR STREET BOULEVARD GRASSY AREA during the Street Art Fair.
4. Communication from Jan LaVictoire thanking Mayor and Council and Jim Knopp, Justin Lanagan , Gary Ellison and the Recreation Department for their efforts to rebuild the tennis courts at Pulaski Park.
5. Communication from Dennis and Jan Murphy relative to excessive noise coming from the out door café at Do Hickeys Restaurant and Bar.
6. Communication from Charles Mix , Chairman Tax Increment Finance Authority relative to the Vinewood Village Condominium Association.

PERSONS IN THE AUDIENCE

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

7. Communication from Mayor Peterson submitting an appointment to the Retirement Commission.

8. Communication from the Superintendent of Recreation requesting approval of The Senior Alliance's (TSA) 2014-2016 Multi-Year Plan (MYP).

9. Communication from the City Engineer relative to the 2013 Jaycee Haunted House to be held at the old City Hall, 3131 Biddle Avenue. .

10. Communication from the City Engineer relative to the request to repair the Vactor operated by the Department of Public Service.

11. Communication from the Engineering Office Hearing Officer regarding the condition of the property located at 826 Goddard.

12. Communication from the Engineering Office Hearing Officer regarding the condition of the property located at 96 Perry Place.

13. Communication from the City Engineer submitting an application on behalf of Phil Nagorski for rezoning of the property located at 2250-10th Street.

14. Communication from the City Engineer submitting a purchase agreement for property within the City of Wyandotte.

15. Communication from the City Engineer relative to the purchase of foreclosed properties within the City of Wyandotte.

16. Communication from the City Engineer regarding the RFP for the demolition of properties within the City of Wyandotte.

CITIZENS PARTICIPATION:

REPORTS AND MINUTES:

Financial Services Daily Cash Receipts 6/26/2013	\$11,378.81
Financial Services Daily Cash Receipts 7/8/2013	\$818,723.36
Financial Services Daily Cash Receipts 7/12/2013	\$5,686.28
Police Commission Meeting	June 11, 2013
Police Commission Meeting	July 9, 2103
Fire Commission Meeting	July 9, 2013
Fire Commission Meeting	June 11, 2013
Municipal Service Commission	June 25, 2013
Beautification Commission	June 12, 2013
Recreation Commission	June 18, 2013

Our Lady of Mt. Carmel Parish



976 POPE JOHN PAUL II AVENUE ~ WYANDOTTE, MICHIGAN 48192 ~ (734) 284-9135 ~ FAX: (734) 284-1367

Parafia Matki Boskiej Szkaplerznej

July 15, 2013

The Honorable Joseph R. Peterson
Mayor of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 40192

Dear Mayor Peterson,

Our Lady of Mount Carmel's Annual Polish Festival will be held on Friday, August 23, Saturday, August 24, and Sunday August 25, 2013.

As in previous years, we ask to have the streets surrounding our Parish Grounds closed to automobile traffic during these days.

The area involved would be 10th Street between Vinewood and Pope John Paul II Ave (Superior).

The times this area should be closed off, would be:

Friday, August 23rd	4:00pm to 11:00pm
Saturday, August 24th	10:00am to 11:00pm
Sunday, August 25th	1:00pm to 11:00pm

May we please hear from you confirming this request.

Thank You.


Father Walter J. Ptak
Pastor

WJP:gam



Serving Wayne County since 1996

Paragon Support Systems, Inc.



2021 Grove Street
Wyandotte, MI 48192

Phone (734) 281-9522

Fax (734) 281-7081

Email paragon96@comcast.net

Date: July 8, 2013

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

Dear Mayor Joseph R. Peterson and Council Members

We are a 501(c)(3) Nonprofit Vocational, Community and Residential Support Agency for individuals with Developmental Disabilities. I am writing this letter asking The City of Wyandotte to approve us a gaming license through the State of Michigan. I have included the form that is required to be filled out by the State of Michigan. I have also included a copy of our 501(c)3 papers. I am asking to be put on the city council meeting agenda for approval, as this is the first step that is required by the State of Michigan.

Our non-profit organization is seeking a gaming license for the purpose of fundraising, selling raffles tickets, card parties etc... If you have any questions please call me at (734) 281-9522.

Sincerely,

Valerie Kaiser
Executive Director



State of Michigan
Michigan Gaming Control Board
Office of the Executive Director
P.O. Box 30786
Lansing, MI 48909
Fax: (313) 456-4190
www.michigan.gov/mgcb

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____,
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

Internal Revenue Service

Date: October 31, 2003

Paragon Support Systems, Inc.
P.S.S.I.
% Valerie Kaiser
18110 Fort St.
Wyandotte, MI 48192-7438

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Linda A. Hill 31-08001
Customer Service Representative

Toll Free Telephone Number:

8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:

513-263-3756

Federal Identification Number:

38-3306379

Dear Sir or Madam:

This is in response to your telephone request regarding your organization's tax-exempt status.

In October 1997, we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Michigan Sales and Use Tax Certificate of Exemption

DO NOT send to the Department of Treasury. Certificate must be retained in the seller's records. This certificate is invalid unless all four sections are completed by the purchaser.

SECTION 1: TYPE OF PURCHASE

☐ A. One-Time Purchase

Order or Invoice Number: _____

☐ C. Blanket Certificate

Expiration Date (maximum of four years): _____

☐ B. Blanket Certificate. Recurring Business Relationship

The purchaser hereby claims exemption on the purchase of tangible personal property and selected services made from the vendor listed below. This certifies that this claim is based upon the purchaser's proposed use of the items or services, OR the status of the purchaser.

Vendor's Name and Address

SECTION 2: ITEMS COVERED BY THIS CERTIFICATE

Check one of the following:

1. ☐ All items purchased.

2. ☐ Limited to the following items: _____

SECTION 3: BASIS FOR EXEMPTION CLAIM

Check one of the following:

1. ☐ For Resale at Retail. Enter Sales Tax License Number: _____

2. ☐ For Lease. Enter Use Tax Registration Number: _____

The following exemptions DO NOT require the purchaser to provide a number:

3. ☐ For Resale at Wholesale.

4. ☐ Agricultural Production. Enter percentage: _____ %

5. ☐ Industrial Processing. Enter percentage: _____ %

6. ☐ Church, Government Entity, Nonprofit School, or Nonprofit Hospital (Circle type of organization).

7. ☐ Nonprofit Internal Revenue Code Section 501(c)(3) or 501(c)(4) Exempt Organization (must provide IRS authorized letter with this form).

8. ☐ Nonprofit Organization with an authorized letter issued by the Michigan Department of Treasury prior to June 1994 (must provide copy of letter with this form).

9. ☐ Rolling Stock purchased by an Interstate Motor Carrier.

10. ☐ Other (explain): _____

SECTION 4: CERTIFICATION

I declare, under penalty of perjury, that the information on this certificate is true, that I have consulted the statutes, administrative rules and other sources of law applicable to my exemption, and that I have exercised reasonable care in assuring that my claim of exemption is valid under Michigan law. In the event this claim is disallowed, I accept full responsibility for the payment of tax, penalty and any accrued interest, including, if necessary, reimbursement to the vendor for tax and accrued interest.

Business Name		Type of Business (see codes on page 2)
Business Address		City, State, ZIP Code
Business Telephone Number (include area code)		Name (Print or Type)
Signature and Title		Date Signed

TO THE HONORABLE MAYOR AND CITY CONCIL

(3) JULY 13, 2011

AS A LONG TIME RESIDENT WHO HAS LIVED ON SUPERIOR BLVD. FOR OVER 38 YEARS, I WAS SADDENED TO COME HOME FROM THE ART FAIR ON FRIDAY NIGHT AND SEE THE BOULEVARD LOOKING LIKE A PARKING LOT. IN ALL MY YEARS OF LIVING HERE I HAVE NEVER SEEN THIS BEFORE.

APPARENTLY THE ST. PATRICK PARKING LOT ATTENDANT HAD TOLD PEOPLE COMING TO THE FAIR THAT THEY COULD PARK ON THE BOULEVARD. SOME ANGRY RESIDENTS TRIED TO STOP THIS WHEN IT FIRST STARTED TO TAKE PLACE BUT WERE TOLD BY THE ATTENDANT THAT SHE HAD PERMISSION FROM THE POLICE TO PARK PEOPLE THERE.

I DON'T BELIEVE THE POLICE WOULD HAVE SAID THIS BECAUSE I THOUGHT MATTERS LIKE THESE, PARKING FOR PROFIT ON CITY PROPERTY, WOULD HAVE TO BE BROUGHT BEFORE CONCIL BEFORE THE ART FAIR STARTED. I ONLY RECALL THAT CITY CONCIL GAVE PERMISSION FOR A CITY LOT TO BE USED BUT NOT THE BOULEVARD.

SOME RESIDENTS CALLED THE POLICE AND WHEN THEY SHOWED UP THEY COULDN'T TICKET OR TOW THE CARS AWAY BECAUSE THE OWNERS OF THE CARS HAD ALREADY PAID TO PARK AND WERE AT THE FAIR.

SUPRISINGLY, THERE WAS ONLY MINOR DAMAGE TO SOME TREES AND GRASS IN WHAT COULD HAVE RESULTED IN A LOT WORSE.

MAYBE IN THE FUTURE WE COULD HAVE TEMPORARY NO PARKING SIGNS PLACED ON THE BOULEVARD DURING MAJOR EVENTS. I THINK PARKING CARS THERE IS DANGEROUS AND COULD BE COSTLY TO THE CITY IF IT RESULTS IN DAMAGE TO THE TREES, GRASS AND CURBS.

LETS KEEP A BEAUTIFUL BOULEVARD BEAUTIFUL AND PREVENT THESE ACTIONS FROM EVER TAKING PLACE AGAIN.

JIM SKOLASINSKI
219 SUPERIOR BOULEVARD
Jim Skolasinski

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR

April 23, 2013



RESOLUTION
JOSEPH R. PETERSON
MAYOR

COUNCIL

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

Michele Reitmeyer

St. Patrick's Parents Club President

124 Cedar

Wyandotte, Michigan 48192

By Councilman Daniel E. Galeski
Supported by Councilman Leonard Sabuda

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. YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stec
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on April 22, 2013.

William R. Griggs
William R. Griggs
City Clerk

CC: Department of Legal Affairs, Department of Public Service, Police, Fire

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WYANDOTTE MI 48192

400 A 81 JUL 1103

July 22, 2013

Honorable Mayor Peterson & Council

We, the undersigned, wish to express our deep appreciation for all the efforts, energy and resources expended to rebuild the tennis courts at Pulaski Park. A special thanks to Jim Knopp for starting the project and Justin Lanagan and the Recreation Department for seeing it through. Also, a thank you to Gary Ellison and the Department of Public Works for trimming the trees around the courts. The courts will be easier to keep clean and we won't have to worry about someone slipping on wet leaves.

Enclosed is a Thank You from just of few of the players who enjoy the courts and also some pictures of the work while it was in progress.

Sincerely yours,

Jan LaVictoire

Jan LaVictoire
155 Poplar Street
Wyandotte, Mi 48192

July 1. 7, 2013



Honorable Mayor and
Wyandotte City Council

We are writing to ask for your help and guidance on a problem we have been experiencing. We live at 233 Elm St. Our home shares an alley with DoHickeys Restaurant and Bar. DoHickeys has added an outside patio for their customers to enjoy outside dining. We often hear their guests laughing and hollering after a few beverages but overall we felt it was good for them to expand their business. Unfortunately, they also expanded their business to include outside concerts, some have lasted to 2am. City sponsored outside entertainment ends at 11pm.

In offering these concerts to their customers, they have built an elevated platform stage above ground level, located between their patio and the alley. On the nights that they have live bands performing, there are amps and speakers hooked up. Here lies the problem. There is no containment of the noise. The stage they constructed is about 5-6 car lengths from the back of my home where my bedrooms are. We hear the performances as if we were one of their patrons. We cannot escape the noise level – it is a relentless, methodic thumping of the bass which at times permeates the whole house. It is like living next door to Pine Knob. My upstairs tenant tells me she wears ear plugs and takes a sleeping pill and still has trouble sleeping.

At first we thought this was only going to be a special events problem. We understand that this drives business to the bar and we want Wyandotte businesses to be successful. But it has turned out to be more than just an occasional problem. The bar has a “specials” night on Thursday nights and blasts recorded music on speakers on the patio. During the street fair there was a live band every night. I and a neighbor had called the police about the sound level. (note: the officer answering the phone wasn’t aware of any sound ordinance??). During the summer, third Fridays also prompt the outside music.

So rather than just an occasional loud night, we have Thursdays, 3rd Fridays, and special events like the street fair to put up with. We have no problem with the bar when their patronage is kept indoors and we only hear them when the bar closes at 2am revving cars, motorcycles or yelling their goodbyes to one another.

We saw a Wyandotte patio café ordinance that limits the noise level at the lot line (55 decibels) and requires a 6 ft fence between the business and residences. I’ve measured the noise level at the back of my house at 80 decibels and at the lot line at 95 decibels or more. I am asking the council to advise me on this ordinance and of any other ordinances that are in place to help us. We need help in their enforcement as a police call is only a temporary fix. If no specific ordinance addresses this problem, can you work with us to find a way to bring down the noise.

Respectfully,

Dennis and Jan Murphy

S.

Outdoor cafes.

1.

An outdoor cafe may be set up and used from March 15 through October 31. The permitted hours of operation are from 7:00 a.m. to 12:00 midnight in CBD Districts, and from 10:00 a.m. to 12:00 midnight in RU and B-2 Districts unless longer hours are specifically approved by the planning commission and the city council. Noise radiating from an outdoor cafe, which exceeds fifty (50) DBA between 8:00 p.m. and 12:00 midnight, or other approved hours, or fifty-five (55) DBA between 7:00 a.m. and 8:00 p.m., shall constitute prima facie evidence that such noise unreasonably disturbs the comfort, quiet and repose of persons in the area. The "DBA" represents the sound pressure level in decibel measured on the "A" scale of a standard sound level meter. Noise level measurements shall be taken at the zoning district boundary of any residential zoning district, recreation unit district and any planned development as may be appropriate. In all other districts, noise level measurements shall be taken at the property line of an affected property. The city council may, by resolution, extend the dates of operation or the hours of operation for a stipulated number of days, not to exceed a total of thirty (30) days per calendar year.

2.

A site drawing showing the detailed plan of the outdoor cafe must be submitted to and approved by the planning commission. The detailed plan is to include: the design, relevant details and location of all temporary structures such as awnings, planters, landscaping, railing, tables, chairs and other equipment, as well as lighting and electrical outlet locations. For cafes on public property, the plan shall also show existing sidewalks, buildings, curbs, existing improvements, i.e., lamp posts, street trees, benches, mailboxes, etc., and an unobstructed clear area for pedestrian use (a minimum of sixty (60) inches). The layout shall show all seating, tables and chairs and shall be used to determine maximum occupancy load for the outdoor cafe. The occupancy load shall be posted in a conspicuous location.

3.

Plans for setting up the outdoor cafe must be approved by the department of engineering and building to provide for the free passage of pedestrians along the sidewalks, by the police department to provide for traffic and pedestrian safety, and by the fire department for fire-safety issues. If alcohol is served, entrance to the outdoor cafe is required to be from inside the building. An outdoor cafe which is adjacent to residential properties or shares an alley with residential properties shall be screened with a solid fence a minimum of six (6) feet high.

4.

The outdoor cafe must be part of a licensed restaurant and meet all the requirements of the department of health and any other local, county or state requirements, including the City of Wyandotte's ordinance and the Michigan Liquor Control Commission (if applicable).

5.

For outdoor cafes on public property, liability insurance and property damage coverage naming the City of Wyandotte as an insured party, in an amount approved by the City of Wyandotte's Financial Director, must be provided before an outdoor cafe may be set up.

6.

Approval of the city council is required for the proposed use of any public area or facility. All provisions of a grant of license must be complied with at all times.

7.

An outdoor cafe in a B-2 District may provide for only thirty-five (35) per cent more seating than is provided inside the restaurant. Additional parking shall be provided for the square foot area of the outdoor cafe in accordance with section 2403

8.

No sign or any other form of advertising is permitted in the dining area, nor on fences or railings of such area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella.

9.

Furnishings of an outdoor cafe shall consist solely of readily removable awnings, covers, canopies, railings, tables, chairs, planters containing plants and accessories. Furnishings may not be attached, even in a temporary manner, to the sidewalk or other public property, except that canopies and railings, if specifically approved by the planning commission and the city council, may be secured by means of flush-mounted anchors or other methods approved by the building official. No objects which are part of an outdoor cafe, except lighting fixtures, railings, awnings, or other nonpermanent covers or canopies, may be attached, even in a temporary manner, to any building, or structure on which the outdoor cafe abuts. When the associated establishment and/or the outdoor cafe on public property are not open for daily use, all furnishings and fixtures, unless otherwise specifically approved, shall be removed from the public property or stored in an approved manner which shall not cause a public nuisance or hazard. The building official shall determine when a hazardous condition exists in the public right-of-way and on other public property.

10.

Outdoor dining areas must remain clear of litter, food scraps and soiled dishes at all times.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

TAX INCREMENT FINANCE AUTHORITY

June 26, 2013

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

Dear Mayor Peterson and Council Members:

At the June 25, 2013, Tax Increment Finance Authority board meeting, information was presented to the members regarding the Vinewood Village Condominium Association. Currently the Association Board is comprised of members of the TIFA Board, however, in accordance with the Association By-Laws, once 50% of the units are sold, the Association should begin transitioning over to the condominium Co-Owners. Nine (9) of fourteen (14) units have been sold. The By-Laws stipulate that the condominium developer, the City of Wyandotte, call for an Association meeting to elect new board members who are co-owners. Attached for your consideration is a proposed resolution that would accomplish this.

Thank you for your cooperation in this matter.

Very truly yours,

Charles Mix
Chairman Tax Increment Finance Authority

Attachment



RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by

Councilperson _____

RESOLVED by the City Council that Council hereby has received the communication from Charles Mix, Chairman Tax Increment Finance Authority, regarding the Vinewood Village Condominium Association, and said communication shall be place on file, and that Council has been advised that the Tax Increment Finance Authority has been acting as the Condominium Association, that over 50% of the Vinewood Village condominium units have been sold and, in accordance with the Association By-Laws the Association must be transitioned to the condominium co-owners, and that the City of Wyandotte is the property developer;

THEREFORE, as the property developer, the City of Wyandotte Council hereby directs the TIFA Board controlled Association Board to convene an Association meeting to elect condominium co-owners to the Association Board to begin the transition to a co-owner Association.

I move the adoption of the foregoing resolution.

MOTION by Councilperson

Supported by Councilperson

<u>YEAS</u>	<u>COUNCIL MEMBER</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

⑦

MEETING DATE: July 22, 2013

AGENDA ITEM # _____

ITEM: Appointment to the Retirement Commission

PRESENTER: Mayor Joseph Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Per the Wyandotte Code of Ordinances, Sec. 2-254, the Retirement Commission shall consist of twelve (12) commissioners, including a member of City Council to be appointed by the council and to serve at the pleasure of the Council. Mayor Peterson is recommending the appointment of Councilman Donald Schultz to the Retirement Commission, replacing Councilman Leonard Sabuda, whose term expired May 2013. Mr. Schultz's term will expire May 2015.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution supporting the appointment of Councilman Donald Schultz, 534 Vinewood, Wyandotte MI 48192, to the Retirement Commission, term to expire May 2015.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: n/a *JMP*

LIST OF ATTACHMENTS: Proposed resolution supporting the appointment of Councilman Donald Schultz, 534 Vinewood, Wyandotte MI 48192, to the Retirement Commission, term to expire May 2015.

RESOLUTION

Wyandotte, Michigan
Date:

RESOLUTION by Councilperson _____

BE IT RESOLVED

that City Council hereby CONCURS in recommendation of Mayor Joseph Peterson to appoint Councilman Donald Schultz, 534 Vinewood, Wyandotte MI 48192, to the Retirement Commission, term to expire May 2015.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

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

COPY

January 24, 2012

RESOLUTION

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


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

RESOLVED by the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to appoint Councilman Leonard T. Sabuda, 522 St. Johns to the City of Wyandotte Retirement Commission due to the resignation of Councilman Lawrence S. Stec, term to expire in May 2013.

MOTION UNANIMOUSLY CARRIED

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on January 23, 2012.


William R. Griggs
City Clerk

CC: Leonard T. Sabuda, 522 St. Johns; Retirement Commission

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 22, 2013

AGENDA ITEM # 8

ITEM: Approval of The Senior Alliance's (TSA) 2014-2016 Multi-Year Plan (MYP)

PRESENTER: Justin N. Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The TSA is a private non-profit organization that provides services to senior citizens and low-income disabled adults that reside in Southern and Western Wayne County. Some of the services that are provided by the TSA include: transportation, home delivered meals, legal services, personal care, and education. The TSA must submit their MYP to the State Commission on Services to the Aging for final review and approval in September. They have presented and I have reviewed the TSA's 2014-2016 MYP and I believe we should offer a resolution of support.

STRATEGIC PLAN/GOALS: In accordance with our Mission statement, to provide the fine services and quality of life.

ACTION REQUESTED: Adopt a resolution approving the TSA's 2014-2016 MYP

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Dupdale*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *Joh.*

LIST OF ATTACHMENTS: Copy of TSA MYP 2014-2016 *X e-mailed to*

*mayor's Council
plan on file in Clerk's office*

RESOLUTION:

Wyandotte, Michigan
Date: July 22, 2013

RESOLUTION by Councilman_____

BE IT RESOLVED by the City Council that Council concurs with the recommendation of the Superintendent of Recreation in the following resolution.

WHEREAS, the City of Wyandotte, Wayne County, Michigan recognizes The Senior Alliance as the designated Area Agency on Aging for Southern and Western Wayne County serving older adults and caregivers.

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

WHEREAS, the Office of Services to the Aging require local Area Agencies on Aging to request approvals of their MYP from their local governments.

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

WHEREAS, The Senior Alliance has held public hearings, public input sessions, and a Key-Informant Survey was distributed to the client, caregiver, and service provider population for feedback which contributed to the development of the MYP for Fiscal Year 2014-2016.

NOW, THEREFOR, BE IT RESOLVED, that this honorable body approves the MYP for the Fiscal Year 2014-2016, as presented to the City of Wyandotte.

APPROVED AND ADOPTED, by the City of Wyandotte on July 22, 2013

I move the adoption of the foregoing resolution.

MOTION by
Councilmen_____

Supported by Councilman_____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura Jr.
Sabuda
Schultz
Stec

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

⑨

MEETING DATE: July 22, 2013

AGENDA ITEM # _____

ITEM: 2013 Jaycee Haunted House

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-9-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Old City Hall Building has been vacated by the City Offices and the City is in exclusive negotiations with MJC Construction Management for the acquisition of the property. I would recommend that Randy Miller, Tax Collection Officer, hold a Garage Sale for the items remaining in the building. This sale would be held on August 2nd and 3rd from 9:00 a.m. to 4:00 p.m. Mr. Miller would price the items in the building and it would be cash and carry only.

If it is the intent of the Council to have this property demolished, once the sale is completed, the undersigned recommends that Council approve the Wyandotte Jaycees to utilize the old City Hall as their 2013 Haunted House.

If approved, the Wyandotte Jaycees would have to comply with Section 411, Special Amusement Buildings, of the Michigan Building Code. This Section requires, among other items, an automatic sprinkler system, fire alarm system and emergency lighting. The Fire Department, Building, Electrical and Plumbing Inspectors should be consulted on these items.

Also, it is recommended that the Wyandotte Jaycees and the City of Wyandotte execute the attached Permit.

STRATEGIC PLAN/GOALS: . The City is committed to revitalize the downtown with new residential and commercial developments and to make our downtown a destination of choice for residents throughout Southeast Michigan.

ACTION REQUESTED: If approved, hold Garage Sale on August 2nd and 3rd; execute the Permit to allow Wyandotte Jaycees to use the building at 3131 Biddle Avenue as their 2013 Haunted House.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-000-655-040

IMPLEMENTATION PLAN: Hold Garage Sale on August 2nd and 3rd, 2013, from 9:00 a.m. to 4:00 p.m., execute the Permit to allow Wyandotte Jaycees to use the building at 3131 Biddle Avenue as their 2013 Haunted House.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

SDaupdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Permit to allow Wyandotte Jaycees to use the building at 3131 Biddle Avenue, Wyandotte.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the City Engineering to allow the the Tax Collection Officer to hold a Garage Sale at 3131 Biddle Avenue, Wyandotte, from 9:00 a.m. to 4:00 p.m. on August 2nd and 3rd, 2013; AND

BE IT RESOLVED that said fee for the Garage Sale permit be waived; AND

BE IT FURTHER RESOLVED that Council concurs with the recommendation to allow the Wyandotte Jaycees to utilize the City Owned property at 3131 Biddle Avenue, Wyandotte as their 2013 Haunted House; AND

BE IT RESOLVED that the Fire Department and Plumbing Inspector should be consulted in the design of the safety requirements to meet code; AND

BE IT FURTHER RESOLVED that Council authorizes the Mayor and Clerk to sign said Permit to allow the Wyandotte Jaycees to use the property at 3131 Biddle, Wyandotte provided all requirements of the Permit are met; AND

BE IT FURTHER RESOLVED that before opening said Haunted House the Fire Department, Building, Electrical and Plumbing Inspector shall inspect and approve said Haunted House for compliance with all City of Wyandotte Codes.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

NAYS

PERMIT TO ALLOW WYANDOTTE JAYCEES
TO USE THE BUILDINGS KNOWN AS 3131 BIDDLE AVENUE
WYANDOTTE, MICHIGAN

This permit issued the _____ day of _____, 2013, by and between the City of Wyandotte (hereinafter referred to as City) and the Wyandotte Jaycees (hereinafter referred to as Permittee),

WHEREAS, Permittee has requested the use of the property known as 3131 Biddle Avenue, in the City of Wyandotte between the period of August , 2013 and November 30, 2013 for the purpose of building and operating a "Haunted House" for their Halloween project, and

WHEREAS, the City of Wyandotte is the owner of said building,

NOW, THEREFORE, in the consideration of the aforesaid and of the mutual covenants and agreements herein contained, it is mutually agreed by and between the parties, that the City grants permission to Permittee to use the property known as 3131 Biddle Avenue, Wyandotte subject to the following:

1. Permittee shall provide a \$500.00 refundable cash bond to the City no later than September 1, 2013, which is to be used to insure proper restoration, repair and clean-up costs to the property should the property be damaged; and
2. Permittee agrees to indemnify and hold harmless the City and it's officers, agents and representatives for and from all claims, demands, suits, actions and judgments of every type and nature brought or recovered against the City for or on account of any personal injuries, including death, or damages to property received or sustained by any person or persons by reason of or arising out of or in connection with Permittee's use of the property during the above stated period; and
3. Permittee shall furnish the City with a Certificate of Insurance before entering the properties which names the City of Wyandotte as an additional insured party and which insurance shall provide the following coverage:
 - a) One Million (\$1,000,000.00) Dollars for injuries including death, to any one person and at least One Million (\$1,000,000.00) Dollars for any one accident involving two or more persons, arising in whole or in part by reason or in any way connected with or resulting from the use of the foregoing described property of the City;

PERMIT TO ALLOW WYANDOTTE JAYCEES
TO USE THE BUILDINGS KNOWN AS 3131 BIDDLE AVENUE
WYANDOTTE, MICHIGAN

b) One Million (\$1,000,000.00) Dollars property damage insurance;

c) Said Certificate shall provide that the aforesaid insurance is in force and at least ten (10) days written notice will be given to the City by the insurance company of any cancellation of any policy required by this Permit.

4. Permittee agrees to comply with all the requirements of Section 411, Special Amusement Buildings and has read and understands the requirements.

IN WITNESS WHEREOF, the Parties hereto have executed this Permit the day and year first above written.

WYANDOTTE JAYCEES

BY: Maura Bridges

ITS: President

BY: Joe H. Miller

ITS: Chairperson

CITY OF WYANDOTTE

BY: _____

Joseph R. Peterson

ITS: Mayor

BY: _____

William R. Griggs

ITS: Clerk

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

(10)

MEETING DATE: July 22, 2013

AGENDA ITEM # _____

ITEM: Repairs to the Vactor for Department of Public Service (DPS)

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The DPS is in need of repairing the 2000 Vactor. The Vactor needs the water pump rebuilt and a new flood line. This equipment is still a valuable asset to the Department and should be repaired. Therefore, attached you will find a quote from Jack Doheny Companies, Northville, Michigan in the amount of \$13,230.78 for said repairs. Jack Doheny Companies is a single source provider for this equipment; therefore no other quotes were sought.

STRATEGIC PLAN/GOALS: We are committed to creating fiscal stability, streamlining government operations; make government more accountable and transparent to its citizens and making openness, ethics and customer service the cornerstones of our City government.

ACTION REQUESTED: Approve acceptance of quote from Jack Doheny Companies, Northville, Michigan in an amount not to exceed \$13,230.78

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-448-825-770-435

IMPLEMENTATION PLAN: Repair equipment for continued use.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

Shuydale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

MP

LIST OF ATTACHMENTS: Quote from Jack Doheny Companies

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding acceptance of the quote from Jack Doheny Companies, Northville, Michigan, in the amount not to exceed \$13,230.785 from account 101-448-825-770-435 for repairs to the 2000 Vactor is hereby approved.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

NORTHVILLE
 JACK DOHENY COMPANIES
 777 DOHENY COURT
 NORTHVILLE, MI 48167
 PHONE 800-336-4369
 FAX 248-349-2774

Customer WYAN001 W D R K O R O E R Document W41661 Pg 1
 ** QUOTE **
 7/09/13 15:51

Sold To
 CITY OF WYANDOTTE
 4201 13TH
 WYANDOTTE MI 48192

Ship To
 CITY OF WYANDOTTE
 4201 13TH
 WYANDOTTE MI 48192

734/324-7112 OR 4581 734/324-7112 OR 4581
 FOB JDS NORTHVILLE MI FACILITY

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
001	VA	2115-J6F	00-10-7461	109A	1,621	DS	DAVE ROTHMAL	

Ordr	Ship	Description	Each	Amount
			Ordered	7/08/13

QUOTE IS FOR REPAIRS TO CUSTOMERS VACTOR
 1621 HRS 41972 MILES
 TO REPLACE CK VALVES AND FLOOD LINE
 AND REMOVE REBUILD RODDER PUMP AND RETEST
 COST OF RODDER WILL NOT EXCEED 7500.00
 REGARDLESS OF WHAT PARTS REQUIRED TO REBUILDO CUSTOMERS PUMP

15	15	15 V3 45824JD	71H03 *	13.83	207.45
		HOSE,WATER,3XBULK			
1	1	1 V3 69259JD	51G05 *	144.37	144.37
		BALL VALVE DRAIN INS			
2	2	2 VA 29384D	08B06 *	543.90	1,087.80
		CHECK VALVE 3			
2	2	2 VA 29385	08B06 *	388.29	776.58

CONTINUED

NORTHVILLE
 JACK DOHENY COMPANIES
 777 DOHENY COURT
 NORTHVILLE, MI 48167
 PHONE 800-336-4369
 FAX 248-349-2774

Customer	W O R K O R D E R	Document	Pg
WYAN001	** QUOTE **	W41661	2
		7/09/13	15:51

Sold To
 CITY OF WYANDOTTE
 4201 13TH
 WYANDOTTE MI 48192

Ship To
 CITY OF WYANDOTTE
 4201 13TH
 WYANDOTTE MI 48192

734/324-7112 OR 4581

734/324-7112 OR 4581

FOB JDS NORTHVILLE MI FACILITY

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
001		VA	2115-J6F	00-10-7461	109A	1,621	DS	OAVE ROTHMAL

Ordr	Ship	Description	Each	Amount
		CHECK VALVE -- 2		
2	2	2 VA 45730	14D04 *	4.62
		BAND CLAMP T/BOLT 6		
1	1	1 VA 62047C	08B05 *	506.05
		HIGH PRESSURE BLOCK		
1	1	1 VA 62048	08B05 *	302.29
		*SEE NOTES HI PRESS		
1	1	1 VA 62180R	31E03 *	7,500.00
		MODIFIED RODDER PUMP		
		A CORE CHARGE MUST BE BILLED TO THE CUSTOMER		
		WHEN THEY PURCHASE A REBUILT RODDER PUMP		
10	10	10 ZZ AW68	OIL *	12.30
		HYDRAULIC OIL		
		TOTAL PARTS		10,656.78
24.00		LABOR		97.50
		SHOP SUPPLIES		2,340.00
				234.00
		MICHIGAN MUNICIPAL TAX EXEMPT		N/C

CONTINUED

NORTHVILLE
JACK DOHENY COMPANIES
777 DOHENY COURT
NORTHVILLE, MI 48167
PHONE 800-336-4369
FAX 248-349-2774

Customer W O R K O R D E R Document Pg
WYAN001 ** QUOTE ** W41661 3

7/09/13 15:51

Sold To
CITY OF WYANDOTTE
4201 13TH
WYANDOTTE MI 48192

Ship To
CITY OF WYANDOTTE
4201 13TH
WYANDOTTE MI 48192

734/324-7112 OR 4581

734/324-7112 OR 4581

FOB JDS NORTHVILLE MI FACILITY

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer	P.O.
001		VA	2115-J6F	00-10-7461	109A	1,621	DS	DAVE ROTHMAL	

Ordr	Ship	Description	Each	Amount
------	------	-------------	------	--------

VISIT OUR WEBSITE @ www.dohenysupplies.com
WE APPRECIATE YOUR BUSINESS

Total 13,230.78

Authorized Signature

Date

Pulled By

Checked By

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 22, 2013

AGENDA ITEM # 11

ITEM: Department of Engineering – Property Maintenance at 826 Goddard

PRESENTER: Lou Parker, Hearing Officer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer and Lou Parker, Hearing Officer

BACKGROUND: A complaint was received regarding 826 Goddard. The property has been vacant since 2008. Several property maintenance letters were sent to responsible parties, the last February 25, 2013. Show Cause Hearing was held March 20, 2013. The property is still vacant and violations still exist.

STRATEGIC PLAN/GOALS: We are committed to enhancing the communities quality of life by maintaining property values and eliminating blight.

ACTION REQUESTED: Adopt a resolution setting a public show cause hearing to determine if the property should be demolished.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Prepared resolution for Council to hold a Show Cause Hearing to allow any and all interested parties to show cause why the City Council should not order the property demolished.

DEPARTMENT RECOMMENDATION: As noted in the Show Cause Hearings minutes.

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: *ok*

MODEL RESOLUTION: Attached.

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilman _____

RESOLVED by the City Council that whereas a show cause hearing has been held in the Office of the Engineer in the Department of Engineering and Building 3200 Biddle Avenue, Wyandotte, Michigan on March 20, 2013, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 826 Goddard has not been demolished in accordance with the City's Property Maintenance Ordinance, and whereas the Hearing Officer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on August 5, 2013 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 826 Goddard.

AND BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

Notify:

See Attached List

I move the adoption of the foregoing resolution.

MOTION by

Councilman _____

Supported by

Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

826 Goddard mailing list updated 7-11-13

Mr. Jerry Gorski
1074 Moran
Lincoln Park, Michigan 48146

Mortgage Electronic Registration
1595 Spring Hill Road., Suite 310
Vienna, VA 22182

Household Finance Corp III
577 Lamont Road
Elmhurst, IL 60126

Nadia Moreno
HSBC Mortgage Services
577 Lamont Road
Elmhurst, IL 60126

Ameriquet Mortgage Company
P.O. Box 11507
Santa Ana, CA 92711

Ameriquet Mortgage Company
1100 Town and Country Road, Suite 200
Orange, CA 92868

Mich. Dept. of Treasury
P.O. Box 30199
Lansing, MI 48909

Forfeiture Division – Eric Sabree
Wayne County
400 Monroe, Ste. 500
Detroit, MI 48226

Douglas A. Willner
P.O. Box 147
Fairmont, MN 56031

Eric Cox
P.O. Box 147
Fairmont, MN 56031

Department of Treasury
1500 Pennsylvania Avenue, NW
Washington, DC 20220

Theresa Hipshire
River Oaks Realty
14012 Eureka
Southgate, MI 48195

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 16, 2013

**CERTIFIED MAIL
FIRST CLASS MAIL
POSTED**

To Interested Parties (list attached)

RE: 826 Goddard

Please find enclosed a copy of the minutes from the March 20, 2013, Show Cause Hearing regarding the above described address.

Please note that structure must be brought up to code or demolished by June 17, 2013, or the matter will be referred to Council for demolition.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Enclosure: March 20, 2013, Show Cause Hearing minutes.



826 Goddard mailing list updated 4-15-13

Mr. Jerry Gorski
1074 Moran
Lincoln Park, Michigan 48146

Mortgage Electronic Registration
1595 Spring Hill Road., Suite 310
Vienna, VA 22182

Household Finance Corp III
577 Lamont Road
Elmhurst, IL 60126

Nadia Moreno
HSBC Mortgage Services
577 Lamont Road
Elmhurst, IL 60126

Amerquest Mortgage Company
P.O. Box 11507
Santa Ana, CA 92711

Amerquest Mortgage Company
1100 Town and Country Road, Suite 200
Orange, CA 92868

Fed. Dept. of Treasury
P.O. Box 30199
Lansing, MI 48909

Forfeiture Division -- Eric Sabree
Wayne County
400 Monroe, Ste. 500
Detroit, MI 48226

Douglas A. Willner
P.O. Box 147
Fairmont, MN 56031

Department of Treasury
1500 Pennsylvania Avenue, NW
Washington, DC 20220

PRESENT: Mark Kowalewski, City Engineer
Greg Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Peggy Green, Secretary

The Hearing was called to order at 8:30 a.m. by Mr. Mayhew.

Mr. Mayhew explained that the house is vacant and utilities have been terminated since October 2008.

Several property maintenance letters have been sent since September 2010. Mr. Mayhew continued that a Title Search was done in 2011 and notices were sent to all interested parties.

Mr. Kowalewski asked why this has taken this long for a hearing. Mr. Mayhew replied that the letters started in September 2010, there have been no responses by responsible parties and there is usually probate and foreclosure to go through.

Mr. Mayhew added that only 2 of the last certified letters were signed for; by Michigan Department of Treasury and Wayne County Forfeiture Division.

Mr. Mayhew continued that there has been no improvement to the dwelling and it continues to deteriorate. The Police have been called due to vagrants entering the home and police reports have been made.

Mr. Mayhew stated that the door was open and people were going in the house, but the Department of Public Service secured the property last week. Mr. Mayhew added that the front porch and windows are in bad shape, there is a rear addition that was started, but never completed.

Mr. Parker asked if the house could be rehabbed. Mr. Mayhew replied that it is a nice lot, it could be a decent house, but it would be a large project to rehab since the house has been vacant and has continued to deteriorate.

Mr. Parker recommended that an updated title search be ordered, and the minutes of this meeting be sent to those interested parties and also that the house be brought up to code or demolished sixty (60) days from the date the next certified letters are sent out, or the matter will be referred to council for demolition.

Contact Information:

See attached mailing list

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

February 28, 2013

**CERTIFIED MAIL
FIRST CLASS MAIL**

**RE: Tax I.D. #57-004-26-0001-002
826 Goddard
Wyandotte, Michigan**

To Whom It May Concern/Interested Parties (list attached)

This letter is to inform you that the City of Wyandotte Department of Engineering and Building has scheduled a Show Cause Hearing in accordance with Section PM-107.3 Disregard of notice, of the Property Maintenance Code for Wednesday, March 20, 2013, at 8:30 a.m. in the Engineering and Building Department at Wyandotte City Hall. This Show Cause Hearing will be presided over by the Hearing Officer to discuss the dangerous, deteriorated and vacant condition of the referenced property.

If you cannot attend this Hearing at the time and date specified above, please contact the undersigned at 734-324-4558, or email at gmayhew@wyan.org. Thank you for your cooperation in this matter.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Attachments: Letters dated February 25, 2013, August 18, 2011

Cc: Lou Parker, Hearing Officer



826 Goddard mailing list

Mr. Jerry Gorski
1074 Moran
Lincoln Park, Michigan 48146

Mortgage Electronic Registration
1595 Spring Hill Road., Suite 310
Vienna, VA 22182

Household Finance Corp III
577 Lamont Road
Elmhurst, IL 60126

Nadia Moreno
HSBC Mortgage Services
577 Lamont Road
Elmhurst, IL 60126

Ameriquest Mortgage Company
P.O. Box 11507
Santa Ana, CA 92711

Ameriquest Mortgage Company
1100 Town and Country Road, Suite 200
Orange, CA 92868

Mich. Dept. of Treasury
P.O. Box 30199
Lansing, MI 48909

Forfeiture Division – Eric Sabree
Wayne County
400 Monroe, Ste. 500
Detroit, MI 48226

OFFICIALS

William R. Briggs
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

February 25, 2013

Mr. Jerry Gorski
1074 Moran
Lincoln Park, Michigan 48146

RE: Tax ID #: 57-004-26-0001-002
826 Goddard
Wyandotte, Michigan

Dear Mr. Gorski:

It has been observed and reported by the Wyandotte Police Department that **the doors the dwelling are open allowing access to the inside of the dwelling. These conditions may be an attractive nuisance to children or a harbor for vagrants, criminals or immoral persons, or rodents.**

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has one (1) or more of the following defects or is in one (1) or more of the following conditions:

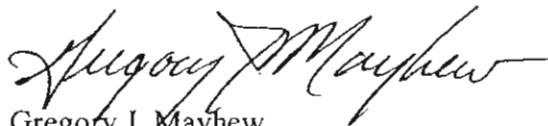
- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

Secure the dwelling by 12:00 Noon, Thursday, February 28, 2013. Failure to do so will result in the undersigned ordering the referenced doors secured closed in accordance with Section PM-109.1 Imminent danger of the City of Wyandotte Property Maintenance Code. The cost of this work will be charged against the property in accordance with Section PM109.5 Cost of emergency work.

Further, if the structure is not secured by the date set forth, this matter will be referred to the Department of Legal Affairs for prosecution in accordance with Section PM-106.0 Violations for failure to obey this order.

If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4558.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

Cc: Mortgage Electronic Registration Systems, Inc., 1595 Spring Hill Rd., Suite 310, Vienna, VA 22182
Household Finance Corporation III, 577 Lamont Road, Elmhurst, IL 60126
Nadia Moreno, HSBC Mortgage Services, 577 Lamont Road, Elmhurst, IL 60126
Ameriquet Mortgage Company, P. O. Box 11507, Santa Ana, CA 92711
Ameriquet Mortgage Company, 1100 Town and Country Road, Suite 200, Orange, CA 92868
Michigan Department of Treasury, P. O. Box 30199, Lansing, MI 48909
Forfeiture Division, Wayne County Treasurer, Felecia A. Tyler,
400 Monroe, Ste. 500, Detroit, MI 48226
Officer Calhoun
Address File
Time File: February 28, 2013

WO# WF0457199

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

August 18, 2011

FINAL NOTICE

CERTIFIED MAIL
REGULAR MAIL

Mr. Jerry Gorski
1074 Moran
Lincoln Park, Michigan 48146

RE: 826 Goddard Street
Wyandotte, Michigan

Dear Mr. Gorski:

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed September 9, 2010, and August 17, 2011, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

A check of the records at the Wyandotte Department of Municipal Services shows that electric and water utilities were terminated in October of 2008. The structure appears to have been vacant for over six (6) months.

Due to the lack of maintenance of the property at 826 Goddard Street as noted by the attached violations, and the lack of occupancy, the undersigned deems the structures to be unsafe and dangerous.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
 - (i) A building or structure as to which the owner or agent does both of the following:
 - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
 - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
 - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

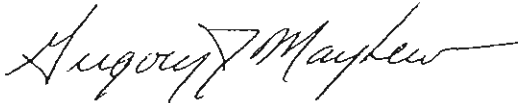
You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by September 19, 2011, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Futher, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. You must register the property in accordance with Sec. 7-76. Registration of the Ordinance. If you fail to do so by August 31, 2011, you will be subjected to the violations and penalties as set forth in Sec. 7-83 of the Ordinance. Forms can be obtained at Wyandotte City Hall in the Engineering and Building Department.

Thank you for your cooperation in this matter and for the effort in correcting some of the violations. If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyandotte.gov.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENT

Cc: Officer Calhoun
Address File
Time File: August 31, and September 19, 2011

WO# WF0457199

**The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST**

Address: 824 GODDARD Date: 9/15/16
 Occupancy: _____ Time of Inspection: 10:15 AM
 Apt. #: _____ Inspected by: CAROL MARY WELLS
 Permit Required: 1 Work Order No. WFO457194

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) 8/17/11 VIOLATIONS NOT CONNECTED AM

Location	Approved		Code Calls
Exterior	1. <input type="checkbox"/>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	2. <input checked="" type="checkbox"/>	Siding requires <u>replace</u> /repair/paint/permit required	PM 304.2/304.6
	3. <input checked="" type="checkbox"/>	Windows require <u>repair</u> /replace/paint/ <u>screens</u> /reglaze/replace glass/ Storms/ permit required	PM 304.14/304.15
	4. <input checked="" type="checkbox"/>	Doors require <u>repair</u> /replace/paint/screen/jamb: Front/Side/Rear <u>uareward</u>	PM 304.16
	5. <input checked="" type="checkbox"/>	Fascia, soffit, overhang requires <u>repair</u> /replace/paint	PM 304.2/304.8/304.9
	6. <input checked="" type="checkbox"/>	Gutters/conductors require <u>repair</u> /replace/paint	PM 304.2 PM 508.1
	7. <input type="checkbox"/>	Roof requires <u>repair</u> /replace/ permit required	PM 304.7
	8. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	9. <input checked="" type="checkbox"/>	Front porch requires <u>repair</u> /replace/paint/handrail/guardrail/stairs/ <u>tuckpoint</u> /permit required <u>REQUIRES CODE LAUNCH</u>	PM 304.10/PM 304.11
	10. <input type="checkbox"/>	Rear porch requires <u>repair</u> /replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	11. <input type="checkbox"/>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <input type="checkbox"/>	Awnings shall be maintained/painted/repared	PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	14. <input checked="" type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	15. <input type="checkbox"/>	Address Required	PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage	17. <input type="checkbox"/>	Siding requires <u>repair</u> /replace/paint/permit required	PM 304.2 PM 304.6
	18. <input type="checkbox"/>	Roof requires <u>repair</u> /replace/permit required	PM 304.7
	19. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	20. <input type="checkbox"/>	Window requires <u>repair</u> /replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	21. <input type="checkbox"/>	Service/overhead door requires <u>repair</u> /replace/paint	PM 304.16 PM 304.2
	22. <input type="checkbox"/>	Garage/shed requires <u>ratwall</u> /proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/>		
Remises	25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage <u>DEBRIS/GARBAGE ON</u>	PM 306.1 <u>ADDED 8/17/11</u>
	26. <input type="checkbox"/>	Requires approved rubbish containers <u>FRONT PORCH</u>	PM 306.2
	27. <input checked="" type="checkbox"/>	Requires positive lot drainage	PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control	PM 303.5 PM 307.1
	29. <input checked="" type="checkbox"/>	Pave, <u>repair</u> , or <u>replace</u> concrete driveway/approach/snow covered*/permit required	PM 303.3
	30. <input checked="" type="checkbox"/>	Replace City sidewalk <u>2</u> squares/snow covered*/permit required	PM 303.3 <u>ADDED 8/17/11</u>
	31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <input type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	33. <input type="checkbox"/>	Requires prevention of weeds	PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground	CO 14.9
	35. <input checked="" type="checkbox"/>	Fence requires <u>removal</u> /replace/repair <u>COMPLETE</u>	PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b
OTHER	* <input checked="" type="checkbox"/>	<u>#2 SIDING NOT INSTALLED ON REAR ADDITION</u>	

NOTE: This search must be paid in full upon time of delivery



Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101
(313) 381-6313
Fax (313) 381-7901

Minnesota Title Agency

TITLE SEARCH CERTIFICATE

File No: **336005**

Page 1

Statement furnished to: William R. Look, Atty.
Certified to: March 4, 2013 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

East 12 feet of Lot 1 all of Lot 2 and the West 4 feet of Lot 3, Cunningham Tobias Company Goddard Park Subdivision, as recorded in Liber 39, Page 55 of Plats, Wayne County Records.

826 Goddard

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from June 27, 2002 at 8:00 A.M. to March 4, 2013 at 8:00 A.M. except the following:

Last Deed Holder of record: Jerry Gorski and Bahama Gorski, husband and wife

NOTE: The above title is subject to the interest of Douglas A. Willner, as recited in Quit Claim Deed recorded in Liber 50289, Page 2, Wayne County Records.

Mortgage for \$115,600.00 was given by Jerry Gorski and Bahama Gorski, husband and wife to Ameriquet Mortgage dated March 1, 2004 and recorded March 15, 2004 in Liber 40258, Page 286, Wayne County Records.

Said mortgage is now held through mesne assignments by Household Finance Corporation III.

TAXES: Item No(s). 57-004-26-0001-301 (Includes additional land)
2012 City due \$3,519.65 (Includes \$1,600.00 Engineering) plus interest and penalty, if any
2012 County due \$666.37 plus interest and penalty, if any

ASSESSMENTS: Grass Cutting due \$200.00 and Grass Cutting due \$200.00, plus interest if any.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri



Minnesota Title Agency

PRIVACY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonqualified third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of the persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Minnesota Title Agency.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.

- Information about your transactions we secure from our files, or from our affiliates or others.

- Information we receive from a consumer reporting agency.

- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreement:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101
(313) 381-6313
Fax (313) 381-7901

Premium Notice

To: William R. Look, Atty.
2241 Oak Street
Wyandotte, MI 48192

Re: Loan #:

Sales Price:

Order Date: September 22, 2011

Attn: Kelly Roberts

Phone: (734)285-6500

Property:
826 Goddard
Wyandotte, MI 48192

Fax: 734-285-4160

Date: April 9, 2013

MTA File#: 336005

Charges as of Premium Notice Date:	
Title Search	\$75.00
04/08/2013 Paid	\$-75.00
04/08/2013 Update Fee	\$25.00
Total	\$25.00

Notice to all customers regarding fees:

All requests for title services in counties except Oakland, Macomb and Wayne are subject to non-negotiable abstracting and copy fees. Minnesota Title Agency does not invoice any additional fees for processing or handling these requests. By requesting title services in counties other than Oakland, Macomb and Wayne, it is with the acceptance of such non-negotiable fees.

Title Searches

All searches not requiring insurance, regardless of county are subject to a non-negotiable title search fee plus copy charges if applicable. By requesting this title service it is with the acceptance of such non-negotiable fees.

Tax Information Fee Effective 7/15/08

Some municipalities and counties have begun to implement charges and/or fees to provide tax information. If a payment is required for tax information the costs associated with providing tax information will be reflected on your monthly account statement. Minnesota Title Agency does not invoice any additional fees for processing or handling these requests.

492-000-041-040 OK to Pay *[Signature]*

Bernard J Youngblood
Wayne County Register of Deeds
November 16, 2012 08:27 PM
Inst: 2012452070 Liber: 50289 Page: 21
Electronically Recorded

WAYNE COUNTY TREASURER

QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to
DOUGLAS A WILLNER

hereinafter called the Grantee, whose address is:

PO BOX 147 FAIRMONT, MN 56031 the following
described premises located in the **CITY OF WYANDOTTE, WAYNE COUNTY, MI**

Tax Parcel I.D. #: **57004260001301**

Legal Description:

09020 TO 9022 LOTS 1 AND 2 ALSO W 4.00 FT LOT 3 --- CUNNINGHAM-TOBIAS CO GODOARD PARK SUB PG 112 L39 P55
WCR.

Commonly known as: **826 GODDARD WYANDOTTE, MI 48192**

For the full consideration of **\$26,600.00** Dollars. Date: **November 16, 2012**

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions, building restrictions of record, all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(1).

Declaration of Conditions Subsequent. This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property:

- A. That Grantee or subsequent Purchaser/Assignee shall keep current the taxes on the Property for the two (2) tax years following the date of the deed conveyed by the Grantor/Treasurer.
- B. That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months of conveyance of the deed by Grantor or otherwise maintain the Property pursuant to all applicable laws and public safety ordinances.
- C. That failure of the Grantee or subsequent Purchaser/Assignee to comply with clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title and/or possession of the Property either to the city, or township where the property is located. Absent reversionary action by the city or township, Grantor reserves the right to serve notice of a failure to comply with clauses A and/or B and, should the Grantee or subsequent Purchaser/Assignee not cure the default within 30 days of such notice, the property would revert to the Grantor.
- D. These conditions subsequent are intended to run with the land for a period of two (2) years following the date of this deed and be binding on the Grantee and subsequent Purchaser/Assignee.

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.



Raymond J. Wojtowicz

Raymond J. Wojtowicz
Wayne County Treasurer

STATE OF MICHIGAN)
)ss
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this **16** day of **November**, **2012** by
Raymond J. Wojtowicz, Wayne County Treasurer.

FELECA ANN TYLER
Notary Public, State of Michigan
County of Wayne
My Commission Expires JUL 29, 2018
Residing in the County of **Wayne**

Feleca A. Tyler

Notary Public, Wayne County Michigan

Prepared by Wayne County Treasurer
400 Monroe Street, Detroit, Michigan 48226

When recorded return to: Grantor
Send subsequent tax bills to: Grantee



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101

(313) 381-6313
Fax (313) 381-7901

TITLE SEARCH CERTIFICATE

File No: **336005**

Page 1

Statement furnished to: William R. Look, Atty.
Certified to: August 29, 2011 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI

East 12 feet of Lot 1 all of Lot 2 and the West 4 feet of Lot 3, Cunningham Tobias Company Goddard Park Subdivision, as recorded in Liber 39, Page 55 of Plats, Wayne County Records.

826 Goddard

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from June 27, 2002 at 8:00 A.M. to August 29, 2011 at 8:00 A.M. except the following:

Last Deed Holder of record: Jerry Gorski and Bahama Gorski, husband and wife

Mortgage for \$115,600.00 was given by Jerry Gorski and Bahama Gorski, husband and wife to Ameriquist Mortgage dated March 1, 2004 and recorded March 15, 2004 in Liber 40258, Page 286, Wayne County Records.

Said mortgage is now held through mesne assignments by Household Finance Corporation III.

Subject to a Certificate of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 48456, Page 876, Wayne County Records.

Subject to a Certificate of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 49121, Page 799, Wayne County Records.

TAXES: Item No(s). 57-004-26-0001-301 (Includes additional land)
2008 Combined due \$520.35 plus interest and penalty, if any
2009 Combined due \$2,747.89 plus interest and penalty, if any
2010 City due \$2,153.63 plus interest and penalty, if any
2010 County due \$2,027.03 (includes \$1,200.00 grasscut) plus interest and penalty, if any
2011 City due \$1,999.13 plus interest and penalty, if any

ASSESSMENTS: None.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri

Michael A. Cuschieri or John C. Cuschieri

02108296 JUN 27 2002

Liber-36476 Page-256
202412685 6/27/2002

Bernard J. Youngblood, Wayne Co. Register of Deeds

STATE OF
MICHIGAN

WAYNE COUNTY
JULY 23, 2002
RECEIPT #39451



REAL ESTATE
TRANSFER TAX

\$ 85.15-00
\$ 648.75-61
STAMP #180364492

WARRANTY DEED STATUTORY FORM FOR INDIVIDUALS

WARRANTY DEED

#32-78279

PETER J. MAZZARESE AND CHRISTINA MAZZARESE, HIS WIFE

Address: 20537 BRIARWOOD, BROWNSTOWN, MICHIGAN
Conveys and Warrants to:

JERRY GORSKI AND BAHAMA GORSKI, HIS WIFE

whose Street Number and Post Office Address is 263 RIVERBANK, WYANDOTTE, MICHIGAN.

Land in the CITY OF WYANDOTTE, County of WAYNE and State of Michigan, described as:

EAST 12 FEET OF LOT 1, ALL OF LOT 2, AND WEST 4 FEET OF LOT 3, "CUNNINGHAM TOBIAS COMPANY GODDARD PARK SUBDIVISION", according to the plat thereof as recorded in Liber 39 of Plats, Page 55, Wayne County Records.

826 GODDARD, WYANDOTTE, MICHIGAN
SIDWELL NUMBER: 57-004-26-0001-002

for the sum of EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100--- (\$86,500.00)---Dollars, subject to: Building and use restriction and easements of record, if any.

Dated: APRIL 10, 2002

Signed and Delivered in Presence of:

PETER J. MAZZARESE

CHRISTINA MAZZARESE

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. 404 Received Date MAY 11, 2002
WAYNE COUNTY TREASURER Clerk

Rev: 743.90 ✓

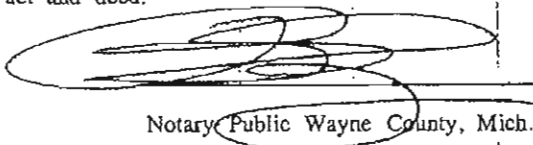
CONTINUATION OF **WARRANTY DEED** STATUTORY FORM

Re: 826 GODDARD, WYANDOTTE, MICHIGAN
CASE NUMBER: 32-78279

STATE OF MICHIGAN
COUNTY OF WAYNE

On APRIL 10, 2002 before me personally appeared PETER J. MAZZARESE AND CHRISTINA MAZZARESE, HIS WIFE to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they/she/he executed the same as their/her/his free act and deed.

BARBARA SIMPSON
NOTARY PUBLIC, Wayne County, MI
My Commission Expires May 1, 2002



Notary Public Wayne County, Mich.

My commission expires:

Instrument Drafted by RICHARD P. RICHARDSON, JR. whose business address is 14600 PENNSYLVANIA ROAD, SOUTHGATE, MICHIGAN 48195.

REV. _____

(Return to)

Register of Deeds Office

JERRY GORSKI AND BAHAMA GORSKI
826 GODDARD
WYANDOTTE, MICHIGAN

MICHIGAN TITLE INSURANCE AGENCY, INC.

Liber-36476

Page-257

Bernard J. Youngblood
Wayne County Register of Deeds

August 20, 2008 10:59 AM

Liber 47426 Page 64-65

#208316848 ASG FEE: \$18.00



CORPORATE ASSIGNMENT OF MORTGAGE

Wayne, Michigan
SELLER'S SERVICING #: 6380031 "GORSKI"

MERS #: 100048000086806317 VRU #: 1-868-679-6377

Date of Assignment: July 30th, 2008

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. at 1595 SPRING HILL RD, STE 310,
VIENNA, VA 22182

Assignee: HOUSEHOLD FINANCE CORPORATION III at 577 LAMONT ROAD, ELMHURST, IL 60126

Executed By: JERRY GORSKI AND BAHAMA GORSKI, HIS WIFE To: AMERIQUEST MORTGAGE COMPANY
Date of Mortgage: 03/01/2004 Recorded: 03/15/2004 In Book/Reel/Liber: 40258 Page/Folio: 286 as Instrument
No.: 204170535 In Wayne, Michigan

Property Address: 828 GODDARD, WYANDOTTE, MI 48192

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable consideration, paid to the above named Assignor, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage together with the Note or other evidence of indebtedness (the "Note"), said Note having an original principal sum of \$115,800.00 with interest, secured thereby, together with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's beneficial interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage and Note, and also the said property unto the said Assignee forever, subject to the terms contained in said Mortgage and Note.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

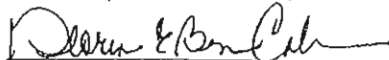
On July 30th, 2008

By: 
Angelica Alanis, Vice-President

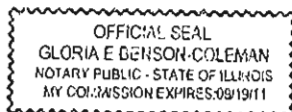
STATE OF Illinois
COUNTY OF Cook

On July 30th, 2008, before me, GLORIA E BENSON-COLEMAN, a Notary Public in and for Cook in the State of Illinois, personally appeared Angelica Alanis, Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



GLORIA E BENSON-COLEMAN
Notary Expires: 09/19/2011 #683184



(This area for notarial seal)

Prepared By: Nadia Moreno, HSBC MORTGAGE SERVICES 577 LAMONT ROAD, ELMHURST, IL 60126
630-617-7000

When Recorded Return To: ASSIGNMENTS, HSBC MORTGAGE SERVICES 577 LAMONT ROAD, ELMHURST, IL 60126

LEGAL DESCRIPTION

East 12 feet of Lot 1, all of Lot 2, and West 4 feet of Lot 3, Cunningham Tobias Company
Goddard Park Subdivision, according to the plat thereof as recorded in Liber 39 of Plats, Page 55,
Wayne County Records.

Prepared by: Michael Woods
Potestivo & Associates
811 South Blvd. Suite 100
Rochester Hills, MI 48307
Our File No: 08-96227

Household Finance Corp III became the owner of the indebtedness (note) secured by the mortgage referenced herein on or before July 29, 2008. This assignment is being recorded in conformity with MCL 600.3204 (3).

03 31 51 39 MAR 15 2004

Li-40258 Pa-286
204170535 3/15/2004
Bernard J. Youngblood
Wayne Co. Register of Deeds

CloseNet, LLC

MORTGAGE

Return To:

Ameriquest Mortgage Company
P.O. Box 11507,
Santa Ana, CA 92711

492250

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated March 1, 2004 together with all Riders to this document.

(B) "Borrower" is Jerry Gorski and Bahama Gorski, His Wife

492251

Borrower's address is 826 GODDARD, Wyandotte, MI 48192

Borrower is the mortgagor under this Security Instrument.

MICHIGAN Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
0071327407 - 5566

Form 3023 1/01

03/01/2004 1:08:22

AM6MI (0310)

Page 1 of 18

Initials

VMP Mortgage Solutions (800)521-9291



000000713274070301341701

mtg (17) J J

(C) "Lender" is Ameriquest Mortgage Company

Lender is a Corporation

organized and existing under the laws of Delaware

Lender's address is 1100 Town and Country Road, Suite 200 Orange, CA 92868

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated March 1, 2004

The Note states that Borrower owes Lender one hundred fifteen thousand six hundred and 00/100 Dollars

(U.S. \$ 115,600.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2034

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

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(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the County [Type of Recording Jurisdiction]

of WAYNE

[Name of Recording Jurisdiction]:

Legal Description Attached Hereto and Made a Part Hereof.

Parcel ID Number: 57004260001002

which currently has the address of

826 GODDARD

[Street]

Wyandotte

[City], Michigan 48192

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

AM6M (0310)

Page 3 of 18

Initials

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Form 3023 1/01

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THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums

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for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

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COMMITMENT

492250

Exhibit A

Legal Description

Land in the City of Wyandotte, County of Wayne and State of Michigan, described as: East 12 feet of Lot 1, all of Lot 2, and West 4 feet of Lot 3, "Cunningham Tobias Company Goddard park Subdivision", according to the plat thereof as recorded in Liber 39 of Plats, Page 56, Wayne County Records.

LI-40258 Pa-302

CloseNet, LLC

#492251

Bernard J Youngblood
Wayne County Register of Deeds
April 1, 2010 01:04 PM
Liber 48456 Page 876-876
2010137761 COF Fee: \$13.00
Electronically Recorded

**WAYNE COUNTY TREASURER
CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

I hereby certify that on, March 1, 2010 the following real property was forfeited to the Wayne County Treasurer for NON PAYMENT OF REAL PROPERTY TAX YEAR 2008.

This property will be titled absolutely in the name of Wayne County Treasurer if not redeemed on or before the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under MCL 211.78k, or in a contested case, 21 days after the entry of a judgment foreclosing the property under MCL211.78k.

Taxpayer's Name and Address: **JERRY GORSKI, BAHAMA GORSKI**
826 GODDARD
WYANDOTTE, MI 48192

Property located in the CITY OF WYANDOTTE, WAYNE COUNTY, MI 48192
Property ID No: 57004260001301

Property Description:
09020 TO 9022 LOT 1 AND LOT 2 AND W 4.00 FT LOT 3 - - - CUNNINGHAM-TOBIAS CO GODDARD PARK SUB PC 112 L39 P55 WCR.

Commonly known as: 826 GODDARD, WYANDOTTE

Dated this Day 3/30/2010



Raymond J. Wojtowicz

Wayne County Treasurer

Bernard J Youngblood
Wayne County Register of Deeds
April 6, 2011 11:58 PM
Liber 49121 Page 799-799
2011176200 COF Fee: \$13.00
Electronically Recorded

**WAYNE COUNTY TREASURER
CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

I hereby certify that on, March 1, 2011 the following real property was forfeited to the Wayne County Treasurer for NON PAYMENT OF REAL PROPERTY TAX YEAR 2009.

This property will be titled absolutely in the name of Wayne County Treasurer if not redeemed on or before the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under MCL 211.78k, or in a contested case, 21 days after the entry of a judgment foreclosing the property under MCL211.78k.

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826 GODDARD
WYANDOTTE, MI 48192

Property located in the CITY OF WYANDOTTE, WAYNE COUNTY, MI 48192
Property ID No: 57004260001301

Property Description:
09020 TO 9022 LOT 1 AND LOT 2 AND W 4.00 FT LOT 3 --- CUNNINGHAM-TOBIAS CO GODDARD PARK SUB PC
112 L39 P55 WCR.

Commonly known as: **826 GODDARD, WYANDOTTE**

Dated this Day 4/6/2011



Raymond J. Wojtowicz

Wayne County Treasurer



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101

(313) 381-6313
Fax (313) 381-7901

Premium Notice

To: William R. Look, Atty.
2241 Oak Street
Wyandotte, MI 48192

Re: Loan #:

Sales Price:

Order Date: September 22, 2011

Attn:

Phone: (734)285-6500

Property:
826 Goddard
Wyandotte, MI

Fax: 734-285-4160

Date: September 29, 2011

MTA File#: 336005

Charges as of Premium Notice Date:

Title Search	\$75.00
Total	\$75.00

Notice to all customers regarding fees:

All requests for title services in counties except Oakland, Macomb and Wayne are subject to non-negotiable abstracting and copy fees. Minnesota Title Agency does not invoice any additional fees for processing or handling these requests. By requesting title services in counties other than Oakland, Macomb and Wayne, it is with the acceptance of such non-negotiable fees.

Title Searches

All searches not requiring insurance, regardless of county are subject to a non-negotiable title search fee plus copy charges if applicable. By requesting this title service it is with the acceptance of such non-negotiable fees.

Tax Information Fee Effective 7/15/08

Some municipalities and counties have begun to implement charges and/or fees to provide tax information. If a payment is required for tax information the costs associated with providing tax information will be reflected on your monthly account statement. Minnesota Title Agency does not invoice any additional fees for processing or handling these requests.

492-200-825-519
OK to # 2380
Kelp Kelp

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 22, 2013

AGENDA ITEM #

12

ITEM: Department of Engineering – Property Maintenance at 96 Perry Place

PRESENTER: Lou Parker, Hearing Officer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer Lou Parker, Hearing Officer

BACKGROUND: A complaint was received regarding 96 Perry Place. The property has been vacant since June 2011. Several property maintenance letters were sent to responsible parties, the last dated January 9, 2013. Show Cause Hearing was held May 29, 2013. The garage has been demolished but dwelling is still vacant and violations still exist.

STRATEGIC PLAN/GOALS: We are committed to enhancing the communities quality of life by maintaining property values and eliminating blight.

ACTION REQUESTED: Adopt a resolution setting a public show cause hearing to determine if the property should be demolished.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Prepared resolution for Council to hold a Show Cause Hearing to allow any and all interested parties to show cause why the City Council should not order the property demolished.

DEPARTMENT RECOMMENDATION: As noted in the Show Cause Hearings minutes.

CITY ADMINISTRATOR'S RECOMMENDATION:

in support

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

OK

MODEL RESOLUTION: Attached.

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilman _____

RESOLVED by the City Council that whereas a show cause hearing has been held in the Office of the Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on May 29, 2013, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 96 Perry Place has not been demolished in accordance with the City's Property Maintenance Ordinance, and whereas the Hearing Officer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on August 5, 2013 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 96 Perry Place.

AND BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

Notify:

See Attached List

I move the adoption of the foregoing resolution.

MOTION by

Councilman _____

Supported by

Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

96 Perry Place
(updated 7-2-13)

mailing list

Bank of America, N.A.
2375 N. Glenville Dr.
Richardson, TX 75082-4315

Michael McDermott
Trott & Trott, PC
T & T #403660F01
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Bank of America, N.A.
c/o Trott & Trott, P.C.
Post Sale Unit
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Ebony Gerwin
Attorney for Bank of America, N.A.
Trott & Trott
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Lisa Saunders
Safeguard Properties
2400 Lakeside Blvd.
Richardson, TX 75082

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

COUNCIL

Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

May 31, 2013

**CERTIFIED MAIL
FIRST CLASS MAIL
POSTED**

To Interested Parties (list attached)

RE: 96 Perry Place

Please find enclosed a copy of the minutes from the May 29, 2013, Show Cause Hearing regarding the above described address.

Please note that garage must be demolished and the dwelling brought up to code or demolished by July 1, 2013, or the matter will be referred to the Wyandotte City Council for demolition.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Enclosure: May 29, 2013, Show Cause Hearing minutes.



PRESENT: Mark A. Kowalewski, City Engineer
Gregory J. Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Peggy Green, Secretary

The Hearing was called to order at 8:30 a.m. by Greg Mayhew, Assistant City Engineer.

Mr. Mayhew stated that no one appeared at the hearing to represent any interested party. Mr. Mayhew added that a letter was sent on May 1, 2013, to all interested parties notifying them of hearing date and time. Letters were sent by certified mail and signed for by the recipients.

Mr. Mayhew stated that letters were sent starting in June 2011 regarding vacant structure and property maintenance violations (list of property maintenance violations attached). Mr. Mayhew added that the garage is particularly in bad shape.

Mr. Mayhew continued that the neighbors have become worried and took it upon themselves to board up the house and garage so that no one can get in. Mr. Mayhew added that the City has cleaned up the rubbish and cut the grass.

Mr. Kowalewski asked about the neighbor boarding the house and garage. Mr. Mayhew stated that the neighbor said people were going in and out of the house and garage, and he was worried.

Mr. Parker asked if the original occupant had ever replied. Mr. Mayhew replied no, Nicklaus Mazzola lost the home to foreclosure, and a title search showed Bank of America was now the owner.

Mr. Parker asked if there was any response from the bank. Mr. Mayhew replied no. Mr. Mayhew added that no response had been received from any of the interested parties (list attached).

Mr. Parker asked if the dwelling was habitable or should it be demolished. Mr. Mayhew stated that the garage repair cost is in excess of 50% the value of the garage. The house sits on a narrow lot (35'), and it is in bad shape. Mr. Mayhew stated that in September 2012, the SEV was \$23,800 (building - \$17,000, garage-\$900, land-\$5,900).

Mr. Parker asked about the inside condition of the house. Mr. Mayhew replied that he did not know.

Mr. Kowalewski commented that the redemption period was January 12, 2013, from the Affidavit of Purchase in the title search. Mr. Kowalewski added that the bank has owned the property as of then.

Mr. Parker directed that the garage be demolished and the dwelling brought up to code or demolished by July 1, 2013. Or the matter will be referred to City Council for the demolition of both structures.

Contact Information: - see attached list

96 Perry Place

mailing list

Bank of America, N.A.
2375 N. Glenville Dr.
Richardson, TX 75082-4315

Michael McDermott
Trott & Trott, PC
T & T #403660F01
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Bank of America, N.A.
c/o Trott & Trott, P.C.
Post Sale Unit
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Ebony Gerwin
Attorney for Bank of America, N.A.
Trott & Trott
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

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

May 1, 2013

**CERTIFIED MAIL
FIRST CLASS MAIL**

TO: See Attached Mailing List

RE: Tax I.D. #57-004-10-0113-000
96 Perry Place
Wyandotte, Michigan

This letter is to inform you that the City of Wyandotte Department of Engineering and Building has scheduled a Show Cause Hearing in accordance with Section PM-107.3 Disregard of notice, of the Property Maintenance Code for Wednesday, May 29, 2013, at 8:30 a.m. in the Engineering and Building Department at Wyandotte City Hall. This Show Cause Hearing will be presided over by the Hearing Officer to discuss the condition of the referenced property and why the dwelling and garage should not be demolished.

If you cannot attend this Hearing at the time and date specified above, please contact the undersigned at 734-324-4558, or email at gmayhew@wyan.org. Thank you for your cooperation in this matter.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Attachment: Letters dated January 9, 2013/Title Search

Cc:
Lou Parker, Hearing Officer

96 Perry Place

mailing list

Bank of America, N.A.
2375 N. Glenville Dr.
Richardson, TX 75082-4315

Michael McDermott
Trott & Trott, PC
T & T #403660F01
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Bank of America, N.A.
c/o Trott & Trott, P.C.
Post Sale Unit
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

Ebony Gerwin
Attorney for Bank of America, N.A.
Trott & Trott
31400 Northwestern Hwy., Ste. 200
Farmington, MI 48334-2525

NOTE: This search must be paid in full upon time of delivery



Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101
(313) 381-6313
Fax (313) 381-7901

Minnesota Title Agency

TITLE SEARCH CERTIFICATE

File No: **339682**

Page 1

Statement furnished to: William R. Look, Atty.
Certified to: February 25, 2013 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

Lot 113 also East 6 feet of Lot 114, Geo Perry's Subdivision, as recorded in Liber 25, Page 27 of Plats, Wayne County Records.

96 Perry Place

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from January 9, 2007 at 8:00 A.M. to February 25, 2013 at 8:00 A.M. except the following:

Last Deed Holder of record: Bank of America N.A. Successor by merger to BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP.

TAXES: Item No(s). 57-004-10-0113-000
2012 City paid \$1,019.15
2012 County paid \$216.77

ASSESSMENTS: None.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri

2012 JUL 27 PM 3:07

Bernard J. Youngblood
Wayne County Register of Deeds
July 27, 2012 03:10 PM
Inst: 2012304081 SHD Pages: 7
Liber: 49989 Page: 1388

FILE DO NOT MAIL

403660F01 Mazzola - FC X

SHERIFF'S DEED ON MORTGAGE SALE

La Shana Cooper

This Indenture Made this 12th day of July, A.D. 2012, between, La Shana Cooper, a Deputy Sheriff in and for Wayne County, Michigan, whose address is 4747 Woodward Ave Detroit, Michigan 48201-1307, party of the first part, and Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., whose address is 2375 N Glenville Dr, Richardson, TX 75082-4313, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas a certain mortgage made by Nickalus Mazzola, a single man, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc., Mortgagee, dated February 13, 2008, and recorded on February 28, 2008 in Liber 47027 on Page 702, and assigned by said Mortgagee to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. as assignee as documented by an assignment dated May 18, 2011 recorded on May 23, 2011 in Liber 49196 on Page 969, in Wayne county records, Michigan (said mortgage secured an FHA loan insured by the US Department of Housing and Urban Development ("HUD")), and

WHEREAS, said mortgage contained a power of sale which has become operative by reason of a default in the condition of said mortgage, and

WHEREAS, no suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, and

WHEREAS, by virtue of said power of sale, and pursuant to the statute of the State of Michigan in such case made and provided, a notice was duly published and a copy thereof was duly posted in a conspicuous place upon the premises described in said mortgage, that the said premises, or some part of them, would be sold at 11:00 AM on the 12th day of July, A.D. 2012, at public vendue, that being the place of holding the Circuit Court for Wayne County where the premises are situated and

WHEREAS, pursuant to said notice I did, at on the day last aforesaid, expose for sale at public vendue the said lands and tenements hereinafter described, and on such sale did strike off and sell the said lands and tenements to the grantee for the sum of Fifty-One Thousand Four Hundred Three and 68/100 Dollars (\$51,403.68), that being the highest bid therefore and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the City of Wyandotte, Wayne County, Michigan, more particularly described in exhibit A, attached and commonly known as:

96 Perry Pl

Property Tax Parcel ID 57-004-10-013-000

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions, may be used and are protected by the Michigan right to farm act.

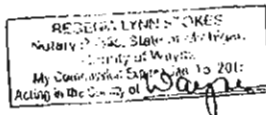
Now, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money so paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantee, its successors and assigns, forever, all the estate, right, title and interest, which the said Mortgagor(s) had in said land and tenements and every part thereof, on the 13th day of February A.D. 2008, that being the date of said mortgage, or at any time thereafter, to have and to hold the said lands and tenements and every part thereof to the said grantee, its successors and assigns forever, to their sole and only use, benefit and behoof forever, as fully and absolutely as I, the Deputy Sheriff aforesaid, under the authority aforesaid, might, could or ought to sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the date and year first above written.

La Shana Cooper
La Shana Cooper
Deputy Sheriff in and for the County of Wayne

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 12th day of July, A.D. 2012, before me, a Notary Public in and for said County of Wayne came La Shana Cooper, a Deputy Sheriff of said County, known to me to be the individual described in and who executed the foregoing conveyance, and who acknowledged that he executed the same to be his free act and deed as such Deputy Sheriff.



Federal Lynne Stokes
Notary Public, Wayne County, Michigan
My commission expires:
Acting in the county of Wayne

THIS INSTRUMENT IS EXEMPT FROM MICHIGAN TRANSFER TAX UNDER MCLA 207.505(c); MCLA 207.526(v); MCLA 207.505(h)(ii).



Real Estate Transfer Tax

County: \$0.00
State: \$0.00
Receipt: 309785
Stamp: 265898

365126703

403660F01 Mazzola - FC X

HUD #2619365126703

Exhibit A - Property Description

Lot 113 and the East 6 feet of Lot 114, Geo Perry's Subdivision, according to the Plat thereof as recorded in Liber 25 of Plats, Page 27, Wayne County Records.

Team X - Nickalus Mazzola

TROTT & TROTT, P.C. Attorneys and Counselors 31440 Northwestern Highway, Suite 200 Farmington Hills, Michigan 48334-2525 THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY. ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. MORTGAGE SALE - Default has been made in the conditions of a mortgage made by Nickalus Mazzola, a single man, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc., Mortgagee, dated February 13, 2008, and recorded on February 28, 2008 in Liber 47027 on Page 702, and assigned by said Mortgagee to BAC Home Loans Servicing, L.P. the Countrywide Home Loans Servicing, L.P. as assignee as documented by an assignment, in Wayne county records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of Fifty-One Thousand Four Hundred Eighty-Seven and 13/100 Dollars (\$51,487.13). Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue, at the place of holding the circuit court within Wayne County, at 11:00 AM, on July 12, 2012. Said premises are situated in City of Wyandotte, Wayne County, Michigan, and are described as: Lot 113 and the East 6 feet of Lot 114, Geo Perry's Subdivision, according to the Plat thereof as recorded in Liber 25 of Plats, Page 27, Wayne County Records. The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Dated: June 12, 2012 For more information, please call: FC X (248) 593-1302 Trott & Trott, P.C. Attorneys For Services 31440 Northwestern Highway, Suite 200 Farmington Hills, Michigan 48334-2525 File #403660F01 (06-12)(07-03)

AFFIDAVIT OF PUBLICATION

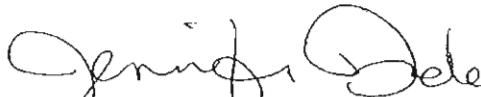
(Affidavit of Publisher)

STATE OF MICHIGAN,
ss.
COUNTY OF OAKLAND

The undersigned, an employee of the publisher of Detroit Legal News, having knowledge of the facts, being duly sworn deposes and says that a notice, a true copy of which is annexed hereto, was published in Detroit Legal News a newspaper circulated in Wayne County on June 12, June 19, June 26, July 3, 2012 A.D.


Cindy C. Lawler

Subscribed and sworn before me on this 3rd day of July 2012 A.D.


Jennifer Dado

Notary Public Oakland County, Michigan. My commission expires: January 25, 2019 Acting in Oakland County, Michigan.

Attorney: Trott & Trott P.C. - Trott & Trott P.C. (Team X) Wayne
AttorneyFile#: 403660F01
Notice#: 1077591

403660F01

Team X - Nickalus Mazzola

EVIDENCE OF SALE

TROTT & TROTT, P.C. Attorneys and Counselors
 31440 Northwestern Highway, Suite 200
 Farmington Hills, Michigan 48334-2525 THIS FIRM
 IS A DEBT COLLECTOR ATTEMPTING TO
 COLLECT A DEBT. ANY INFORMATION WE
 OBTAIN WILL BE USED FOR THAT PURPOSE.
 PLEASE CONTACT OUR OFFICE AT THE NUMBER
 BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.
 ATTN PURCHASERS: This sale may be rescinded
 by the foreclosing mortgagee. In that event, your
 damages, if any, shall be limited solely to the
 return of the bid amount tendered at sale, plus
 interest. MORTGAGE SALE - Default has been
 made in the conditions of a mortgage made by
 Nickalus Mazzola, a single man, original
 mortgagor(s), to Mortgage Electronic Registration
 Systems, Inc., Mortgagee, dated February 13,
 2008, and recorded on February 28, 2008 in Liber
 47027 on Page 702, and assigned by said
 Mortgagee to BAC Home Loans Servicing, L.P. fka
 Countrywide Home Loans Servicing, L.P. as
 assignee as documented by an assignment, in
 Wayne county records, Michigan, on which
 mortgage there is claimed to be due at the date
 hereof the sum of Fifty-One Thousand Four
 Hundred Eighty-Seven and 13/100 Dollars
 (\$51,487.13). Under the power of sale contained
 in said mortgage and the statute in such case
 made and provided, notice is hereby given that
 said mortgage will be foreclosed by a sale of the
 mortgaged premises, or some part of them, at
 public vendue, at the place of holding the circuit
 court within Wayne County, at 11:00 AM, on July
 12, 2012. Said premises are situated in City of
 Wyandotte, Wayne County, Michigan, and are
 described as: Lot 113 and the East 6 feet of Lot
 114, Geo Perry's Subdivision, according to the Plat
 thereof as recorded in Liber 25 of Plate, Page 27,
 Wayne County Records. The redemption period
 shall be 8 months from the date of such sale,
 unless determined abandoned in accordance with
 MCLA 600.3241a, in which case the redemption
 period shall be 30 days from the date of such
 sale. If the property is sold at foreclosure sale
 under Chapter 32 of the Revised Judicature Act of
 1961, pursuant to MCL 600.3278 the borrower will
 be held responsible to the person who buys the
 property at the mortgage foreclosure sale or to
 the mortgage holder for damaging the property
 during the redemption period. Dated: June 12,
 2012 For more information, please call: FC X
 (248) 593-1302 Trott & Trott, P.C. Attorneys For
 Servicer 31440 Northwestern Highway, Suite 200
 Farmington Hills, Michigan 48334-2525 File
 #403660F01 (06-12)(07-03)

(Affidavit of Posting)

STATE OF MICHIGAN

ss.

COUNTY OF OAKLAND

Ken Bosley being duly sworn, deposes that on the 19th day of
 June, 2012 A.D., he/she posted a notice, a true copy of which
 is annexed hereto, in a conspicuous place upon the premises
 described in said notice by attaching the same in a secure
 manner to the front door.


 Ken Bosley

Subscribed and sworn before me on this 22nd day of June 2012
 A.D.


 Deborah L. Elick

Notary Public Wayne County, Michigan. My commission
 expires: November 19, 2013. Acting in OAKLAND County,
 Michigan.

CIRCLE IF Vacant
 Multi-Unit Upper Unit Lower Unit
 Multi-Addr Unit 1 Unit 2 Unit A Unit B
 Condo Mobile/Manufactured Home No Dwelling

Attorney Office: Trott & Trott P.C. (team x) Wayne

Attorney File# 403660F01020300

Notice ID# 1077591

403660F01020300

Mazzola, Nickalus

T&T #403660F01

NON-MILITARY AFFIDAVIT
STATE OF MICHIGAN

SS.

COUNTY OF OAKLAND

The undersigned, being first duly sworn, deposes and says that upon investigation she/he is informed and believes that no borrower(s) are currently in active military service of the United States.

Ebony Gerwin
Ebony Gerwin

Signed and sworn to before me in Oakland County, Michigan, on this 10 day of July, 2012 by

Ebony Gerwin

Jessica A. Allen
Jessica A. Allen

Jessica A. Allen, Notary public
State of Michigan, County of Oakland
My commission expires February 4, 2017
Acting in the County of Oakland

EVIDENCE OF SALE (Affidavit of Auctioneer)
STATE OF MICHIGAN

SS.

COUNTY OF WAYNE

La Shana Cooper

ORIGINAL
12-6154

, being duly sworn, deposes and says that he is a Deputy Sheriff of said Wayne; that he acted as Auctioneer, and made the sale as described in the annexed Deed pursuant to the annexed printed notice: that said sale was opened at 11:00 AM on the 12th day of July, A.D. 2012, at the In Courtroom 1607, Wayne County Circuit Court Tower in the Coleman A. Young Municipal Center in Detroit, Michigan, that being the place of holding the Circuit Court in said Wayne County; that the highest bid for the lands and tenements therein described was Fifty-One Thousand Four Hundred Three and 68/100 Dollars dollars \$51,403.68 made by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.; that said sale was in all respects open and fair; and that he did strike off and sell lands and tenements to said bidders, which purchased the said lands and tenements fairly, and in good faith, as deponent verily believes.

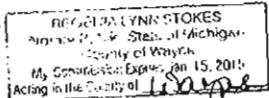
La Shana Cooper
La Shana Cooper

Deputy Sheriff in and for Wayne County, Michigan

Signed and sworn to before me in Wayne County, Michigan, on this 12th day of July, A.D. 2012

Regina L. Stokes
Regina L. Stokes

Notary Public, Wayne County, Michigan
My Commission Expires:
Acting in the county of Wayne



I DO HEREBY CERTIFY that the last day to redeem is January 12, 2013, after which the within Sheriff's Deed will become operative, unless determined abandoned in accordance with MCLA 600.3241a, or unless redeemed according to the law, in such case made and provided.

La Shana Cooper
La Shana Cooper

Deputy Sheriff in and for Wayne County, Michigan

Prepared By:
Michael McDermott (P70196)
Trott & Trott, P.C.
31440 Northwestern Highway, Suite 200
Farmington Hills, MI 48334-2525
T & T # 403660F01

ATTN REGISTER OF DEEDS: Please send all Redemption notifications and funds collected in your office to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. c/o Trott & Trott, P.C., Post-Sale Unit, 31440 Northwestern Highway, Suite 200, Farmington Hills, MI 48334-2525.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that all 3rd party bidders are responsible for preparing and recording the Sheriff's Deed. TROTT & TROTT, P.C. Hereby expressly disclaims all liability relating to the foreclosure, preparation and recording of the Sheriff's Deed.

AFFIDAVIT OF MCL 600.3205 NOTICE

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

NOW COMES Ebony Gorwin, who, first being sworn, deposes and says:

I am an attorney employed by Trott & Trott, P.C., and am duly authorized to execute this Affidavit on its behalf.

That I have reviewed the business records of Trott & Trott, P.C. and based on my review of those records, a written notice dated May 3, 2012 was served in the manner necessary according to MCL 600.3205a(3);

That said notice includes: (a) the reason for default and the amount due and owing; (b) the contact information for the mortgage holder, the mortgage servicer, or any agent designated by the mortgage holder or mortgage servicer; and (c) a statement of the borrowers' rights, all according to MCL 600.3205a(1);

That said notice includes a list of housing counselors as required by MCL 600.3205a(2); and

That the time for a housing counselor to notify the person designated under MCL 600.3205a(1)(c) of a request by the borrower(s) has expired without a request for a meeting.

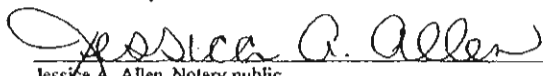
FURTHER DEPONENT SAYETH NOT.


Ebony Gorwin

Attorney for Bank of America, N.A., successor by merger to BAC
Home Loans Servicing, L.P. fka Countrywide Home Loans
Servicing, L.P.
Trott & Trott, P.C.
31440 Northwestern Highway, Suite 200
Farmington Hills, MI 48334-2525

Signed and sworn to before me in Oakland County, Michigan, on July 10, 2012

by Ebony Gorwin, Attorney for Bank of America, N.A., successor by merger to BAC
Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.


Jessica A. Allen, Notary public
State of Michigan, County of Oakland
My commission expires February 4, 2017
Acting in the County of Oakland

AFFIDAVIT OF PURCHASER

The Undersigned, being duly sworn, states as follows:

1. I am an employee of Trott & Trott, P.C. and am authorized as counsel to submit this Affidavit Of Purchaser. I have knowledge of the facts stated herein and am competent to testify concerning such facts regarding a foreclosure sale scheduled for July 12, 2012 with respect to certain real property (the "Property") commonly known as 96 Perry Pl.


2. This affidavit may only be recorded and used by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. In the event it is the successful purchaser of the property on July 12, 2012. No other purchaser may utilize this affidavit.

3. The last date the Property may be redeemed is January 12, 2013. ANY REDEEMING PARTY SHOULD NOTE THAT THIS DATE MAY CHANGE AS SET FORTH IN SUBSEQUENT AFFIDAVITS OR AS PROVIDED BY APPLICABLE LAW.

4. The amount necessary to redeem the Property is \$51,403.68 (Fifty-One Thousand Four Hundred Three and 68/100 Dollars), plus interest at a per diem rate of \$9.15 (Nine and 15/100 Dollars) from the date of sale to the date of redemption, plus any additional amounts that may be added pursuant to MCLA §600.3240(4). ANY REDEEMING PARTY SHOULD NOTE THAT THIS AMOUNT MAY INCREASE to include amounts paid by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. for taxes, amounts necessary to redeem senior liens, condominium assessments, homeowner association assessments, community association assessments, insurance premiums, or any other amounts as provided by MCLA §600.3240(4), as well as interest thereon at the interest rate specified in the mortgage from the date of payment to the date of redemption.

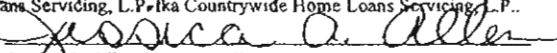
5. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. has designated Trott & Trott, P.C. as its designee responsible to assist an appropriate person redeeming the Property in computing the exact amount required to redeem the Property and to receive redemption funds. If you choose to utilize this assistance, contact Trott & Trott, P.C. at RedemptionFigures@trottlaw.com or by phone at (248) 593-1308. Pursuant to statute, Trott & Trott, P.C. will charge a fee of \$150.00 (One Hundred Fifty And 00/100 Dollars) if you opt to use this assistance.

FURTHER DEPONENT SAYETH NOT.


Ebony Gerwin

Attorney For Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, L.P. fka Countrywide Home Loans
Servicing, L.P.
Trott & Trott, P.C.
31440 Northwestern Highway, Suite 200
Farmington Hills, MI 48334-2525

Signed and sworn to before me in Oakland County, Michigan, on 07/10/2012 by Ebony Gerwin, Attorney
for Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.


Jessica A. Allen, Notary public
State of Michigan, County of Oakland
My commission expires February 4, 2017
Acting in the County of Oakland

T&T #403660F01 Nickalus Mazzola, Mortgagor(s).

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

January 9, 2013

Bank of America
2375 N. Glenville Dr.
Richardson, Texas 75082

RE: Tax ID # 57-004-10-0113
96 Perry Place
Wyandotte, Michigan

To Whom It May Concern:

A complaint had been received by the City of Wyandotte regarding the condition of the property and the garage at the referenced address. Site inspections have been performed on September 11, 2012, and January 8, 2013, and the structure was found to have violations of the City of Wyandotte Property Maintenance Ordinance as indicated on the attached checklist. The garage siding and roof are deteriorated, the doors are falling off or missing, and the structure is open to the weather, insects and other vermin and vagrants.

Please be advised of the following from the City of Wyandotte Property Maintenance Ordinance:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

PM-110.3 Failure to comply: If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

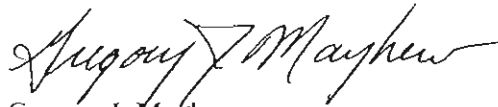


PM-110.5 Unreasonable repairs: Whenever the code official determines that the cost of such repair would exceed 50 percent of the current value of such structure, such repairs shall be presumed unreasonable and it shall be presumed for the purpose of this section that such structure is a public nuisance which shall be ordered razed without option on the part of the owner to repair.

Due to the extensive deterioration of the garage, the undersigned deems the structure a dangerous, unsafe and unsanitary building. Further the estimated cost to repair and make the garage safe is \$3,300.00 while the estimated value of the garage is \$1,800.00. Therefore in accordance with Sections referenced above, the property owner is hereby directed to raze and remove the structure within thirty (30) days of the date of this notice. Failure to do so will result in this Department proceeding with Section PM-110.3 Failure to comply, of the Property Maintenance Ordinance. You also have the right, per Section PM-107.2, to seek a modification or withdrawal of this notice by requesting that a Show Cause Hearing be held.

If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyand.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

Attachment:
Property Maintenance Checklist

Cc: Trott & Trott, P.C., 31440 Northwestern Highway, Suite 200,
Farmington Hills, MI 48334 (File #403660F01)
Officer Calhoun
Address File
Time File: February 11, 2013

WO# WF0522490

**The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST**

Address
Occupancy
Apt #

96 PERRY PLACE
SF - VACANT

Date: 9/11/12

Time of Inspection 3:48

Inspected by C. M. Mayhew

Permit Required []

Work Order No. WED 522490

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO). * VIOLATIONS NOT CORRECTED 6/8/13 AM

Location Approved

- Exterior
1. ☒ Foundation requires tuckpoint/paint
 2. ☒ Siding requires replace/repair/paint/permit required *Pieces Loose*
 3. ☒ Windows require repair/replace/paint/screens/reglaze/replace glass/
Storms/ permit required *BOARDED ON E. SIDE*
 4. ☒ Doors require repair/replace/paint/screen/jambs: Front/Side/Rear
 5. ☒ Fascia, soffit, overhang requires repair/replace/paint
 6. ☐ Gutters/conductors require repair/replace/paint
 7. ☐ Roof requires repair/replace/ permit required
 8. ☐ Snow covered-inspection could not be made *
 9. ☒ Front porch requires repair/replace/paint/handrail/guardrail/stairs/
Tuckpoint/permit required
 10. ☒ Rear porch requires repair/replace/paint/handrail/guardrail/stairs/
Tuckpoint/permit required
 11. ☐ Brick walls require tuckpoint
 12. ☐ Awnings shall be maintained/painted/repared
 13. ☐ Remove double keyed deadbolt on door: Front/Side/Rear
 14. ☐ Disconnect roof downspouts on house - extend minimum of 5 feet
 15. ☒ Address Required
 16. ☐ Pool; permit # _____, date approved _____, other _____
 17. ☒ Siding requires repair/replace/paint/permit required
 18. ☒ Roof requires repair/replace/permit required
 19. ☐ Snow covered-inspection could not be made *
 20. ☒ Window requires repair/replace/paint/reglaze/permit required *1/8/13*
 21. ☒ Service/overhead door requires repair/replace/paint *OPEN*
 22. ☐ Garage/shed requires ratwall/proper location on lot/permit required
 23. ☐ Floor requires repair
 24. ☐

Code Calls

PM 304.5 PM 304.6
PM 304.2/304.6
PM 304.14/304.15

PM 304.16
PM 304.2/304.8/304.9
PM 304.2 PM 508.1
PM 304.7

PM 304.10/PM 304.11

PM 304.10/PM 304.11

PM 304.1/304.4/304.6
PM 304.9
PM 702.11
CO-38.1
PM 304.3

PM 304.2 PM 304.6
PM 304.7

PM 304.14 PM 304.15
PM 304.16 PM 304.2
PM 303.5/303.7/ZO 1803
PM 303.3/303.7

Premises

25. ☒ Required to be free from rubbish or garbage *Cleaned up*
26. ☐ Requires approved rubbish containers
27. ☐ Requires positive lot drainage
28. ☐ Requires insect and rat control
29. ☐ Pave, repair, or replace concrete driveway/approach/snow covered*/permit required
30. ☐ Replace City sidewalk _____ squares/snow covered*/permit required
31. ☐ Off street parking required to be paved - Add _____ spaces/ permit required
(to be provided in side or rear yard)
32. ☐ Repair or replace rear walk/approach walk/side/snow covered*
33. ☒ Requires prevention of weeds *REAR OVERGROWN*
34. ☐ Wood storage - 18" off ground *Cleaned up*
35. ☐ Fence requires removal/replace/repair
36. ☐ FRONT YARD FENCES MUST BE REMOVED
BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF
COMPLIANCE IS ISSUED

PM 306.1
PM 306.2
PM 303.2
PM 303.5 PM 307.1
PM 303.3
PM 303.3
ZO 1804/CO 35.46

PM 303.3
PM 303.4
CO 14.9
PM 303.7

ZO 1900.7 b

OTHER

- () *GARAGE OPEN AND VERY DEPRECIATED OVER 50%*
- () *1/8/13 WINDOWS BOARDED*
- ()
- ()
- ()

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

January 9, 2013

Bank of America
2375 N. Glenville Dr.
Richardson, Texas 75082

RE: Tax ID # 57-004-10-0113
96 Perry Place
Wyandotte, Michigan

To Whom It May Concern:

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed September 11, 2012, and January 8, 2013, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

A check of the records at the Wyandotte Department of Municipal Services indicates electric and water utilities were terminated in June of 2011, indicating that the property has been vacant for over six (6) months.

Due to the lack of maintenance of the property at 96 Perry Place as noted by the attached violations, and the lack of occupancy, the undersigned deems the dwelling to be unsafe and dangerous.

As property owner, please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
 - (i) A building or structure as to which the owner or agent does both of the following:
 - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
 - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
 - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

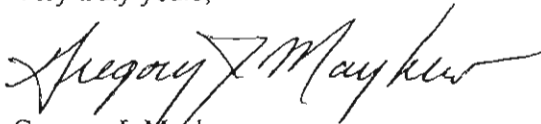
As property owner you are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by March 11, 2013, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by March 11, 2013, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Please advise me of your interest in this property, or if you have any questions, contact me at (734) 324-4558, or by email at gmayhew@wyan.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Trott & Trott, P.C., 31440 Northwestern Highway, Suite 200,
Farmington Hills, MI 48334 (File #403660F01)
Officer Calhoun
Address File
Time File: March 11, 2013

WO# WF0522490

**The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST**

Address	96 PERRY BLVD	Date	9/11/12
Occupancy	SE VACANT	Time of Inspection	3:48
Apt #		Inspected by	GREEN MAYHEW
Permit Required <input type="checkbox"/>		Work Order No. WFO 522490	

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) * VIOLATIONS NOT CORRECTED 1/8/13 AM

Location	Approved		Code Calls
Exterior	* 1. <input checked="" type="checkbox"/>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	* 2. <input checked="" type="checkbox"/>	Siding requires replace/repair/paint/permit required	PM 304.2/304.6
	* 3. <input checked="" type="checkbox"/>	Windows require repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required	PM 304.14/304.15
	4. <input checked="" type="checkbox"/>	Doors require repair/replace/paint/screen/jamb: Front/Side/Rear	PM 304.16
	* 5. <input checked="" type="checkbox"/>	Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	6. <input type="checkbox"/>	Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	7. <input type="checkbox"/>	Roof requires repair/replace/ permit required	PM 304.7
	8. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	* 9. <input checked="" type="checkbox"/>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	* 10. <input checked="" type="checkbox"/>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	11. <input type="checkbox"/>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <input type="checkbox"/>	Awnings shall be maintained/painted/repared	PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	14. <input type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	* 15. <input checked="" type="checkbox"/>	Address Required	PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage/ or Shed	* 17. <input checked="" type="checkbox"/>	Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
	* 18. <input checked="" type="checkbox"/>	Roof requires repair/replace/permit required	PM 304.7
	19. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	* 20. <input checked="" type="checkbox"/>	Window requires repair/replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	* 21. <input checked="" type="checkbox"/>	Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	22. <input type="checkbox"/>	Garage/shed requires ratwall/proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/>		
Premises	* 25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage	PM 306.1
	26. <input type="checkbox"/>	Requires approved rubbish containers	PM 306.2
	27. <input type="checkbox"/>	Requires positive lot drainage	PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control	PM 303.5 PM 307.1
	29. <input type="checkbox"/>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	30. <input type="checkbox"/>	Replace City sidewalk _____ squares/snow covered*/permit required	PM 303.3
	31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <input type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	* 33. <input checked="" type="checkbox"/>	Requires prevention of weeds	PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground	CO 14.9
	35. <input type="checkbox"/>	Fence requires removal/replace/repair	PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b
OTHER	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		

Residential: \$300.00
Commercial: \$600.00
Plan Development \$1,000.00

CITY OF WYANDOTTE
3131 Biddle Avenue
Wyandotte, Michigan 48192
734.324.4551

13

APPLICATION FOR REZONING

INSTRUCTIONS TO APPLICANT: Application must be submitted to the Department of Engineering and Building on Monday before 5:00 p.m. to be placed on the next Council Agenda. The application must be reviewed by the Department of Engineering and Building to insure proper legal description, requested zoning and a review of the site plan if required.

The Honorable Mayor and City Council:

I (We), the undersigned, hereby petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested, and in support of this application, the following facts are shown:

The property sought to be rezoned is located at 2250 10th between Mulberry
and Cedar on the E side of the street, and is known as lot(s) number
51-53 of Welch Bros Pulaski Blvd Park Sub L21 P77 Subdivision,
Lot Size _____

The property is owned by: To Be Purchased by Phil Nagorski contingent on Rezoning

Name Hutcherson, Joe/Gloria Street Address 2250 10th
City Wyandotte State MI. Zip 48192
Phone # 734-560-4793 / 734-673-6857

PRESENT ZONING: (SF) RA REQUESTED ZONING: B-1

It is proposed that the property will be put to the following use: Health Care ;
Post-Rehabilitation therapy and Personal Physical Training,
Sports specific training. To be used as a small studio gym.

****REQUIRED FOR P-1 or RM-1A****

Attached hereto are three (3) prints of a site plan showing the lot(s) or parcel(s) under petition, and the intended layout. These prints are made a part of this petition and are drawn to scale.

****OPTIONAL****

I (We) attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, or to the property of other persons located in the vicinity thereof.

Signature of Applicant: Phil S. Nagorski Address: 1832 10th
Wyandotte MI, 48192

OFFICE USE ONLY

Receipt # 46272 Date: _____

Engineer's Signature _____

h/rezon.doc

R to P

DEPARTMENT OF ENGINEERING & BUILDING

3131 Biddle Avenue
Wyandotte, Michigan 48192
Phone: (734) 324-4551 Fax: (734) 324-4535

Application for Certificate of Occupancy for Existing Buildings or Use of Land

Location 2250 10th Wyandotte, MI 48192 Date 7-15-2013
Legal Description Lots 51-53 Welch Bros Pulaski Blvd Park Sub L21 P77
Owner of Property Joe/Gloria Hutcherson Address 2250 10th
Purchase Agreement to sell to applicant contingent on zoning Wyandotte MI 48192
Applicant (if different) Phillip Nagorski Address 1832 10th
Wyandotte, MI 48192
If dwelling, state kind 1-Family / Commercial building
(1-family, 2-family, multiple, rooming house)
Is the space below grade (basement or cellar used for living quarters)? No
If for commercial use, state kind of business or use Exercise training Number of Parking spaces on property street only
Will there be alterations to the existing building? Yes No (Submit detailed plan)
Is it a mixed occupancy such as dwelling & business? If so, declare the types single Family in back.
Commercial Building in Front.
If for land use only describe _____

Are there any other buildings on this lot (garage/shed)? Yes X No _____ If so, state Garage
Owner (Applicant) Phillip S. Nagorski Phillip S. Nagorski Applicant
Address 1832 10th Wyandotte MI 48192 Phone Number Ph: 734-673-5705
owner: Hutcherson, Joe/Gloria 734-560-4793

FOR OFFICE USE ONLY

Zoning District _____ Examined by _____ Date _____

Total Area of Existing Structures _____ sq. ft. Size of Lot _____

Maximum Area of Occupancy _____ sq. ft. Area of Lot in Sq. Ft. _____

Number of Off-Street Parking Spaces Provided _____ Off-Street parking required for new use _____ (calculations on back of page)

If parking required for new Use is greater than existing parking provided, C. of O. Application will be denied.

Building Code Existing Use Group or Previous Use Group _____ Building Code Proposed Use Group _____

Change in Use Group: YES or NO If Yes, then the following apply. If No, then C. of O. Application may be approved.

A. Barrier Free Code requirements must be enforced and inspected for on Certificate of Conformity Inspection for compliance.

B. Other building Code requirements may apply based on change of use (firewalls, separations, etc.)

Approved by _____ Refused because of non-compliance to section _____

If items A and B apply then approval and issuance of Certificate of Occupancy must wait until Certificate of Conformity Inspection is completed and violations corrected or escrow deposited

Eng. Fee \$ 30.00
Assessor's Fee \$ _____

Field Sheet Attached _____



PHIL'S FITNESS THERAPY

www.trainerforce.net/fitnesstherapy

www.healthylifestylesvending.healthychoicevendor.com

PHIL NAGORSKI

734-285-1542

734-673-5705

Rezoning of 2250 10th

Neighborhood Petition of agreement to the zoning of the property of 2250 10th to be zoned a business property.

I understand that Phil Nagorski would like to run his business of Post Rehabilitation therapy and Personal Training out of this building.

I support his idea of Rezoning this property.

Name

address

Raura Sachse

1042 Mulberry Wyandotte

Thomas Quena

1066 Mulberry Wyandotte

Donald L. Ray II

1100 MULBERRY, WYANDOTTE

Arroy Craft

1121 MULBERRY, WYANDOTTE

VERONICA MAKOWSKI

1069 MULBERRY WYANDOTTE

Shirley Kiester

1055 Mulberry Wyandotte

Cheryl Zielman

1045 mulberry Wyandotte

Emanuel Fakhri

2263 10th Wyandotte

Virginia Saputnickowski

2286 10th Wy.

Gene McMorris

2286-10th Wy.

Kevin Conway

2286 10th Wy

Mark A. Bell

2287 10th WY



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Name

address

Michael Sadowski

1041 CEDAR WYANDOTTE MI 48192

Joe Hughes

2214 10th St. Wyandotte 48192

GAROLD VAUPE

2214 10th St. Wyandotte 48192

ALEX DIBISKAWSKI

1039 MULBERRY WYAN. 48192

Paul Dowling

1019 CEDAR

Denny Szypula

2300 10th #1 Wyandotte 48192

John DOLIS

2309 10th Wy A

Ravanna Bercau

2322 10th Wyandotte

Kathy Bercau

2322 10th Wyandotte

Glenda Vann

2333 10th Wyandotte

Patricia Farrell

2317 10th Street Wyandotte

Amy Coffee

2316 10th Street Wyandotte



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www.healthylifestylesvending.healthychoicevendor.com

PHIL NAGORSKI

734-285-1542

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I understand that Phil Nagorski would like to run his business of Post Rehabilitation therapy and Personal Training out of this building.

I support his idea of Rezoning this property.

Name

address

Brandi Coney
Theresa Cleveland

2376 10th Wyandotte 48192
2405 10th Wyandotte 48192

2286-10th Street
Wyandotte, Michigan
734-283-5423

July 12, 2013

Re: Rezoning of 2250-10th Street

Mr. Peterson, Mayor and City Council

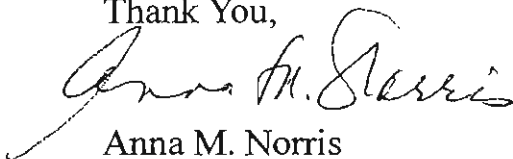
I am writing this on behalf of Mr. Phillip Nagorski. I recently learned of Phil's plan of starting a business at 2250th Street. I feel that "Phil's Fitness Therapy" would be a very positive business for this area.

I have known Phil for numerous years. I first met him as a fitness trainer for a fitness group. Although I had to drop out due to health reasons, I know that he has continued to work in the fitness field and is very eager to bring his services to this area.

I have been a Wyandotte resident, 2286-10th street, since the early 1980's. With the exception of the past few years, 2250-10th has always been a business establishment without any problems to the neighborhood.

The city of Wyandotte has a long history and reputation of supporting small businesses. I feel this is why our city has survived where other cities have failed. "Phil's Fitness Center" would be a stable small business and a positive for our neighborhood and our city.

Thank You,

A handwritten signature in black ink, appearing to read "Anna M. Norris". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Anna M. Norris

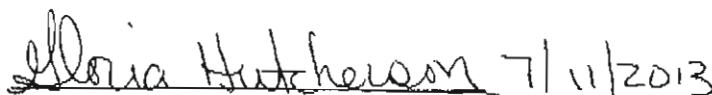
July 11, 2013

We are the owners of 2250 10th Street and have an agreement to sell the property to Phillip Nagorski contingent upon the re-zoning of the property for business use.

We give Phillip Nagorski the permission and/or agree for him to apply for re-zoning.



Joe Hutcherson



Gloria Hutcherson

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 22, 2013

AGENDA ITEM # 14

ITEM: City Purchasing 210 Bennett, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-9-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is an eyesore in the neighborhood. The City already owns the adjacent property known as the former 218 Bennett. If the City were to purchase this property at 210 Bennett the City would own 71' x 76.21', which is large enough for a new single family dwelling.

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

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

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

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

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Shydel*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: *OK*

LIST OF ATTACHMENTS: Acquisition Tool, Purchase Agreement.

CITY OF WYANDOTTE
ENGINEERING DEPARTMENT

*** ACQUISITION ANALYSIS TOOL**

A. Property Information

Address: 210 Bennett
 City: Wyandotte Zip: 48192 Parcel ID: 57-004-01-0117-002
 County: Wayne
 Neighborhood:
 TIFA/DDA/HUD: TIFA

B. Property Type, Condition and Characteristics

Property Type: Condition: Blighted
 Existing/Prior Use: Residential
 Year Built: 1924 Lot Size: 33' x 76.68'
 Occupancy: Vacant
 Zoning: Residential
 Master Plan:
 Comply with existing Building Code:
 Other Amenities &/or Concerns:

C. Property Ownership

Ownership Type: Privately-owned
 Owner Name: Howard Provey
 Occupied or Vacant occupied

D. Environmental

Environmental Assessment Required
 Estimated Cost \$ -

E. Cost Analysis Requirements

SEV	Taxable	Market Value	Taxes Paid	Purchase Price	Demoition Cost
\$13,200	\$13,200	\$26,400	\$685	\$ 17,500.00	\$ 5,000.00

F. Anticipated End Use

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

	Future SEV	Future Taxable	Future Market Value	Future Taxes	NEZ Future Taxes
	\$50,000	\$50,000	\$100,000	\$2,250	no

Benefit to Neighborhood removing an eyesore from the neighborhood

If Property is not being demolished assigned to:

Add to City Insurance Policy

G. ACQUISITION

Purchase Agreement:	Amount
	\$ 17,500.00
Demoition Cost	\$ 5,000.00
Environmental	\$ -
Total	\$ 22,500.00

H. APPROVALS

City Engineer

Signature

Mark A. Kowalewski

7-9-13

Mark A. Kowalewski

City Engineer

Print Name

Title

City Administrator

Signature

Todd A. Drysdale

City Administrator

Print Name

Title

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

William R. Look
Steven R. Makowski

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

Richard W. Look
(1912-1993)

OFFER TO PURCHASE REAL ESTATE

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

{ City
Township of
Village

Wyandotte Wayne County, Michigan, described as follows:
West 27 feet of Lot 117 also East 6 feet of Lot 118 Assessor's Plat #7 as recorded in Liber 65, Page 34 WCR

being known as
210 Bennett Street, together with all improvements and appurtenances,
including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna,
gas conversion unit and permit _____ if any, now on the premises, and to pay
therefore the sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars, subject to the
existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions;

THE SALE TO BE CONSUMMATED BY: A

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

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

Taxes and Prorated Items

7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with due date (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.

8. 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 0 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.

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

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

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

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

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

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

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

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

City of Wyandotte:

IN PRESENCE OF:

JOSEPH R. PETERSON, Mayor L. S. Purchaser

WILLIAM R. GRIGGS, Clerk Purchaser

Address _____
Phone: _____

Address _____

Phone _____ By: _____
This is a co-operative sale on a _____ basis with _____

TO THE ABOVE NAMED PURCHASER AND BROKER:

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

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

IN PRESENCE OF:

Howard Provey
HOWARD PROVEY

L. S.
Sellers

Address

Dated: _____ Phone _____

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

Dated _____ L. S.
Purchaser

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 210 Bennett in the amount of \$17,500.00 to be appropriated from TIFA Area Funds;
AND

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

BE IT RESOLVED that William R. Look, City Attorney is authorized to execute closing documents for the purchase of the property at 210 Bennett on behalf of the Mayor and City Clerk; AND

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

NAYS

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 22, 2013

AGENDA ITEM #

15

ITEM: Wayne County Tax Foreclose

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-9-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City of Wyandotte has been informed by Wayne County that properties can be purchased under the Right of Refusal to Purchase Tax Foreclosed Property, please see attached list. The Engineering Department is recommending purchasing the following properties:

Tax ID 57-004-25-0113-301 1115 5th Street \$5,431.22 Lot Size: 50' x 107'
Tax ID 57-004-25-0114-302 1123 5th Street \$5,149.83 Lot Size: 50' x 145'
Tax ID 57-019-12-0011-000 Former 4310 16th Street \$7,007.59 Lot Size: 52.5' x 103.7'
Tax ID 57-020-09-0012-000 Former 644 Orange \$7,003.31 Lot Size: 50' x 140'

The cost of acquisition is \$24,591.95

If you concur with these purchases, the attached resolution will authorize the undersigned to proceed. Please note that Wayne County will inform the City if this property will be sold to the City. Also the Department of Legal Affairs will have to clear title to all of this property before any redevelopment can occur.

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

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition \$17,584.36.
284-200-850-560 UDAG \$7,007.59

IMPLEMENTATION PLAN: Inform the County of the City's interest and clear title to the properties.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

Quigley

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

OK

LIST OF ATTACHMENTS: List of available properties from Wayne County Treasurer

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that Council concurs with the recommendation of the City Engineer dated July 22, 2013, to acquire the properties at Tax ID 57-004-25-0113-301 - 1115 5th Street in the amount of \$5,431.22; Tax ID 57-004-25-0114-302 - 1123 5th Street in the amount of \$5,149.83; TaxID57-019-12-0011-000 - Former 4310 16th Street in the amount of \$7,007.59; Tax ID 57-020-09-0012-000 - Former 644 Orange in the amount of \$7,003.31 offered to the City of Wyandotte from Wayne County Tax Foreclosure; AND

BE IT FURTHER RESOLVED that said cost be paid from account no. 492-200-850-519 in the amount of \$17,584.36 and \$7,007.59 from account no. 284-200-850-560; AND

BE IT RESOLVED that Council directs the Department of Legal Affairs to clear title on all properties that are received by Wayne County; AND

BE IT RESOLVED that the Mayor and Clerk are hereby authorized to sign said documents, subject to the approval of the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

(16)

MEETING DATE: July 22, 2013

AGENDA ITEM #

ITEM: DEMOLITIONS FOR RFP DATED June 24, 2013

PRESENTER: Mark Kowalewski – City Engineer

Mark Kowalewski 7-16-13

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: The City of Wyandotte in an effort to remove blighted houses and open space for future development solicited bids on June 24, 2013, for two (2) properties. These bids were received on June 28, 2013, and Homrich Inc. was determined to be the most qualified bid. See attached bids.

STRATEGIC PLAN/GOALS: Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with the City Engineer selecting Homrich Inc as the contractor of record.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 492-200-850-519.

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to Homrich Inc directing them to begin ACM abatement and demolition.

COMMISSION RECOMMENDATION: N/A



CITY ADMINISTRATOR'S RECOMMENDATION:

Shayda

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

OK MK

LIST OF ATTACHMENTS:

Summary of bids for demolition of two (2) properties opened June 24, 2013..

MODEL RESOLUTION:

Summary of Bids for Demolition of Two (2) Properties Opened June 24, 2013

	1123 3rd		3635 6th		Total
	ACM	Demo	ACM	Demo	
Homrich	\$1,500	\$8,240	\$1,500	\$10,300	\$21,540
Pro Excavation	\$4,000	\$9,000	\$4,800	\$8,000	\$25,800
21st Century	\$6,500	\$8,900	\$7,625	\$8,100	\$31,125

RESOLUTION

Wyandotte, Michigan

Date: July 22, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the City Engineer in the following resolution.

A Resolution authorizing the acceptance of Homrich Inc.'s bid of \$21,540 for the demolition of various properties.

I move the adoption of the foregoing resolution.

MOTION by

Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke

Galeski

Miciura

Sabuda

Schultz

Stec
