

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, AUGUST 18th, 2014 7: 00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE TED MICIURA JR.

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

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Our Lady of the Scapular (Mt. Carmel) requesting the use of the city-owned lot located at the south east corner of 9th and Vinewood for parking on Friday, August 22, Saturday, August 23 and Sunday, August 24, 2014 for their annual church festival.

PERSONS IN THE AUDIENCE:

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

1-A. Communication from Mayor Peterson sharing the news that the Wyandotte based Daly Merritt Insurance was recognized in the July 28, 2014 edition of Crain's Detroit business as the 12th largest insurance agency in the State of Michigan.

1-B Communication from Mayor Peterson submitting an appointment to the position of City Prosecutor.

2. Communication from the City Engineer and City Administrator responding to the communication from Councilman Galeski as it pertains to toters and the Solid Waste Fund.

3. Communication from the Department of Legal Affairs relative to the lease with Post 217 at 2817 Van Alstyne.
4. Communication from the City Administrator submitting a Memorandum of Agreement-IAFF Local # 356.
5. Communication from the Special Event Coordinator regarding the 2014 Wyandotte Street Art Fair Financial report.
- 5-A. Communication from the DDA Director submitting the Downtown Development Strategic Plan.
6. Communications from Bill Weirich -Superintendent Municipal Service Water Department submitting an acceptance of a bid for the Water Main project on Clinton street from 6th to Alfred to Macomb Pipeline and Utility.
7. Communication from the Municipal Service Commission President regarding the approval of a salary step adjustment for the General Manager of Wyandotte Municipal Service.
8. Communication from the City Engineer relative to Slip-Lining of Sewer by LiquiForce.
9. Communication from the City Engineer regarding the demolition of 606 Chestnut.
10. Communication from the City Engineer submitting a purchase agreement for the city-owned property known as former 1508 Sycamore.
11. Communication from the City Engineer submitting demolitions bids for 239 & 230 Bondie Streets.

12. Communication from the City Engineer regarding the purchase of additional 96 Gallons Toters.

13. Communication from the City Engineer submitting a purchase agreement for the city-owned property known as former 1201 Chestnut.

14. Communication from the City Administrator relative to a Commercial Facilities Exemption Certificate-Schedule Public Hearing for 3233 Biddle Avenue.

CITIZENS PARTICIPATION:

HEARINGS:

SHOW CAUSE HEARING
WHY THE DWELLING AT 446 PINE
WYANDOTTE, MICHIGAN SHOULD NOT
BE DEMOLISHED, REMOVED OR OTHERWISE MADE SAFE

SHOW CAUSE HEARING
WHY THE DWELLING AT 143-149 BENNETT
WYANDOTTE, MICHIGAN SHOULD NOT
BE DEMOLISHED OR OTHERWISE MADE SAFE

AUTOMATIC REFERRAL:

1. Request from the Girl Scouts of Southeastern Michigan to sell door to door in the City of Wyandotte October 1 through November 23, 2014 and December 23, 2014 through March 31, 2015 provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

REPORTS AND MINUTES:

2014 July Board of Review Change Summary	
Municipal Service Commission	July 23, 2014
Downtown Development Authority	June 10, 2014
Zoning Board of Appeals & Adjustments	July 16, 2014
Beautification Commission	July 16, 2014
Police Commission Meeting	July 8, 2014
Police Commission Meeting	August 12, 2014
Municipal Service Commission	August 6, 2014

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

ATTENTION

COUNCIL

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

BUDGET COMMITTEE MEETING

MONDAY, AUGUST 18, 2014

5:00 P.M.

(PRIOR TO THE REGULARLY SCHEDULED COUNCIL
MEETING)

CITY COUNCIL CHAMBERS

3200 BIDDLE AVENUE

WYANDOTTE, MICHIGAN 48192

Posted: August 14, 2014

Our Lady of the Scapular Parish

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

Parafia Matki Boskiej Szkaplerznej

August 13, 2014

Honorable Joseph R. Peterson and Council,

Our Lady of the Scapular is once again asking to use the lot on the corner of 9th and Vinewood for Parking on Friday, August 22, Saturday, August 23 and Sunday, August 24, 2014.

As in the past, we will fence it off and clean the area after the festival.

Please let me know if you will permit us this privilege once again this year.

Sincerely,

Rev. M. A. Borkowski

Rev. Mark A. Borkowski
Pastor

WYANDOTTE CITY CLERK
2014 AUG 13 P 4:21

OFFICIALS

Thomas Woodruff
CITY ASSESSOR

William R. Griggs
CITY CLERK

Todd M. Browning
TREASURER



COUNCIL

Sheri M. Sutherby-Fricke
Daniel E. Galeski
Tadeusz Miciura Jr.
Leonard T. Sabuda
Donald Schultz Jr.
Lawrence S. Stec

**JOSEPH R. PETERSON
MAYOR**

August 6, 2014

The Honorable City Council
City of Wyandotte
3200 Biddle Avenue – Ste. 300
Wyandotte MI 48192

RE: Daly Merritt Insurance Agency Recognition

Gentlemen and Madam:

It is with great enthusiasm that I share the news that Wyandotte based Daly Merritt Insurance was recognized in the July 28, 2014 edition of Crain's Detroit Business as the 12th largest insurance agency in the State of Michigan. The Company's 2013 gross revenue of \$10.6 Million on annual sales of \$125 Million represented revenue growth of 36% for the prior year, ranking them first in the State in the "top line growth" category. According to the article, Daly Merritt's expansion was fueled by the acquisition of three Trenton based agencies in 2012: Buhl Insurance, Frost Insurance and Advisor's Financial Group.

Daly Merritt has a rich Wyandotte history. The Company was formed in 1971 as the result of the merger between the Daly Insurance Agency and the Harley Merritt Agency. The Harley Merritt Insurance Agency was formed in 1928 with an office on Biddle Avenue near Chestnut. The Daly Insurance Agency was formed by Thomas J. Daly in 1956 and located in his parents' living room on Biddle Avenue between Poplar and Walnut. Mr. Daly started his Wyandotte based business soliciting door to door sales from neighborhood homeowners as well as from those businesses located in Downtown Wyandotte at that time.

It should be noted that Daly Merritt has, for decades, reinvested its corporate profits in the City of Wyandotte and other neighboring communities. Not only does the Company employ well over 100 local residents in its various companies, it has provided substantial support for numerous charitable organizations in both the Downriver community and throughout the State for many years. The Company contributed over \$300,000 to local causes in 2013 alone including a \$200,000 donation to the Guidance Center's "Kids Talk Program" for young victims of child abuse. Currently the Company has four construction projects underway in the City and plans to begin the fifth this fall with the \$3.8 million redevelopment at the former Sears Building at the corner

Pg. 2
Daly Merritt
August 6, 2014

of Maple and Biddle. Of the 44 Wyandotte properties currently owned by the Company, 21 are located in or near the Downtown District of the City.

I am proud to have Daly Merritt as a Wyandotte hometown investor and developer. The owners have shown a long-term commitment to the success of the area and should be commended on their many successful achievements within the City of Wyandotte.

Sincerely,

A handwritten signature in blue ink that reads "Joseph R. Peterson". The signature is fluid and cursive.

Joseph R. Peterson
Mayor

2014 AUG 14 PM 4:05
5014 100-2 B-11 A1

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

1-B

MEETING DATE: August 18, 2014

AGENDA ITEM # _____

ITEM: Appointment of City Prosecutor

PRESENTER: Mayor Joseph R. Peterson



INDIVIDUALS IN ATTENDANCE: Kurt Kobiljak

BACKGROUND: Due to the resignation of City Prosecutor Neil J. Sawicki, I am requesting that the City appoint Kurt Kobiljak of Pentiuk, Couvreur & Kobiljak to perform prosecutorial services for the City of Wyandotte. The proposal received mirrors that of the current contract with Mr. Sawicki.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution to retain the prosecutorial services of Kurt Kobiljak of Pentiuk, Couvreur & Kobiljak for an initial term of August 19, 2015 through December 31, 2015.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: \$2,500 per month, plus incidental expenditures. Account # 101 136 8285 331

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Shaydali*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Resignation Letter from Neil J. Sawicki & Proposal from Kurt Kobiljak.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 18, 2014

RESOLUTION by Councilperson _____

RESOLVED by the City Council that Council hereby ACCEPTS the resignation of Neil J. Sawicki as the city prosecutor for the City of Wyandotte and thanks Mr. Sawicki for his service

AND BE IT FURTHER RESOLVED the City Council that Council hereby CONCURS with the recommendation of Mayor Peterson to retain the prosecutorial services of Kurt Kobiljak of Pentiuk, Couvreur & Kobiljak for an initial term commencing August 19, 2014 through December 31, 2015. The terms of the agreement will be an all-inclusive fixed fee of \$2,500 per month, plus incidental expenditures.

AND FUTHER that the terms of the agreement include Mr. Kobiljak contacting Judge Kalmbach at the end of each work day to review the day's activities and provide Judge Kalmbach and the Police Chief with a fax number, cellular phone number and home telephone number to provide for 24-hour service.

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	_____

LAW OFFICE OF NEIL J. SAWICKI, P.L.L.C.

P.O. Box 477 ♦ Wyandotte, Michigan 48192
Telephone: (734) 282-1663 ♦ Fax: (734) 283-9020
Sawickilaw@att.net

The Honorable Joseph Peterson
and Members of the City Council
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

August 6, 2014

Re: Resignation as City Prosecutor

Dear Mr. Mayor and Council Members:

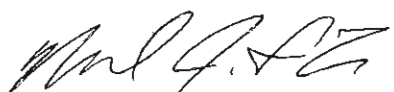
It is with sadness that I must offer my resignation as the city prosecutor for the City of Wyandotte effective August 15, 2014.

After a legal career of 22 years and as prosecutor for nearly 16 years, it has come time for a new path in my life. This path takes me from the practice of law into a financial advisor career. I have accepted a position with the Wyandotte branch of Merrill Lynch Wealth Management that begins on August 22, 2014.

I thank you, this council, and all past mayors and council members for the special trust placed in me by appointing me as city prosecutor. I enjoyed serving the citizens of this great city and look forward to helping its citizens, and all citizens Downriver, in my new career.

If possible, I stand ready to assist this city in any future endeavors for which my skills may be useful. Again, I thank you for your trust and the opportunity to serve Wyandotte.

Sincerely,



Neil J. Sawicki
Attorney at Law

PENTIUK, COUVREUR & KOBILJAK

PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELLORS AT LAW

WEBSITE: WWW.PCK-LAW.COM

August 7, 2014

Mr. Todd Drysdale
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

RE: PROPOSAL FOR CITY PROSECUTOR

Dear Mr. Drysdale:

The following is our proposed contract as the Wyandotte's City Prosecutor to commence for an initial term of August 2014 through December 31, 2015 with a contract rate to be paid at a flat fee of \$2,500.00 per month plus any incurred ordinary expenses.

The stated "flat fee" shall cover all professional services provided by my office:

1. To prosecute at the weekly Tuesday docket;
2. To prosecute the Motor Carrier docket as scheduled by the Court;
3. To prosecute any trial or formal hearing before the Wyandotte District Court;
4. To review the Tuesday and Motor Carrier dockets and case files of said dockets;
5. To represent the City regarding any appeal of the Wyandotte City Ordinance/Misdemeanor case;
6. To review all warrant requests presented for review by the Wyandotte Police Department ("WPD");
7. To answer all telephone/personal inquiries related to criminal law/procedure presented by the WPD;
8. All telephone/personal conversations with personnel of the WPD regarding cases on the Tuesday docket;
9. All telephone and/or personal conversations with defendant(s) and/or their attorney(s) regarding their individual case(s) on the Tuesday and/or Motor Carrier dockets;
10. To prepare and teach any class(es) to personnel of the WPD requested by the WPD within my working knowledge regarding criminal law and/or procedure; and,
11. To prepare all motions/answers/discovery related to cases appearing on the Tuesday and Motor Carrier dockets including legal research on said motions/answers/discovery.

My firm shall be reimbursed for all reasonably incurred expenses associated with our services as Prosecutor. These expenses would include, but are not limited to the following:

1. Parking fees;
2. Filing/Motion fees;
3. Copy fees (.10¢ per copy); and,
4. Postage.

My firm shall present the City of Wyandotte with an invoice at the beginning of each month. This invoice will list the "flat fee" referenced above as well as an itemized listing of any reimbursable expenses incurred by the firm during the previous month. I would respectfully request that the City shall make payment by the 15th of each month.

Should you have any questions or comments please feel free to contact me at your convenience.

Respectfully,

PENTIUK, COUVREUR & KOBILJAK, P.C.

A handwritten signature in black ink, appearing to read "Kurt M. Kobiljak", followed by a long horizontal line extending to the right.

Kurt M. Kobiljak

kkobiljak@pck-law.com

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

②

MEETING DATE: August 11, 2014

AGENDA ITEM #

ITEM: Response to the communication of Councilman Daniel E. Galeski regarding toters

PRESENTER: Mark A. Kowalewski, City Engineer, Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer, Todd A. Drysdale, City Administrator

BACKGROUND: The Solid Waste Fund is a Special Revenue Fund with the majority of the revenue provided via a dedicated millage for solid waste. Attached are projections of the Solid Waste Fund for Fiscal budget year 2015, 2016 and 2017, under two (2) assumptions; (1) to continue to the existing services and (2) compared to providing free 96 gallon toters to all residences. If services are continued as status quo, the Fund maintains a positive fund balance over the next three (3) years of \$554,800. Providing free 96 gallon toters to all residents is projected to result in a deficit of \$360,000 by the end of the 2017 fiscal year.

The primary reason for the differences include 1) reimbursement of \$110,000 for previously purchased toters, 2) capital outlay of \$360,000 for new toters for residents who have not already purchased a toter, 3) average annual loss of toter rental revenue of \$108,000 in the next three (3) years, and 4) average increase in rubbish collection costs of \$100,000 due to toters.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Recommendation is to not change current Solid Waste Program.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Drysdale*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *ARP Aug 20*

LIST OF ATTACHMENTS: Council Resolution of July 29, 2014.
Analysis Solid Waste Fund 2015, 2016 and 2017 with rental of toters.
Analysis Solid Waste Fund 2015, 2016 and 2017 with free toters city wide.

City of Wyandotte
 Analysis of Solid Waste Fund - Assume Continuance of Toter Rental Program
 August 6, 2014

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Budget 2014	Proposed Budget 2015	2.0% Estimated 2016	2.0% Estimated 2017
290-000-411-000 Property Tax Receipts	1,779,043.11	1,610,422.51	1,482,483.45	1,387,636.86	1,351,721.00	1,366,927.44	1,396,305.99	1,424,232.11
290-000-411-035 Delinquent Property Taxes		2,363.11	7,296.70	898.94				
290-000-411-060 TIFA Capture	(596,320.51)	(512,941.48)	(448,562.46)	(398,038.64)	(382,875.00)	(397,206.31)	(397,206.31)	(397,206.31)
TIFA Capture-DDA						-	-	-
290-000-411-065 TIFA Shann	444,437.90	325,761.26	267,209.92	220,056.75	325,015.00	339,645.03	339,645.03	339,645.03
290-000-411-067 Taxes-Brownfield Capture	(8,491.29)	(8,156.89)	(7,257.58)	(7,197.32)	(8,716.00)	(8,632.00)	(8,632.00)	(8,632.00)
290-000-610-040 Dumpster Billing Receipts	191,145.17	14,929.54	10,245.50	3,794.00	13,000.00	10,000.00	10,000.00	10,000.00
290-000-810-041 5% Delinquency Charge	1,219.05							
290-000-610-042 Dumpster Billing Receipts (DMS)		204,716.62	222,977.97	240,377.60	200,000.00	240,000.00	247,200.00	254,616.00
290-000-610-043 Dumpster Penalties (DMS)		1,506.92	1,352.30	1,493.72				
290-000-630-024 Service Fees-Sanitation	34,048.04	40,094.90	38,915.44	41,048.20	38,000.00	38,000.00	38,000.00	38,000.00
290-000-650-000 Refuse Stickers	3,044.00	4,467.00	3,217.00	4,187.00	3,500.00	4,000.00	4,000.00	4,000.00
290-000-650-011 Solid Waste (Toter Rental)		22,894.00	15,446.40	27,751.90	135,000.00	68,304.00	150,720.00	104,304.00
290-000-650-012 Curbside Yard Waste		25,035.44	30,410.99	31,782.54	30,000.00	35,000.00		
290-000-651-000 Merchant Bag/Tags Sales								
290-000-655-010 Interest Earnings	2,218.93	3,003.94	1,461.54	1,047.18	1,000.00	1,000.00	1,000.00	1,000.00
290-000-655-040 Misc Revenue								
Total Revenue	1,850,344.40	1,734,096.87	1,623,197.17	1,554,838.73	1,705,645.00	1,699,038.16	1,781,032.71	1,769,958.83
290-448-825-330 Legal Fees								
290-448-825-420 Recycling Center Development								
290-448-825-430 Contractual Services								
290-448-825-470 Rubbish Collection	1,036,674.69	1,023,943.96	1,070,020.55	1,098,861.31	1,127,644.00	1,209,671.00	1,250,944.00	1,293,345.00
Allowance for Fuel Adjustment		-						
750 toters each year Alt #1 & Alt #2 pricing								
290-448-825-480 Rubbish Dumping Fee	287,112.59	284,576.26	294,785.98	299,435.67	303,000.00	300,000.00	309,000.00	318,270.00
290-448-825-490 Recycling Collection/Tip	6,463.19	274.50	1,182.15	5,849.50	6,000.00	4,500.00	4,635.00	4,774.05
290-448-825-491 Compost Tipping Fee	18,513.42	15,744.00	16,980.00	6,900.00	19,000.00	15,000.00	15,450.00	15,913.50
290-448-825-492 Bag & Tag Costs	-	-	-	-	-	-	-	-
290-448-825-493 Household Hazardous Waste Program	2,500.00	30.00	30.00	-	2,000.00	1,000.00	1,030.00	1,060.90
290-448-825-494 Curbside Yard Waste		13,376.09	999.20	-	1,100.00	900.00	1,000.00	1,000.00
290-448-850-540 Other Equipment	20,042.34	223,163.16	48,787.47	11,900.48	143,000.00	51,500.00	64,500.00	75,000.00
290-448-926-610 Reimbursements	260,000.00	260,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00
Total Expenditures	1,629,306.23	1,821,107.97	1,707,785.35	1,897,948.96	1,876,744.00	1,857,571.00	1,921,559.00	1,984,383.45
Excess Revenue/(Expenditures)	221,038.17	(87,011.10)	(84,568.18)	(143,108.23)	(171,099.00)	(158,532.84)	(140,526.29)	(214,404.62)
Fund Balance - Beginning of Year	1,332,534.07	1,553,572.24	1,466,561.14	1,381,972.96	1,238,864.73	1,067,765.73	909,232.89	768,706.60
Fund Balance - End of Year	1,553,572.24	1,466,581.14	1,381,972.96	1,238,864.73	1,067,765.73	909,232.89	768,706.60	554,301.98

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 15, 2015

Department SANITATION - WITH RENTAL OF TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Expenses	2015 FY Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (56.28) x 12				10,130.00
2	dumpster 524.50 units (39.19+.56) x 12				250,187.00
3	residential alt #1 7,675units x (6.52+.56)x12				652,068.00
4	Alt #2 2,562 units x (7.66+.56) x 12				252,716.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 247.61 x 12				44,570.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					\$1,209,671.00

Additional Comments: above calculations for units as of May 2014. Fuel Adjustment of \$0.07/unit increase or decrease will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.
 The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).
 Contract also includes a unit count adjustment.

2,812 rental carts as of May 2014

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year ending September 30, 2016

Department SANITATION - WITH RENTAL OF TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2016 Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (57.96) x 12				10,433.00
2	dumpster 524.50 units (40.16+.56) x 12				256,292.00
3	residential alt #1 6,925units x (6.69+.56)x12				602,475.00
4	Alt #2 3,312 units x (7.89+.56) x 12				335,837.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 255.04 x 12				45,907.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					<u>\$1,250,944.00</u>

Additional Comments: above calculations for units as of May 2014. Fuel Adjustment of \$0.07/unit increase or decrease will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.
 The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).
 Contract also includes a unit count adjustment.

2,812 rental carts as of May 2014

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2017

Department SANITATION - WITH RENTAL OF TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2017 Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (59.70) x 12				10,746.00
2	dumpster 524.50 units (41.17+.56) x 12				262,649.00
3	residential alt #1 6,175 units x (6.85+.56)x12				549,081.00
4	Alt #2 4,062 units x (8.13+.56) x 12				423,585.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 262.69 x 12				47,284.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					<u>\$1,293,345.00</u>

Additional Comments: above calculations for units as of May 2014. Fuel Adjustment of \$0.07/unit increase or decrease will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.
 The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).
 Contract also includes a unit count adjustment.

2,812 rental carts as of May 2014

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2015

Department SANITATION - WITH RENTAL OF TROTTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2015 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 750 @ 46/ea				34,500.00
4	replace #21 F350 4 wheel, 2005				0.00
5					
6					
7					
8					
9					
10					

290-448-850-540 \$51,500.00

Additional
 Comments:

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2016

Department SANITATION - WITH RENTAL OF TOTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2016 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 750 @ 46/ea				34,500.00
4	equipment replacement				13,000.00
5					
6					
7					
8					
9					
10					
290-448-850-540					<u>\$64,500.00</u>

Additional Comments:

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2017

Department SANITATION - WITH RENTAL OF TOTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2017 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 750 @ 46/ea				34,500.00
4	equipment replacement				23,500.00
5					
6					
7					
8					
9					
10					
290-448-850-540					<u>\$75,000.00</u>

Additional
 Comments: _____

City of Wyandotte
Analysis of Solid Waste Fund - Assumes Distribution of Free Toters
August 6, 2014

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Budget 2014	Proposed Budget 2015	2.0% Estimated 2016	2.0% Estimated 2017
290-000-411-000 Property Tax Receipts	1,779,043.11	1,610,422.51	1,482,483.45	1,387,638.86	1,351,721.00	1,368,927.44	1,396,305.99	1,424,232.11
290-000-411-035 Delinquent Property Taxes		2,363.11	7,296.70	898.94				
290-000-411-060 TIFA Capture	(596,320.51)	(512,941.48)	(448,562.46)	(398,038.64)	(382,875.00)	(397,206.31)	(397,206.31)	(397,206.31)
TIFA Capture-DDA								
290-000-411-065 TIFA Sharing	444,437.90	325,761.26	267,209.92	220,056.75	325,015.00	339,645.03	339,645.03	339,645.03
290-000-411-067 Taxes-Brownfield Capture	(8,491.29)	(8,156.89)	(7,257.58)	(7,197.32)	(8,716.00)	(8,832.00)	(8,632.00)	(8,632.00)
290-000-610-040 Dumpster Billing Receipts	191,145.17	14,929.54	10,245.50	3,794.00	13,000.00	10,000.00	10,000.00	10,000.00
290-000-610-041 5% Delinquency Charge	1,219.05							
290-000-610-042 Dumpster Billing Receipts (DMS)		204,716.62	222,977.97	240,377.80	200,000.00	240,000.00	247,200.00	254,616.00
290-000-610-043 Dumpster Penalties (DMS)		1,506.92	1,352.30	1,493.72				
290-000-630-024 Service Fees-Sanitation	34,048.04	40,094.90	36,915.44	41,048.20	38,000.00	38,000.00	38,000.00	38,000.00
290-000-650-000 Refuse Stickers	3,044.00	4,467.00	3,217.00	4,187.00	3,500.00	4,000.00	4,000.00	4,000.00
290-000-650-011 Solid Waste (Toter Rental)		22,894.00	15,446.40	27,751.90	135,000.00			
290-000-650-012 Curbside Yard Waste		25,035.44	30,410.99	31,782.54	30,000.00	35,000.00	35,000.00	35,000.00
290-000-651-000 Merchant Bag/Tags Sales								
290-000-655-010 Interest Earnings	2,218.93	3,003.94	1,461.54	1,047.18	1,000.00	1,000.00	1,000.00	1,000.00
290-000-855-040 Misc Revenue								
Total Revenue	1,850,344.40	1,734,096.87	1,623,197.17	1,554,838.73	1,705,645.00	1,830,734.16	1,665,312.71	1,700,654.83
290-448-825-330 Legal Fees								
290-448-825-420 Recycling Center Development								
290-448-825-430 Contractual Services								
290-448-825-470 Rubbish Collection	1,036,674.69	1,023,943.96	1,070,020.55	1,098,861.31	1,127,844.00	1,314,665.00	1,350,644.00	1,388,193.00
Allowance for Fuel Adjustment								
Alt #2 pricing								
290-448-825-480 Rubbish Dumping Fee	287,112.59	284,576.26	294,785.98	299,435.87	303,000.00	300,000.00	309,000.00	318,270.00
290-448-825-490 Recycling Collection/Tip	6,463.19	274.50	1,182.15	5,849.50	6,000.00	4,500.00	4,635.00	4,774.05
290-448-825-491 Compost Tipping Fee	16,513.42	15,744.00	16,980.00	6,900.00	19,000.00	15,000.00	15,450.00	15,913.50
290-448-825-492 Bag & Tag Costs								
290-448-825-493 Household Hazardous Waste Program	2,500.00	30.00	30.00	-	2,000.00	1,000.00	1,030.00	1,060.90
290-448-825-494 Curbside Yard Waste		13,376.09	999.20	-	1,100.00	900.00	1,000.00	1,000.00
290-448-850-540 Other Equipment	20,042.34	223,163.16	48,787.47	11,900.48	143,000.00	364,044.50	30,000.00	40,500.00
Reimburse Customers for Toter Leases						110,000.00		
290-448-926-610 Reimbursements	260,000.00	260,000.00	275,000.00	275,000.00	275,000.00	275,000.00	277,750.00	280,527.50
Total Expenditures	1,629,306.23	1,821,107.97	1,707,785.35	1,697,946.96	1,876,744.00	2,385,109.50	1,989,509.00	2,050,238.95
Excess Revenue/(Expenditures)	221,038.17	(87,011.10)	(84,588.18)	(143,108.23)	(171,099.00)	(754,375.34)	(324,196.29)	(349,584.12)
Fund Balance - Beginning of Year	1,332,534.07	1,553,572.24	1,466,561.14	1,381,972.96	1,238,864.73	1,067,765.73	313,390.39	(10,805.90)
Fund Balance - End of Year	1,553,572.24	1,466,561.14	1,381,972.96	1,238,864.73	1,067,765.73	313,390.39	(10,805.90)	(360,390.02)

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2015

Department Sanitation - WITH FREE TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2015 FY Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (56.28) x 12				10,130.00
2	dumpster 524.50 units (39.19+.56) x 12				250,187.00
3	residential alt #1 0 units x (6.52+.56)x12				0.00
4	Alt #2 10,237 units x (7.66+.56) x 12				1,009,778.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 247.61 x 12				44,570.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					<u>\$1,314,665.00</u>

Fuel Adjustment of \$0.07/unit increase or decrease

Additional will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.

Comments: The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 20, 2016

Department Sanitation - WITH FREE TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2016 FY Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (57.96) x 12				10,433.00
2	dumpster 524.50 units (40.16+.56) x 12				256,292.00
3	residential alt #1 0 units x (6.69+.56)x12				0.00
4	Alt #2 10,237 units x (7.89+.56) x 12				1,038,032.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 255.04 x 12				45,907.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					<u>\$1,350,664.00</u>

Fuel Adjustment of \$0.07/unit increase or decrease

Additional will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.

Comments: The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2017

Department Sanitation - WITH FREE TOTERS

Account 290-448-825-470

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2017 Budget Request
	rubbish collection				
1	dumpster-cc 15 units x (59.70) x 12				10,746.00
2	dumpster 524.50 units (41.17+.56) x 12				262,649.00
3	residential alt #1 0 units x (6.85+.56)x12				0.00
4	Alt #2 10,237 units x (8.13+.56) x 12				1,067,514.00
5	Drop off recycling center (incl. recyc. Cred)				
6	15 pickups each month x 262.69 x 12				47,284.00
7	credit x 12: market down no credits				
8					
9					
10					
290-448-825-470					<u>\$1,388,193.00</u>

Fuel Adjustment of \$0.07/unit increase or decrease

Additional will apply to each \$.20.gallon increase or decrease of bulk fuel purchases of diesel fuel.

Comments: The base price for adjustments is \$2.70/gal., estimated adjusted is \$0.56 (\$2.70+\$1.60=\$4.30/gallon).

Department Head Signature: _____
 h:\bob\budget\expwksht.wk4

Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2015

Department SANITATION - WITH FREE TOTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2015 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 7,425 @ 46.74/ea				347,045.00
4	replace #21 F350 4 wheel, 2005				0.00
5					
6					
7					
8					
9					
10					

290-448-850-540 \$364,045.00

Additional
Comments:

Department Head Signature: _____
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Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2016

Department SANITATION - WITH FREE TOTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2016 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 0				0.00
4	equipment replacement				13,000.00
5					
6					
7					
8					
9					
10					
290-448-850-540					<u>\$30,000.00</u>

Additional
 Comments:

Department Head Signature: _____
 h:\bob\budget\expwksht.wk4

Date: _____

City of Wyandotte
 Budget Worksheet - Expenses
 Fiscal Year Ending September 30, 2017

Department SANITATION - WITH FREE TOTERS

Account 290-448-850-540

Priority Level	Description	New Expense?	Prior Year Vendor	Prior Year Expenses	2017 Budget Request
1	dumpsters for sale				10,000.00
2	repairs				7,000.00
3	solid waste toters 0				0.00
4	equipment replacement				23,500.00
5					
6					
7					
8					
9					
10					
				290-448-850-540	<u>\$40,500.00</u>

Additional
 Comments: _____

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 11, 2014

RESOLUTION by Councilperson _____

BE IT RESOLVED that the communication regarding 96 gallon toters from the City Engineer and City Administrator is received and placed on file; AND

BE IT FURTHER RESOLVED that no change is made to the Solid Waste Program.

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	_____

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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

July 29, 2014

RESOLUTION

Councilman Daniel E. Galeski
3200 Biddle Avenue
Wyandotte, Michigan 48192

By Councilwoman Sheri M. Fricke
Supported by Councilman Ted Miciura Jr.

RESOLVED by the City Council that the communication from Councilman Daniel E. Galeski regarding the garbage ordinance and various questions relative to the funding of same is hereby referred to the City Administrator, City Engineer and Deputy City Treasurer for a review and report back to Council in two (2) weeks. (August 11, 2014).

YEAS: Councilmembers Fricke Miciura Sabuda Schultz

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 July 28, 2014.

William R. Griggs
William R. Griggs
City Clerk

CC: City Administrator; City Engineer, Deputy City Treasurer

6

Daniel Galeski
1717 Superior
Wyandotte, MI 48192

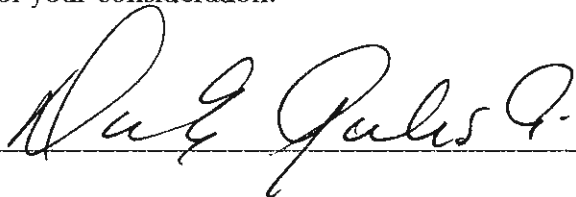
July 23, 2014

To: Mayor and City Council Members, City of Wyandotte

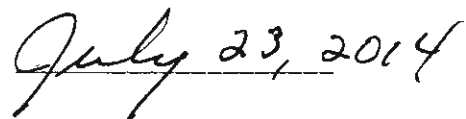
Due to our 2015 Budget committee sessions coming up quickly and in regards to the multiple discussions on our garbage ordinance and issues I would like to request the following information:

- What would our 2015, 2016 and 2017 budget look like if we were to consider purchasing 96 gallon totes for all residences in the City of Wyandotte along with refunding those who have already paid for leasing the totes?
- What would the collection costs or any additional costs involved in picking up all the totes be under the current contract with Waste Management?
- The most recent Audit by Plante Moran shows a fund balance under the solid waste fund. What would our 2015, 2016, and 2017 budget look like if this fund balance could be utilized to pay for such totes or could another revenue source be identified?

My intent at this time is for information purposes for the budget only. Thank you for your consideration.



Councilman, Daniel E. Galeski



Date

2014 JUL 23 P 4:22

WYANDOTTE CITY CLERK
1

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 11, 2014

AGENDA ITEM # 3

ITEM: Lease with Post 217 at 2817 Van Alstyne

PRESENTER: William R. Look, City Attorney

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: I was directed by the Mayor to prepare a lease between the City of Wyandotte and the Edward C. Headman Post No. 217, American Legion for 2817 Van Alstyne. It is my understanding the State of Michigan is requesting a copy of a lease for their current location. The attached lease is for a term of fifty (50) years. It requires the Tenant to pay for the boiler and HVAC as needed and limits the use of the property as an American Legion Post. It requires liability insurance in an amount requested by the City and requires the American Legion Post to pay all repairs of the property.

STRATEGIC PLAN/GOALS:

ACTION REQUESTED: Approve proposed lease.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

IMPLEMENTATION PLAN:

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: *Dugdale*

LEGAL COUNSEL'S RECOMMENDATION: *PREPARED LEASE WEL*

MAYOR'S RECOMMENDATION: *OK [Signature]*

LIST OF ATTACHMENTS:

LEASE

BUSINESS PROPERTY LEASE

THIS LEASE is made on August , 2014, between City of Wyandotte, 3200 Biddle Avenue, Wyandotte, Michigan, as Landlord, and Edward C. Headman Post No. 217 American Legion 2817 Van Alstyne, Wyandotte, Michigan, as Tenant, and the parties agree as follows:

DESCRIPTION

(1) Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by Tenant, hereby leases to Tenant the premises situated in the City of Wyandotte, County of Wayne, State of Michigan to wit: Lots 2 and 3 of Block 19 according to the Plat thereof as recorded in the Office of the Register of Deeds for the County of Wayne, December 12, 1854 in Liber 57, Pages 5, 6 and 7 of Deeds. Commonly Known As: 2817 Van Alstyne

TERM RENT

(2) The term shall begin on September 1, 2014, and will end on August 31, 2064. The total rent shall be One (\$1.00) Dollar, payable annually, at 3200 Biddle Avenue, Wyandotte, Michigan 48192. If Tenant fails to make a rent payment on or before the due date, a late charge of \$ Zero (0) shall be added to the rent and paid with the overdue payment.

DEFAULT

(3) If Tenant shall default under the terms of this lease, it shall cure said default within thirty (30) days of written notice from the Landlord. If Tenant fails to cure within the time required, Landlord may terminate this lease.

ASSIGNMENT AND SUBLETTING

(4) Tenant shall not assign this lease or mortgage or sublet any portion of the premises without prior written consent of Landlord. Any such assignment, mortgage or subletting without consent shall be void and shall give Landlord the right to terminate this lease and reenter and repossess the leased premises.

TAXES

(5) In addition to the rent to be paid, Tenant shall pay to Landlord or Landlord's authorized agent, the property taxes assessed against the leased premises by the local taxing authorities if required by law. Landlord shall present an annual statement to Tenant enumerating the property tax assessed against the leased premises, which shall be paid by Tenant to Landlord within thirty (30) days of transmittal. Failure of Tenant to honor and remit payment within 30 days shall be a breach of the lease agreement which will entitle Landlord to seek repossession by summary proceedings, as well as money damages.

BANKRUPTCY AND INSOLVENCY

(6) Tenant agrees that if the estate created hereby shall be taken in execution, or by other process of law, or if Tenant shall be declared bankrupt or insolvent or any receiver be appointed for the business and property of Tenant, or if any assignment shall be made of Tenant's property for the benefit of creditors, then this lease may be canceled at the option of Landlord, unless adequate assurance of performance is provided by tenant to landlord's satisfaction, and affirmation is in strict conformance with the Federal Bankruptcy Code.

BOILER HVAC

(7) Tenant agrees to pay for the cost of a new boiler and HVAC system as needed and upon termination of the lease, these items shall remain with the premises.

USE AND OCCUPANCY

(8) The premises shall be used and occupied as an American Legion Post and for no other purpose without the written consent of Landlord and Tenant will not use the premises for any purpose in violation of any law, municipal ordinance or regulation or which will increase the existing rate of insurance upon the property or cause cancellation of insurance covering the property. On any breach of this agreement Landlord shall have the option to terminate this lease forthwith and reenter and repossess the leased premises.

If as a matter of law the premises may not be used for the purposes stated in this lease, then the lease shall be terminated and Tenant will vacate the premises.

INSURANCE

(9) Tenant, at Tenant's expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Tenant and Landlord with coverage as requested by Landlord. Tenant shall provide Landlord with a Certificate of Insurance showing Landlord as additional insured. The Certificate shall provide for a thirty-day written notice to Landlord in the event of cancellation or material change of coverage. Tenant shall also maintain business interruption coverage during the term of this lease.

Tenant agrees to pay as additional rent any increase in premiums for insurance that are charged during the term of this lease on the amount of insurance now carried by Landlord related to the premises and improvements thereon, resulting from the activities of Tenant or others on the premises during the term.

To the maximum extent permitted by insurance policies which may be owned by Landlord or Tenant, Tenant and Landlord, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

FIRE

(10) It is understood and agreed that if the premises are damaged or destroyed in whole or in part by fire or other casualty during the term, Landlord will repair and restore the same to good tenable condition with reasonable dispatch, and the rent herein provided for shall abate entirely in case the entire premises are untenable and pro rate for the portion rendered untenable, in case a part only is untenable, until the premises are restored to a tenable condition. If the Tenant shall fail to adjust Tenant's own insurance or to remove damaged goods, wares, equipment or property within a reasonable time, and as a result thereof the repairing and restoration is delayed, there shall be no abatement of rental during the period of such delay. There shall be no abatement of rental if such fire or other cause damaging or destroying the leased premises shall result from the negligence or willful act of the Tenant, Tenant's agents or employees. If Tenant shall use any part of the leased premises for storage during the period of repair a reasonable charge shall be made therefore against Tenant. In case the leased premises, or the building of which they are a part shall be destroyed to the extent of more than one-half of the value thereof, Landlord shall have the option to terminate this lease by a written notice to Tenant.

REPAIRS

(11) Tenant agrees to keep in good order and repair the roof and the four outer walls of the premises together with the doors, door frames, the window glass, window casings, window frames and windows, or any attachment thereto or attachments to said buildings or premises used in connection therewith.

TENANT TO INDEMNIFY

(12) Tenant agrees to indemnify, represent, defend and hold harmless the Landlord from any liability for damages to any person or property in, on or about said leased premises from any cause whatsoever and to provide liability insurance in an amount and form as required by the Landlord and to name the Landlord as an additional insured party.

REPAIRS AND ALTERATIONS/ CARE OF PREMISES

(13) Except as provided in Paragraph 11 hereof, Tenant further covenants and agrees that Tenant will, at Tenant's expense, during the continuation of this lease, keep the said premises and every part thereof in as good repair and at the expiration of the term yield and deliver up the same in like condition as when taken, reasonable use and wear thereof and damage by the elements, fire, explosion or other casualty excepted. Tenant shall not make any alterations, additions or improvements made by either of the parties hereto upon the premises, except movable office furniture and trade fixtures put in at the expense of Tenant, shall be the property of Landlord, and shall remain upon and be surrendered with the premises at the termination of this lease.

Tenant is responsible for repairing and keeping in good working order all utilities to the premises including all appurtenances thereto.

Tenant shall not perform any acts or carry on any practices which may injure the building or be a nuisance or menace to other Tenants in the building and shall keep premises under Tenant's control (including adjoining drives, streets, alleys, or yard) clean and free from rubbish, dirt, snow and ice at all times. If Tenant shall not comply with these provisions, Landlord may enter upon said premises and have rubbish, dirt and ashes removed and the sidewalk cleaned, in which event Tenant agrees to pay all charges that Landlord shall pay for hauling rubbish, ashes and dirt, or cleaning walks. Said charges shall be paid to Landlord by Tenant as soon as the bill is presented and Landlord shall have the same remedy as is provided in Paragraph 3 of this lease in the event of Tenant's failure to pay.

The Tenant shall at Tenant's own expense under penalty of forfeiture and damages promptly comply with all lawful laws, orders, regulations or ordinances of all municipal, County and State authorities affecting the premises hereby leased and the cleanliness, safety, occupation and use of same.

EMINENT DOMAIN

(14) If any part of the premises shall be taken or condemned for public use, and a part thereof remains which is susceptible of occupation, this lease shall, as to the part taken, terminate as of the date of the condemnor acquires possession, and thereafter Tenant shall be required to pay such proportion of the rent for the remaining terms as the value of the premises remaining bears to the total value of the premises at the date of condemnation; provided however, that Landlord may at Landlord's option, terminate this lease as of the date the condemnor acquires. In the event that the demised premises are condemned in whole, or that such portion is condemned that the remainder is not susceptible for use hereunder, this lease shall terminate upon the date upon which the condemnor acquires possession. All sums which may be payable on account of any condemnation shall belong to Landlord, and Tenant shall not be entitled to any part thereof except any amount awarded to Tenant for Tenant's trade fixtures or moving expenses.

RESERVATION

(15) The Landlord reserves the right of free access at all times to the roof of the leased premises and reserves the right to rent the roof for advertising purposes. The tenant shall not erect any structures for storage or any aerial, or use the roof for any purpose without the consent in writing of Landlord.

CONDITION OF PREMISES

(16) Tenant acknowledges that Tenant has examined the leased premises prior to the making of this lease, and know the condition thereof, and that no representations as to the condition or state of repairs thereof have been made by Landlord, or Landlord's agent, which are not herein expressed, and Tenant hereby accepts the leased premises in their present condition at the date of the execution of this lease.

Landlord shall not be responsible or liable to the Tenant for any loss or damage that may be caused by the acts or omissions of persons occupying adjoining premises or any part of the building of which the leased premises are a part or for any loss or damage resulting to Tenant or Tenant's property from bursting, stoppage or leaking of water, gas, sewer or steam pipes.

RE-RENTING

(17) Tenant hereby agrees that for a period commencing 90 days prior to the termination of this lease, Landlord may show the premises to prospective purchasers or tenants, and 60 days prior to the termination of this

lease, may display in and about said premises and in the windows thereof, the usual "TO RENT" or "FOR SALE" signs.

HOLDING OVER (18) It is hereby agreed that if Tenant holds over after the termination of this lease, thereafter the tenancy shall be from month to month in the absence of a written agreement to the contrary.

GAS, WATER, HEAT, ELECTRICITY (19) Tenant shall promptly pay all charges made against the leased premises for gas, water, heat and electricity during the continuance of this lease, as the charges become due.

ACCESS TO PREMISES (20) Landlord shall have the right to enter upon the leased premises at all reasonable hours for the purpose of inspecting the same. If Landlord deems any repairs necessary Landlord may demand that Tenant make them and if Tenant refuses or neglects forthwith to commence such repairs and complete them within thirty days, Landlord may terminate this lease or Landlord may make such repairs or cause them to be made and shall not be responsible to Tenant for any loss or damage that may accrue to his stock or business by reason thereof, and if Landlord makes such repairs or causes them to be made Tenant agrees that Tenant will forthwith on demand pay to Landlord the costs thereof with interest at Five (5%) percent per annum, and if Tenant shall make default in such payment the Landlord shall have the remedies provided in Paragraph 3 hereof.

REENTRY (21) In case any rent shall be due and unpaid or if default be made in any of the covenants herein contained, or if the leased premises shall be deserted or vacated, then it shall be lawful for the Landlord, his certain attorney, heirs, representatives and assigns, to reenter into, repossess the said premises and the tenant and each and every occupant to remove and put out.

QUIET ENJOYMENT (22) Landlord covenants that Tenant, on payment of all rent due and performing all the covenants herein, shall and may peacefully and quietly have, hold and enjoy the demised premises for the term.

EXPENSES- DAMAGES- REENTRY (23) If Landlord shall, during the period covered by this lease, obtain possession of the premises by reentry, summary proceedings, or otherwise, Tenant hereby agrees to pay Landlord the expense incurred in obtaining possession of the premises, and also all expenses and commissions which may be paid for the letting of the premises, and all other damages.

REMEDIES NOT EXCLUSIVE (24) It is agreed that each and every of the rights, remedies and benefits provided by this lease shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law.

WAIVER (25) One or more waivers of any covenant or condition by Landlord shall not be construed as a waiver of a further breach of the same covenant or condition.

DELAY OF POSSESSION (26) If Landlord is unable to deliver possession of the premises at the commencement hereof, Landlord shall not be liable for any damage caused thereby, nor shall this lease be void or voidable, but Tenant shall not be liable for any rent until possession is delivered.

NOTICES (27) Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Tenant at the premises, or to Landlord, at 3200 Biddle Ave., Wyandotte, MI 48192, or at such other place as may be designated by the parties from time to time.

HAZARDOUS SUBSTANCES (28) Tenant shall not use, store, or dispose of any hazardous substances upon the premises, except use and storage of such substances if they are customarily used in Tenant's business, and such use and storage complies with all environmental laws and regulations. Hazardous substances means any hazardous waste, substance or toxic materials regulated under any federal or state environmental laws or local regulations or ordinances applicable to the property.

SECURITY DEPOSIT (29) Landlord acknowledges the receipt of Zero Dollars, (\$0) to secure the performance of Tenant's obligations hereunder. Landlord shall not be obligated to apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the Security Deposit in payment of last month's rent.

(30) The covenants, conditions and agreements herein are binding on the heirs, successors, representatives and assigns of the parties hereto.

IN WITNESS WHEREOF, The parties have hereunto set their hands and seals the day and year first above written.

WITNESSED BY:

LANDLORD:
CITY OF WYANDOTTE:

Joseph R. Peterson, Mayor

William R. Griggs, Clerk

TENANT *Lawrence Stee* *
EDWARD C. HEADMAN POST NO. 217
American Legion

Edward P. Gorecki, Commander

Robert Mayrand, Judge Advocate

*I have
the
corrected
legal
document
for
signature*

ACKNOWLEDGEMENT OF A PARTNERSHIP

STATE OF MICHIGAN

} ss.

COUNTY OF WAYNE

On this _____ day of _____, 20____, by _____ and _____
of _____, a Michigan general partnership, a Michigan co-partnership, on behalf of said co-
partnership.

Notary Public
Wayne County, Michigan
My Commission Expires: _____
Actin in Wayne County

ACKNOWLEDGMENT OF INDIVIDUAL TENANT

STATE OF MICHIGAN

} ss.

COUNTY OF WAYNE

On this _____ day of _____, 20____, before me personally appeared _____, to me known
to be the person described in and who executed the foregoing Lease and acknowledged before me that _____
executed the same as _____ free act and deed.

Notary Public
Wayne County, Michigan
My Commission Expires: _____
Acting in Wayne County

ACKNOWLEDGEMENT OF CORPORATE TRUST

STATE OF MICHIGAN

} ss.

COUNTY OF WAYNE

On this _____ day of _____, 20____, before me personally appeared _____ and _____
to me personally known, who, being by me duly sworn, did each for himself say that they are
respectively the _____ and _____ of _____, the corporation named in
and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that
said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said _____
and _____
acknowledged before me said instrument to be free act and deed of said corporation.

Notary Public
Wayne County, Michigan
My Commission Expires: _____
Acting in Wayne County

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 11, 2014

AGENDA ITEM # 4

ITEM: Memorandum of Agreement – IAFF Local #356

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

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Attached is a Memorandum of Agreement (MOA) between the City and the IAFF Local #356 (Fire Union) relative to their promotional process. This MOA is necessary to clarify the process due to the change in rank structure that was included in the most recent collective bargaining agreement. The Civil Service Commission had contemplated making these changes and originally passed a resolution in December 2012, but changed the procedure in April of 2014 indicating that certain elements did not agree with state law and had to be addressed through the collective bargaining process.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life; to comply with and enforce all the requirements of our laws and regulations

ACTION REQUESTED: The undersigned recommends the City Council authorize the Memorandum of Agreement between the City and the IAFF Local #356 relative to the promotional process.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None

IMPLEMENTATION PLAN: City Administrator and Fire Chief will sign MOA and incorporate its contents into the collective bargaining agreement.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: Reviewed and approved by City's Labor Attorney

MAYOR'S RECOMMENDATION: *GK [Signature]*

LIST OF ATTACHMENTS:

1. Memorandum of Agreement
2. Minutes of Civil Service Commission – 4/9/14
3. Minutes of Civil Service Commission – 12/12/12
4. Minutes of Civil Service Commission – 11/13/12

MODEL RESOLUTION:

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Administrator and APPROVES the Memorandum of Agreement with the IAFF Local #356 relative to the promotional procedure and

Further authorizes the City Administrator and Fire Chief to sign the necessary documents.

MEMORANDUM OF AGREEMENT

The City of Wyandotte (“City”) and the International Association of Fire Fighters, Local #356 (“the Union”), agree as follows:

1. The City and Union agree to amend their February 1, 2012 – December 31, 2015 collective bargaining agreement to add Paragraph 2 – 4 of this Memorandum of Agreement to become Article XIII, Section 16 of their collective bargaining agreement. No other terms of the 2012-2015 collective bargaining agreement shall be changed as a result of this Memorandum of Agreement.

2. In order to be eligible to be promoted to Captain, an employee must have achieved the rank of Lieutenant with two (2) years in grade. In the event that there are not at least two (2) employees who meet this minimum criteria for promotion to Captain, then an employee must have achieved the rank of Lieutenant. In the event that there are not at least two (2) employees who meet this minimum criteria for promotion to Captain, then an employee must have at least ten (10) years of service in the Wyandotte Fire Department or hold the rank of Fire Sergeant/Engineer.

3. In order to be eligible to be promoted to Lieutenant, an employee must have at least ten (10) years of service in the Wyandotte Fire Department or hold the rank of Fire Sergeant/Engineer. In the event that there are not at least two (2) employees who meet this minimum criteria for promotion to Lieutenant, then an employee must have at least eight (8) years of service in the Wyandotte Fire Department or hold the rank of Fire Sergeant/Engineer. In the event that there are not at least two (2) employees who meet this minimum criteria for promotion to Lieutenant, then an employee must have at least five (5) years of service in the Wyandotte Fire Department or hold the rank of Fire Sergeant/Engineer.

4. The promotion to the rank of Fire Sergeant/Engineer will be a seniority promotion from the rank of Fire Fighter.

5. This Memorandum of Agreement shall be effective on the date it is signed by both parties.

INTERNATIONAL ASSOCIATION
OF FIREFIGHTERS, LOCAL 356

CITY OF WYANDOTTE

President

City Administrator

Vice-President

Fire Chief

Date: June ___, 2014

Wyandotte/fire12/memoagreementpromotions

Clark

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

April 9, 2014

A Regular Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by President Baker at 5:15 p.m. in the Training Room, 2nd Floor, Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan.

PRESENT: Commissioner Rodney G. Baker, President
Commissioner Michael J. Ptak, Vice-President
Commissioner Michael G. Dallos, Secretary

ALSO PRESENT: Ray Wagoner, Union President
Debby Harris, Recording Secretary

Approval of the March 24, 2014 Regular Meeting Minutes

Motion by Comm. Dallos, Supported by Comm. Ptak to approve the minutes of the Regular Meeting of March 24, 2014. Motion unanimously carried.

Old Business

1. Sergeant/Engineer Position

Comm. Baker explained that the current Resolution adopted December 9, 2013 concerning testing for the ranks of Fire Captain or Lieutenant needs to be amended.

Comm. Dallos stated that the second paragraph has to be amended. The Resolution states in part "states that for the purpose of testing for the ranks of Fire Captain or Lieutenant; with the elimination of the Sergeant position those eligible to take the tests will be as follows:

Initial testing for the Captain exam shall remain the same. If it becomes necessary to drop down, or the for the Lieutenants exam, all Sergeant/Engineer and Department members with 10 years experience will be considered eligible.

In the event there are no members eligible to be placed in the promotional list, the retest shall also include members with 5 years seniority."

Comm. Dallos stated that by State law the second paragraph must be changed to read "members with 5 years experience will be considered eligible." The third paragraph must be changed to read "In the event there are no members eligible to be placed in the promotional list, the retest shall also include members with 2 years seniority."

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

-2-

April 9, 2014

Old Business Con't

1. Sergeant/Engineer Position Con't

Comm. Baker asked Mr. Wagoner if the Fire Fighters would have any problems with the changes. Mr. Wagoner they would not.

Comm. Ptak informed Mr. Wagoner that in order for the Resolution to remain at 10 years and 5 years it would have to be in the Fire Fighter Contract.

Motion by Comm. Dallos, Supported by Comm. Ptak to approve the changes made to the Resolution dated December 9, 2013. Motion unanimously carried.

New Business

1. Fire Captain Exam

After discussion between the Commissioners it was determined that the Fire Captain exam would be given on May 14, 2014. Ms. Harris was directed to send invitations to the following persons: Dave Bartnicki, Jeff Prizza, Greg Kmita and Dan Wright.

Date of Next Regular Meeting

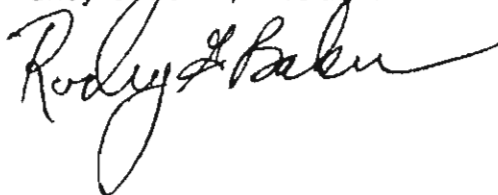
The next scheduled regular meeting of the Commission will be held on Wednesday, May 14, 2014 at 5:00 p.m., at the Wyandotte Police Department, 2015 Biddle Avenue, 2nd Floor Training Room, Wyandotte, Michigan 48192. Adjournment

There being no further business to discuss the meeting adjourned at 5:20 p.m.

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

RGB:mgd

Rodney G. Baker, President

A handwritten signature in black ink, appearing to read "Rodney G. Baker", written over a horizontal line.

Chief Carley

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

December 12, 2012

A Regular Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by Vice-President Mobley at 6:00 p.m., in the District Court Library, 1st Floor, District Court, 2015 Biddle Avenue, Wyandotte, Michigan.

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

ALSO PRESENT: Fire Chief Carley
Ray Wagoner
David Bartnicki
Tom Lyon
Jeremy Moline
Jeff Prizza
Dan Wright
Debby Harris, Recording Secretary

Proctor of the Fire Captain Examination

The Fire Captain Examination was administered to the applicants at 6:00 pm. The exam was proctored by Comm. Baker who read the instructions to the test applicants. The applicants were given the allotted time to complete said examination.

Approval of the November 13, 2012 Regular Meeting Minutes

Motion by Comm. Baker, Supported by Comm. Ptak to approve the minutes of the Regular Meeting of November 13, 2012. Motion unanimously carried.

Approval of the November 26, 2012 Special Meeting Minutes

Motion by Comm. Baker, Supported by Comm. Ptak to approve the minutes of the Special Meeting of November 26, 2012. Motion unanimously carried.

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

-2-

December 12, 2012

Communication

1. Communication from EMPCO

Invoice #2984 in the amount of \$200.00 dated November 21, 2012 was received from EMPCO. This is the bill for the two (2) Assistant Fire Chief exams that were given in November, 2012.

Motion by Comm. Mobley, Supported by Comm. Baker to approve payment of Invoice #2984 from EMPCO in the amount of \$200.00. Motion unanimously carried.

Old Business

1. Sergeant/Engineer Rank

The resolution regarding the eligibility for testing for the ranks of Fire Captain or Lieutenant with the elimination of the Sergeant position was read aloud to the Commission. It was determined that the following wording would be added to the second paragraph of the Resolution and would read:

Initial testing for the Captain exam shall remain the same. If it becomes necessary to drop down, or the for the Lieutenants exam, all Sergeant/Engineer and Department members with 10 years experience will be considered eligible.

Motion by Comm. Mobley, Supported by Comm. Baker to approve the wording to the Resolution. Motion unanimously carried.

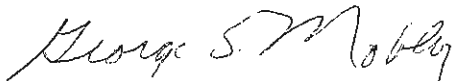
Date of Next Regular Meeting

The next scheduled regular meeting of the Commission will be held on Wednesday, January 9, 2013 at 6:30 p.m., in the Police Department Training Room, 2nd Floor, 2015 Biddle Avenue, Wyandotte, Michigan 48192.

Adjournment

There being no further business to discuss the meeting adjourned at 8:30 p.m.

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


George S. Mobley, President

GSM:dh

Fire Chief Carley

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

November 13, 2012

A Regular Meeting of the Fire Fighter's Civil Service Commission of the City of Wyandotte was called to order by Vice-President Mobley at 6:30 p.m., in the District Court Library, 1st Floor, District Court, 2015 Biddle Avenue, Wyandotte, Michigan.

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

ALSO PRESENT: Fire Chief Carley (6:15 pm)
Ray Wagoner (6:15 pm)
Greg Garrison
Mike Brandt
Jeremy Moline
Debby Harris, Recording Secretary

Proctor of the Assistant Fire Chief Examination

The Fire Captain Examination was administered to the applicants at 6:00 pm. The exam was proctored by Comm. Mobley who read the instructions to the test applicants. The applicants were given the allotted time to complete said examination.

Communication

1. Communication from Ray Wagoner

A communication in the form of an email was received from Ray Wagoner regarding the persons eligible to take the Fire Captain's Exam on December 12, 2012. Comm. Mobley explained that Mr. Wagoner is questioning the persons who appeared on the test invitation for the Fire Captain exam.

Mr. Mobley explained that the persons who were eligible to take the exam should have dropped down only to include Jeremy Moline who is a probationary Sergeant who does not have two (2) years in rank. Comm. Mobley stated that he made an executive decision to cancel the former invitations and resend invitations to the seven (7) persons who qualify. Those persons who qualify are: David Bartnicki, Gregory Kmita, Jeffrey Prisza, Daniel Wright, Thomas Lyon, Raymond Wagoner and Jeremy Moline.

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

-2-

November 13, 2012

Old Business

1. Sergeant/Engineer Rank

There was a discussion between the Commission, Fire Chief Carley regarding the rank of Sergeant/Engineer.

Comm. Mobley stated that he feels that there is still a rank of Sergeant until the existing persons who are/were the Sergeants are no longer and have been promoted, retire or whatever.

Mr. Brandt explained that the restructuring by Chief Carley has benefited the existing Sergeants. Comm. Mobley stated that the Commission feels that there is a better way to designate the Fire Fighter/Drivers who will take over as Sergeant. Mr. Brandt stated that Mr. Drysdale stated that he was not filling the Sergeant position. So Chief Carley figured out a way to solve the issue of overtime. The problem that exists is that there is no language in the contract regarding the elimination of the rank of Sergeant. Comm. Mobley stated that the Commission now has to come up with an amendment to the Commission's regulations on how to deal with the new rank of Sergeant/Engineer. Is it possible that the other Sergeant/Engineers who have not taken the Fire Sergeant exam could hold the rank of Sergeant/Intern instead of Sergeant/Engineer.

Comm. Baker asked Chief Carley if there were other cities that ran their Departments in this way.

Chief Carley stated that there are multiple departments who are ran this way, Southgate is the closest neighbor who has a Sergeant/Engineer position which is seniority based.

Comm. Baker asked what happens when the current Sergeants are no longer Sergeants. Mr. Brandt explained that persons on the union floor want the persons eligible to take the Lieutenants test be the six (6) Sergeant/Engineers and anyone with over 10 years experience. Chief Carley explained that this way the three (3) Sergeant/Engineers that are the Senior Engineers are not left out.

Mr. Wagoner explained that none of the Fire Fighters have 10 years experience and therefore couldn't test for the positions of Captain or Lieutenant. Comm.

Baker asked if the position of Sergeant/Engineer would always stay at six (6).

Chief Carley responded saying that there would always be six (6)

Sergeant/Engineer positions and they would be filled by seniority. It was determined that the Commission would address this issue by a Resolution regarding that requirements to test for the positions of Fire Captain and Lieutenant. The first reading of the Resolution will be on Wednesday, December 12, 2012.

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

-3-

November 13, 2012

New Business

1. Election

Due to the resignation of Commissioner Dallos an election was necessary in order to fill the position of President. The following nominations were made:

Comm. Mobley, President
Comm. Baker, Vice President
Comm. Ptak, Secretary

Motion by Comm. Baker, Supported by Comm. Mobley to approve the election of the new Officers of the Fire Fighter's Civil Service Commission as Comm. Mobley, President, Comm. Baker, Vice-President and Comm. Ptak, Secretary. Motion unanimously carried.

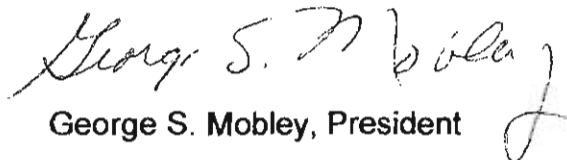
Date of Next Regular Meeting

The next scheduled regular meeting of the Commission will be held on Wednesday, December 12, 2012 at 6:00 p.m., in the Police Department Training Room, 2nd Floor, 2015 Biddle Avenue, Wyandotte, Michigan 48192.

Adjournment

There being no further business to discuss the meeting adjourned at 8:30 p.m.

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


George S. Mobley, President

GSM:dh

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 11th 2014

AGENDA ITEM # 5

ITEM: Special Event Office- 2014 Wyandotte Street Art Fair Financial Report

PRESENTER: Heather A. Thiede, Special Event Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator

BACKGROUND: Herewith, please find a financial report on the 2014 Wyandotte Street Art Fair compiled by the Special Event Coordinator. This is a detailed breakdown of the financial information from this year's fair as well as over the past ten years. I submit this report for your collective review. Should you have any questions, please do not hesitate to contact me.

STRATEGIC PLAN/GOALS: In accordance with the strategic plan; quality of life.

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Receive and place on file.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *OK gmp*

LIST OF ATTACHMENTS: 2014 WSAF Financial Report

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 11th 2014

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the Special Event Coordinator in the following resolution.

A Resolution to receive and place on file the attached 2014 WSAF Financial Report.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

Wyandotte Street Art Fair Income Statement 2004 to 2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Revenues											
Booth Fees	\$ 57,840.00	\$ 60,575.00	\$ 59,775.00	\$ 37,164.00	\$ 41,816.08	\$ 34,703.50	\$ 32,503.13	\$ 51,935.00	\$ 53,741.57	\$ 72,117.56	\$ 67,207.38
Beverage	\$ 59,169.75	\$ 45,716.73	\$ 44,117.71	\$ 66,984.00	\$ 63,883.47	\$ 109,212.62	\$ 73,675.00	\$ 102,969.00	\$ 65,085.89	\$ 63,690.65	\$ 59,806.81
Lemonade	\$ 16,581.00	\$ 10,983.00	\$ 12,463.00	\$ 12,463.00	\$ 10,632.14	\$ 10,574.98	\$ 9,582.91	\$ 13,792.00	\$ 13,234.92	\$ 12,346.37	\$ 12,000.00
Food Booths	\$ 33,260.00	\$ 34,546.00	\$ 34,603.00	\$ 31,805.00	\$ 33,685.00	\$ 31,070.00	\$ 26,400.00	\$ 24,590.00	\$ 26,755.00	\$ 27,535.00	\$ 35,682.00
Jury Fees	\$ 5,300.00	\$ 4,670.00	\$ 570.00	\$ 2,580.00	\$ 4,017.12	\$ 2,808.00	\$ 3,150.00	\$ 5,619.00	\$ 5,754.31	\$ 3,630.00	\$ 4,335.41
Ad Book	\$ 7,780.00	\$ 8,510.00	\$ 5,350.00	\$ 20.00	\$ -	\$ -	\$ 1,475.00	\$ -	\$ 250.00	\$ -	\$ 645.00
Children's Area	\$ 3,266.50	\$ 581.75	\$ 1,015.00	\$ 1,316.00	\$ 3,511.18	\$ 1,194.72	\$ 2,250.75	\$ 3,086.60	\$ 3,274.75	\$ 4,266.70	\$ 4,841.48
Non Profit Area	\$ 400.00	\$ 440.00	\$ 560.00	\$ 600.00	\$ 680.00	\$ 1,150.00	\$ 1,080.00	\$ 760.00	\$ 940.00	\$ 1,080.00	\$ 1,240.00
Misc Art Fair	\$ 3,244.50	\$ 3,215.00	\$ 2,038.00	\$ 1,786.65	\$ 1,375.00	\$ 1,698.00	\$ 3,643.75	\$ -	\$ 320.00	\$ -	\$ -
The GAP	\$ -	\$ -	\$ -	\$ 3,440.00	\$ 6,355.00	\$ 3,080.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ 9,088.50	\$ 17,754.00	\$ 8,090.00	\$ 10,000.00	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00
Corporate Sponsor	\$ 29,445.00	\$ 41,190.00	\$ 18,555.00	\$ 42,200.00	\$ 24,286.44	\$ 24,500.00	\$ 33,360.00	\$ 37,535.00	\$ 51,185.70	\$ 57,260.32	\$ 84,565.00
Total Revenues	\$ 216,286.75	\$ 210,427.48	\$ 178,951.71	\$ 200,358.65	\$ 199,329.93	\$ 237,705.82	\$ 195,070.54	\$ 250,286.00	\$ 278,542.14	\$ 249,926.60	\$ 260,373.08
Expenditures											
Postage	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing	\$ 8,410.97	\$ 6,121.00	\$ 6,867.50	\$ 2,595.00	\$ 2,038.00	\$ 1,447.00	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 31,058.33	\$ 21,591.21	\$ 20,932.61	\$ 20,495.36	\$ 19,048.37	\$ 17,161.04	\$ 17,824.99	\$ 22,263.71	\$ 15,772.79	\$ 17,637.70	\$ 19,594.79
Entertainment	\$ 22,550.00	\$ 11,775.00	\$ 14,850.00	\$ 31,945.57	\$ 34,675.00	\$ 34,300.50	\$ 29,250.00	\$ 24,538.00	\$ 23,050.00	\$ 26,447.50	\$ 23,400.00
Artist	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 823.20	\$ 750.00	\$ 900.00	\$ 3,800.00	\$ 3,900.00	\$ 4,200.00	\$ 3,700.00
Jury	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 525.00	\$ 600.00	\$ 600.00
Scholarship	\$ 34,518.35	\$ 26,609.26	\$ 20,283.33	\$ 30,895.54	\$ 31,693.40	\$ 22,544.07	\$ 20,722.62	\$ 24,335.32	\$ 18,970.25	\$ 18,109.50	\$ 13,809.25
Marketing	\$ 31,872.08	\$ 28,609.531	\$ 32,079.69	\$ 36,161.33	\$ 40,174.92	\$ 53,352.14	\$ 50,776.50	\$ 30,307.50	\$ 33,900.00	\$ 22,601.00	\$ 21,177.00
Beer	\$ 3,485.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sculpture	\$ 5,587.63	\$ 10,101.83	\$ 4,845.17	\$ 7,831.42	\$ 4,759.61	\$ 9,610.03	\$ 15,353.80	\$ 11,713.32	\$ 15,472.91	\$ 10,308.01	\$ 11,902.72
Staff	\$ 2,400.00	\$ 2,665.00	\$ -	\$ 9,330.00	\$ -	\$ 3,500.00	\$ 4,515.00	\$ 3,660.00	\$ 3,030.00	\$ 4,175.00	\$ 4,230.00
Municipal Service	\$ 17,199.53	\$ 9,922.24	\$ 12,783.46	\$ 13,895.55	\$ -	\$ 15,908.47	\$ 16,205.49	\$ 17,043.90	\$ 15,633.96	\$ 16,065.23	\$ 16,866.57
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,191.04	\$ 3,208.97	\$ 1,653.12	\$ 2,205.00	\$ 2,205.00	\$ 2,205.00
DPS	\$ 5,629.93	\$ 3,623.76	\$ 2,800.44	\$ 3,098.75	\$ 2,457.50	\$ 2,690.48	\$ 1,642.41	\$ 1,645.06	\$ 2,819.97	\$ 2,651.09	\$ 2,813.39
T-Shirts	\$ 14,224.02	\$ 16,316.05	\$ 14,961.43	\$ 18,757.50	\$ 10,775.82	\$ 17,837.50	\$ -	\$ -	\$ -	\$ -	\$ -
Contractors	\$ 8,288.00	\$ 5,488.00	\$ 6,338.00	\$ 6,610.10	\$ 6,999.99	\$ 8,298.00	\$ 7,523.25	\$ 6,850.00	\$ 6,500.00	\$ 3,000.00	\$ 5,500.00
Lemonade	\$ 179,276.74	\$ 138,725.86	\$ 132,493.63	\$ 175,254.93	\$ 147,896.92	\$ 179,901.23	\$ 167,792.35	\$ 7,000.00	\$ 6,709.35	\$ 7,500.00	\$ 7,500.00
Total Expenditures	\$ 37,010.01	\$ 71,701.62	\$ 46,438.08	\$ 25,103.72	\$ 51,433.01	\$ 57,804.59	\$ 27,778.19	\$ 150,985.78	\$ 144,198.00	\$ 129,002.95	\$ 126,798.72
Excess Revenues/Expense								\$ 99,300.22	\$ 84,344.14	\$ 120,923.65	\$ 133,524.36
*WSAF Beverage - This is the revenue after the groups were paid per their contracts and taxes paid											
Lemonade: Paid from 861 Account Not WSAF 860 account											

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

5-A

MEETING DATE: August 18th, 2014

AGENDA ITEM # _____

ITEM: DDA Strategic Plan

PRESENTER: Natalie Rankine, DDA Director

NRR

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Over the course of the past few months, the Downtown Development Authority has been participating in strategic planning process with assistance from Beckett and Radar and has completed the Strategic Plan for Downtown Wyandotte.

STRATEGIC PLAN/GOALS: *The Proposed DDA Strategic Plan will further reinforce the City's Strategic Plan and Wyandotte's commitment to revitalize the downtown by outlining plans for new developments and marketing and to make our downtown a destination of choice for residents throughout Southeast Michigan.*

ACTION REQUESTED: Receive the information and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shupda*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *OK mm*

LIST OF ATTACHMENTS: DDA Strategic Plan, adopted July 8th, 2014

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 11th, 2014

RESOLUTION by Councilman _____

RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the Downtown Development Authority Director regarding the Downtown Development Authority's Strategic Plan, adopted by the DDA July 8th, 2014.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

ACKNOWLEDGEMENTS

DDA Mission

The Wyandotte Downtown Development Authority shall initiate and coordinate downtown development through design, business recruitment, promotion and the effective use of private and public space for an attractive, festive downtown atmosphere.

The Downtown Development Authority is comprised of citizens who represent businesses and property owners of the Downtown District. The Mayor of the City of Wyandotte also sits on the DDA Board. Members are appointed under the authority of the Mayor of the City of Wyandotte, and serve a term of four years.



DDA Director

Natalie Rankine

DDA Board

Patt Slack, Board Chair

Gregory Gilbert

John Jarjosa

Gerald Lucas

Joseph R. Peterson, Mayor

Peter Rose

Leo Stevenson

Norm Walker

Dr Patrick VanDeHey

DDA Futuring Committee

Scott McBeth, WBA Representative

Richard Miller, WBA Representative

Mayor Joseph R. Peterson

Natalie Rankine

Peter Rose

Leo Stevenson

Norm Walker

Consultant

Benjamin J. Tallerico, Beckett and Raeder



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EXECUTIVE SUMMARY

Strategic Planning

The 2014 Downtown Development Authority's (DDA) Strategic Plan represents the DDA's vision for the future of Downtown Wyandotte. The process of strategic planning helps the DDA board to establish an understanding of the basic principles that will help downtown Wyandotte thrive in the years to come. The plan clearly identifies objectives and action strategies that will serve as a guide for the DDA over the next five to ten years. The Wyandotte DDA Board should be a forward-thinking body concerned with keeping and expanding a shopping, dining and entertainment district for the entire Downriver area.

The process for development of the DDA's Strategic Plan is a collaboration between members of the DDA Futuring Committee, business owners and members of the community. Over 90 community members participated in the community engagement session and over 850 citizens, property and business owners completed the DDA Strategic Planning survey. It is important that the DDA balance organizational, promotional, redevelopment and aesthetic strategies to improve Downtown Wyandotte as this will benefit all stakeholders.

About the DDA

The Downtown Development Authority (DDA) is the organization which assists in planning and managing the downtown area. The DDA is a body recognized by Michigan State law and is used as an important tool in downtown redevelopment. The DDA can also utilize a variety of financing tools to bring about revitalization and economic development of the businesses in the district. DDA Board members own property and business or reside in the DDA district. The State of Michigan passed Public Act 197 of 1975, known as the Downtown Development Authority Act, which enables city, village, or township governments to designate a specific downtown area and establish a separate "public body corporate" to carry out certain planning and development functions in that area, within the municipality. The functions of the Downtown Development Authority (DDA) are designed to work with the municipality and the state to produce a favorable environment for businesses, events and other economic activities to prosper downtown.

Why is the success of Downtown Wyandotte so important?

The downtown is a city's center, geographically being a point where the major roads meet and people intersect. However, socially and economically, our downtown is what gives Wyandotte its identity. The health of any city is directly connected to the viability of its downtown. Being the primary place where most services and needs are distributed, and in order to maintain a stable economy, it is important for a city and its surrounding region to prioritize investment in a vibrant downtown district.

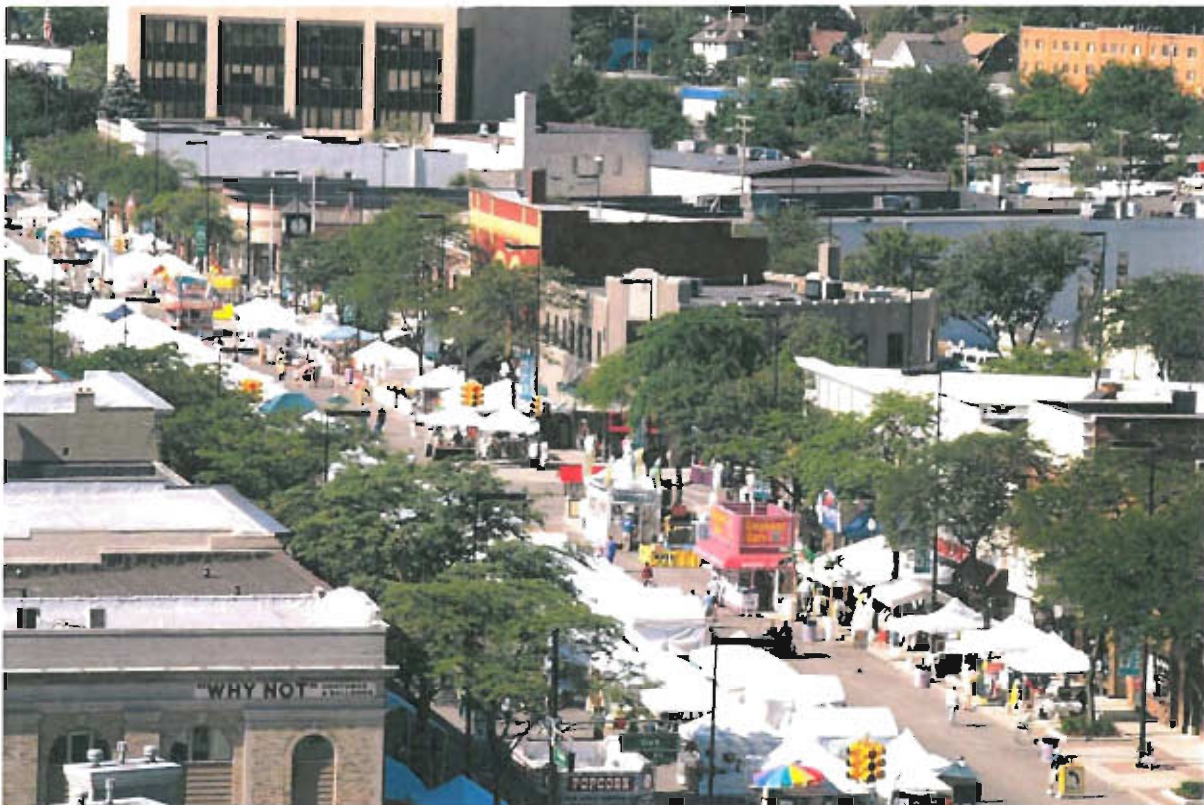


How is the DDA Funded?

The DDA's primary source of funding is tax revenue derived from the Tax Increment Financing, or TIF. Within the DDA's boundaries, any increase in tax revenues resulting from new development is captured by the DDA, rather than going to the taxing body it would normally go to, such as the City, County, or State. (School taxes are not captured.) This funding is not included in the City's General Fund and may not be used for typical Government expenditures.

How is DDA Funding being used?

This captured revenue is used for a variety of projects and initiatives. The primary purpose of these expenditures are streetscape improvements, infrastructure, grants to new businesses, façade grants, special events, marketing, parking lot construction, farmers market and other key projects throughout downtown. DDA funding may only be spent within DDA District Boundaries or to benefit the DDA District.



Outreach and Engagement

The successful outcome of our planning process relied on participation from the community. The public outreach process included a Community Engagement Workshop, a Community Survey and input from citizens, elected officials and business and property owners.



Community Engagement Workshop

The DDA hosted a Community Engagement Workshop on Wednesday, April 2nd at the Wyandotte Arts Center located at 81 Chestnut. Over 90 stakeholders participated in the workshop and a feedback was received about a wide variety of ideas about everything from parking, businesses, parks, retail, design and infrastructure relative to Downtown Wyandotte. The workshop included brainstorming exercises in which small groups and individuals worked together to formulate ideas. Several DDA board members and the DDA director facilitated the discussions and were on-site to answer specific questions about the DDA.



During the workshop participants had the opportunity to discuss ideas, issues and challenges that the city faces. They focused on areas of concern including: Infrastructure, Restaurants, Events, Retail, and asking participants what they liked and disliked about Downtown Wyandotte. Individuals and teams established priorities by voting for the most important. A summary of comments and results from the workshop may be found in Appendix B.



Community Survey

The DDA also conducted a month-long online and paper survey. This survey was mailed to all residents and business owner in Wyandotte and distributed electronically through our e-news service. More than 800 respondents participated in our survey.

Both the Community Survey and workshop had the same types of sentiments. People want more residential living downtown, better parking lots, better signage to shops to restaurants, good use of waterfront, more and more diverse retail. They are asking for different types of restaurants. They desire longer hours for shops and better weekend hours for restaurants. There were a large number of requests for outdoor concert series and more family-friendly events. They desire more outdoor movies during the summer and an indoor movie series during the winter. Criticisms were that we needed more trash cans, cleaner parking lots, public restrooms and fewer vacancies. A complete list of comments and survey results may be found in Appendix C.

[illegible]

Physical Assessment

Downtown Wyandotte has many valuable assets: The district has a large number of historic buildings, it is sited along the beautiful Detroit River, the district is walkable and our events and programs attract visitors from around Southeast Michigan. There are also many small nodes downtown that help reinforce a sense of place and make for great gathering spots downtown: The clocktower and arbor area, the fountain, the open greenspace (old Theatre lot) at First and Elm, parks and the various veteran's memorials. That said there are many aspects of downtown that can be greatly improved upon to make the downtown more vibrant, walkable and aesthetically pleasing. The district should be maintained in a manner which is conducive to consumer shopping as well as attractive to prospective merchants.

Architecture

The downtown architecture has a strong sense of history with many multi-story mid-to-late 19th century buildings as well as new construction which draws on this historic character. These buildings all show a similar density, height and scale. Even with all of these things in common, they all exhibit a rich diversity in design character and features. The buildings in Downtown Wyandotte generally include the following architectural features:

- Brick or masonry façade with storefront at first level
- Building façade is brought to right-of-way or sidewalk to preserve the traditional urban streetscape.
- Zero setbacks and front and side yards
- Cornice and architectural features at upper and intermediate levels
- Awnings set within storefront opening at full width of storefront



There are also a number of buildings in the district with contemporary façade designs which do not fit contextually as well as a few vacant parcels in key areas of the district which appear as “missing teeth” in the downtown streetscape. These areas for improvement are denoted on the map on page 12.



Wayfinding/Signage

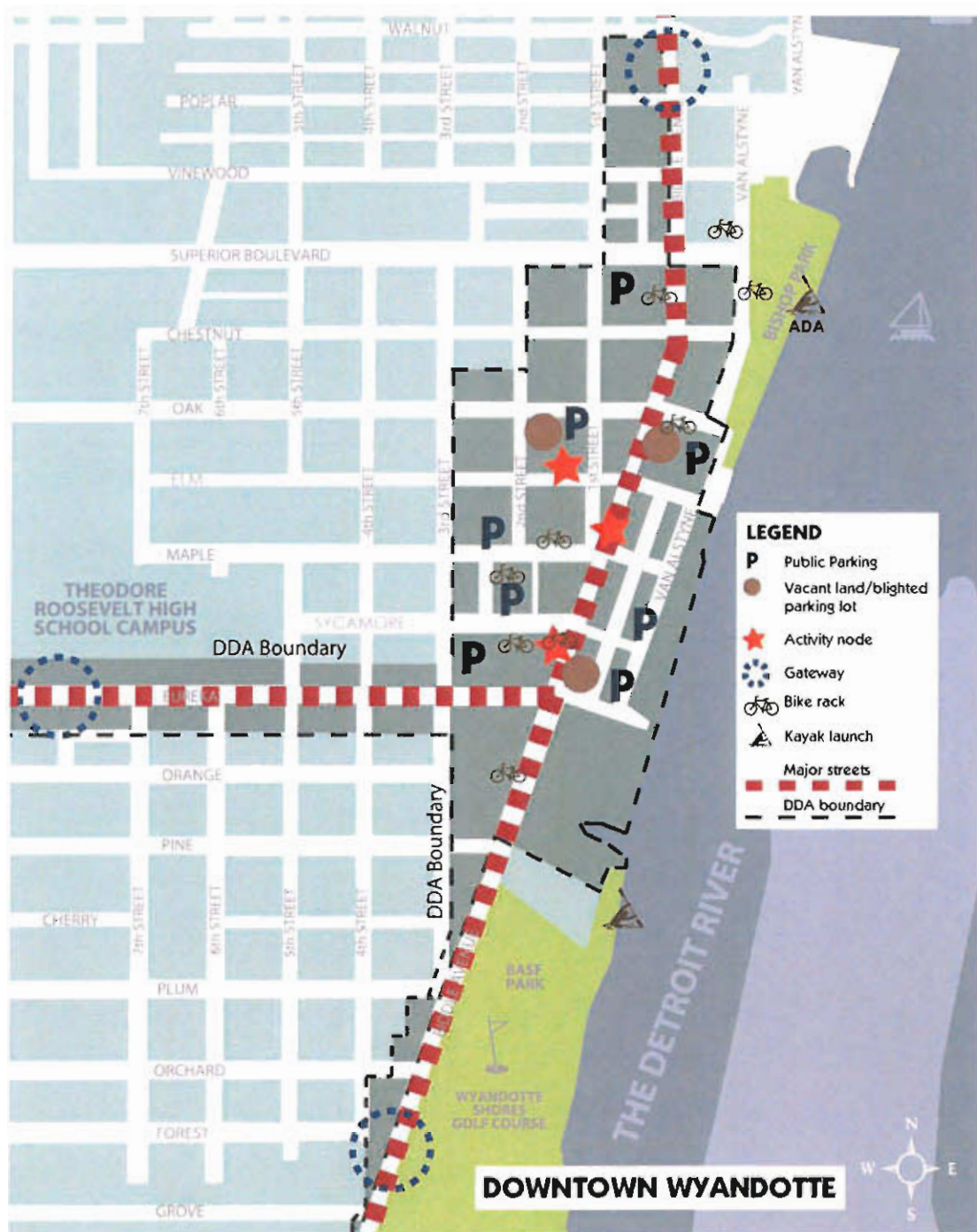
Though the city has a few ‘Welcome to Wyandotte’ signs located on the major thoroughfares, gateway and wayfinding signage is non-existent downtown. There are a very limited number of banners that direct visitors to public parking. Consideration should be given to placement of a signage/wayfinding system to denote the locations of the following:

- Arts Center
- City Hall
- Downtown Shopping and Dining
- Farmers Market
- Golf Course
- Library
- Museums Campus
- Parks: Bishop and BASF
- Public Parking
- Riverfront
- Yack Arena



Connections between downtown, the parks and the riverfront are not defined and a wayfinding system is needed to direct visitors from the entryways (denoted on the map below) and to businesses and other amenities within the district.





Parking Lots

Though there is the perception that more parking is needed, ample parking is located within a few blocks walking distance from most retail shops and restaurants. The availability of free parking throughout downtown is hampered by downtown employees using the most desirable spaces which creates the perception that parking is inadequate. There is also the challenge between those willing to park far away in a shopping mall lot contrasted with parking a block from a store in Downtown Wyandotte, even if it is closer than parking in a mall parking lot.

The reluctance to use perimeter surface lots may be in part due to the lack of interesting/aesthetically pleasing pedestrian connections. The predominant challenge with the current parking lots is the lack of aesthetic consideration given when designing these lots. Many of the existing downtown lots are in poor shape and flanked by unsightly dumpsters. Additionally, some lots require visitors to walk around the front of the entire block to gain access to the storefronts, others like Chelsea Menswear and Total Health Foods have access from the parking lot side, though this is not common knowledge to new visitors.

All of the parking lots located downtown are currently unscreened and do not have a clear, pleasing identifiable edge. This appearance looks unkempt, unappealing and unapproachable. Public parking should be readily identifiable, aesthetically pleasing and consistent in appearance to distinguish it from private parking downtown.

Refuse Containers

The need for refuse containers is inevitable in any downtown. As previously stated, many of the older publicly owned parking lots and alleys are flanked by unsightly trash cans and recycling containers. The addition of masonry dumpster enclosures and landscaping around these dumpsters would help to screen these containers from pedestrian view. Replacing dumpsters with trash compactors would aid in reducing the number of dumpster units needed throughout downtown. The addition of recycling containers would also reduce the need for dumpsters and would aid in the greening of downtown.



In addition to cleaning up these privately owned refuse containers; there is a need for additional pedestrian trash cans throughout the downtown area.



Pedestrian Walkways to Riverfront/BASF Park/Golf Course/Downtown

From the standpoint of a pedestrian, Wyandotte is compact, pedestrian friendly and walkable. There are a number of benches and seating areas throughout the district and the walking distances are short enough to encourage residents and visitors to meander.

Studies show that the majority of pedestrians are not willing to walk further than $\frac{1}{4}$ of a mile or about 5 minutes. The map below illustrates that the majority of the DDA district and adjacent neighborhoods falls into this range.



However, studies also show that if there are significant land blockages, dead-end streets, sidewalks that end, unsightly or blighted buildings, this radius drops. Given the fact that Downtown Wyandotte was designed on



a grid, the downtown is easy to navigate. It is important to note that this willingness to walk is also dependent upon one's ability to rest in a shaded area or find a bench. This is especially important for children and older people.

Placemaking and Streetscape

Downtown Wyandotte has a limited number of public gathering spaces. Bishop and BASF parks are successful, but not in close proximity to downtown when downtown events occur. The fountain, clocktower and arbor area are currently utilized as downtown gathering spaces, but additions of smaller pocket parks, more seating and gathering spaces should be added throughout the district.



The district currently has a fair number of outdoor cafes, which act as gathering spaces and attract visitors to these restaurants and bars. In the instance of RP McMurphy's, a blighted alley was turned into a beautifully landscaped outdoor seating area. The creation of these spaces should be encouraged and funded by the DDA. Benches, picnic tables and seating help to encourage placemaking and encourage people to congregate downtown. Though there are a fair number downtown, the existing benches are beginning to show significant signs of wear. Where appropriate, public art projects and art and music events should also be encouraged and funded downtown to add interest to downtown.

The Wyandotte Beautification Commission (an all-volunteer organization) is currently funded by the DDA in order to plant and maintain the landscaping in the downtown area. The commission does a good job of planting, but it is evident that a comprehensive plan and documentation of the perennial plantings is needed.



Though not in the DDA District proper, Bishop and BASF Parks are wonderful gathering spaces and the role of each of these riverfront parks as gathering spaces can only be strengthened by offering pedestrian walkways and signage to and from the downtown shopping and dining areas and these riverfront parks.

The DDA currently operates a seasonal farmers market, which was established in 2010. The Wyandotte Farmers Market has grown from 8 vendors to over 24; from 200 visitors a week to over 1,000. The market brings special events, educational programs and music for all ages downtown each week. The market sells fresh local produce and locally prepared foods each week from June through October. Feedback has shown that citizens desire longer hours and more variety in food choices. The market has responded to these requests by extending market hours and adding appropriate vendors. We've also established a strong relationship with our vendors who continue to recommend new vendors and draw patrons to the market each week. The market also works to integrate our downtown businesses by offering vendor space and partnering with them to lead demonstrations and market programming. The goal of our market is to become "the" destination market for Downriver.

Future Marina at Bishop Park

The City of Wyandotte has been exploring the possibility of a transient marina at Bishop Park. In event the city builds a transient marina, the DDA should support placemaking efforts, wayfinding, programming, marketing and events to drive traffic to the downtown area from the marina.

Key Considerations in the Physical Improvement of Downtown:

- New buildings should be constructed of brick facing using historical context and scale for design.
- Encourage restoration of historic buildings within the district.
- Increase pedestrian activity and safety by encouraging first level storefront treatment. First floor spaces should be designed for both office/retail/restaurant uses to allow a smooth transition in the event these change use.
- Develop a wayfinding system to direct both vehicular and foot traffic to and throughout downtown.
- Add signage to direct visitors to downtown shopping and dining from major gateways.
- Enforce the 2 hour parking limit for parking in close proximity to retail and restaurants and require employees to utilize the parking lots located on the outskirts of downtown.
- Rebuild public parking lots with a higher aesthetic standard: More landscaping, flanked with decorative brick piers, columns or fencing, edge-defining elements and adequate lighting.
- Encouragement of pass-through spaces and pocket parks as pedestrian gateways from parking lots to businesses.
- Encouragement and facilitate outdoor cafes and outdoor seating.



- Plan for replacement of existing benches and addition of benches, picnic tables, bike racks and outdoor furniture to encourage placemaking where needed throughout the district.
- Encouragement and funding of public art projects.
- Work with the Beautification Commission to document current perennial plantings and create a compressive plan for future planting and beautification projects downtown.
- Work to make the Wyandotte Farmers Market 'the' destination farmers market for Downriver.

Economic Development

The primary goal of the DDA Board has in accomplish this is to assemble an eclectic mix of merchants and businesses that can cross pollinate consumers, to draw customers from Wyandotte and beyond, and to strengthen the residential districts by having a vibrant shopping downtown.

Downtown Wyandotte is comprised of more than two dozen commercial and residential blocks located in the Wyandotte's Central Business District just west of the Detroit River. The business is primarily composed of first-floor office/retail or restaurant space with some second floor office and residential living space.

There are currently a total of 216 commercial properties and vacant parcels in the DDA District.

176 of these commercial properties are occupied, yielding a current vacancy rate of 19%

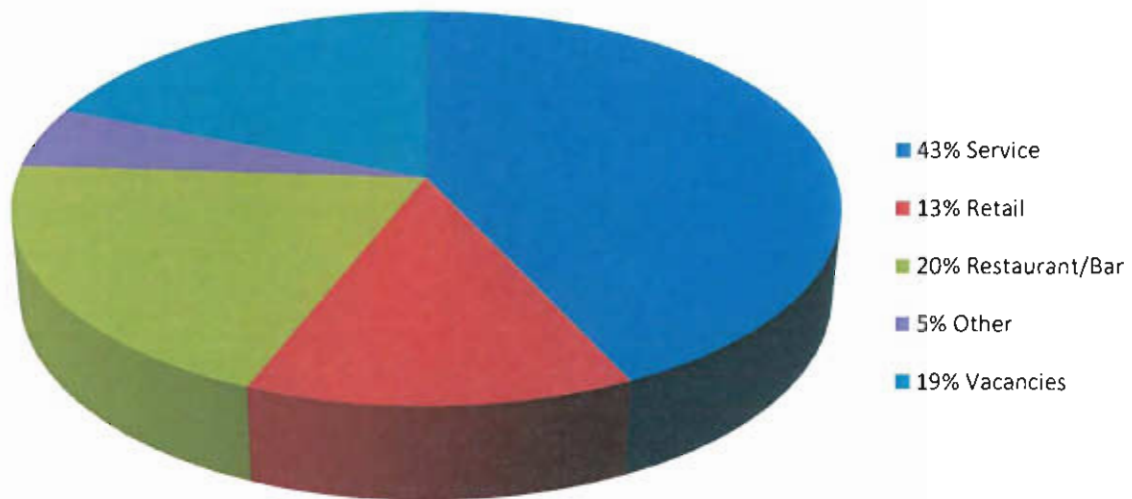
The majority of the businesses in the district - 43% of these properties - fall in the service-related business category.

13% of these properties are retail business.

20% of these properties are restaurant/bar establishments.

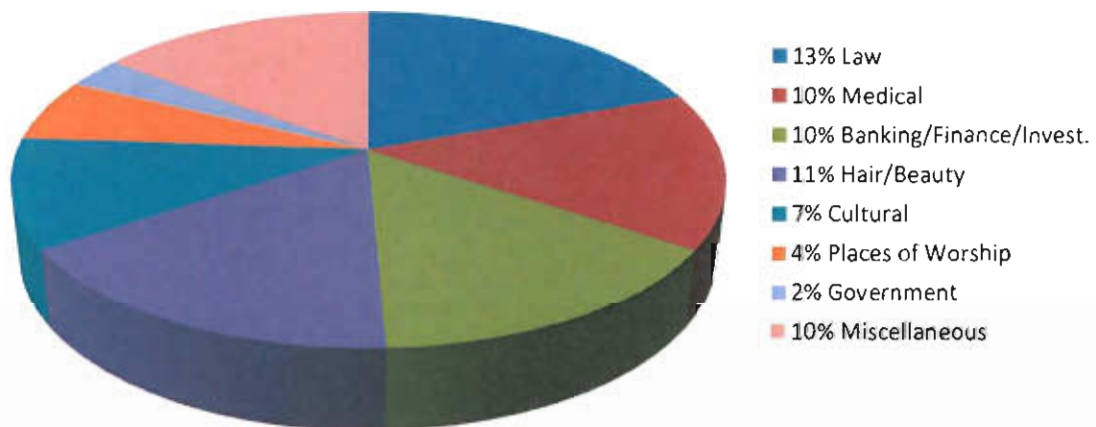


DDA District Businesses



A breakdown of the service-related businesses is as follows:

Service-Related Businesses



It is estimated that approximately 40% of the second story spaces are currently occupied as residential living space downtown.



Though a small vacancy rate is needed to ensure business opportunity, vacancies in general should be viewed as the antithesis of success and as such the DDA should actively seek out and monetarily support desired merchants and businesses to complement the existing mix of businesses.

- Vacancies can be viewed as opportunities to upgrade merchant and business selection for the citizenry.
- The DDA should assist landowners in the sourcing and selection of merchants which benefit the downtown and those who have staying power.

Key Considerations in Economic Improvement of Downtown

- Encourage more diversity in retail and service-related businesses.
- Increase percentage of retail businesses to a minimum of 20%
- Encourage number of and type of restaurants downtown.
- Increase the percentage and number of second-story residential units downtown.
- Actively court business types which the district does not already have.
- Actively court 'destination' businesses which are compatible with and complement our existing businesses downtown.

Schedule of Preferred DDA District Business Types

Preferred merchants having the necessary attributes for solicitation and to receive DDA monetary support are as follows:

- Various types of restaurants and entertainment establishments
- Clothing merchants
- Jewelry Stores
- Kitchen supplies and utensil
- Wine/craft beer/cheese
- General food/grocer
- Upscale second hand store/boutique
- Specialty merchant stores
- Boutique Hotel
- Upscale antique/vintage store
- Book/record/music store
- Breweries
- Shoe store



Implementation Strategies

Downtown Wyandotte is the center for the downriver communities, a collection of 18 cities and townships south of Detroit. The Wyandotte DDA, designed to insure the success of the district uses a four prong approach to guide the downtown;

I. The primary focus of the DDA is to market the district to select outside merchants and businesses to minimize vacancies and promote a vibrant atmosphere to consumers (marketing to merchants and businesses)

These strategies help sharpen the competitiveness of existing business owners and recruits compatible new businesses and new economic uses to build a commercial district that responds to today's needs. Converting used or underused commercial space into economically productive property will help to boost the productivity of the district. Activity begets activity and as such, the DDA should aggressively support events such as Third Fridays, Restaurant Week, Small Business Saturday, The Wyandotte Street Art Fair and other seasonal events.

A. Memberships

The DDA should maintain or join memberships in organizations that can provide the resources and education regarding economic development and commercial revitalization. Some of the recommended memberships include: Michigan Downtown Association, Michigan Economic Development Association, Michigan Retailers Association and the Council of Shopping Centers.

B. Business Recruitment

The business recruitment program should include the following:

1. Building and Business Inventory: A data inventory of all the properties within the district.
2. Available Properties List: Post all available properties online and update consistently.
3. Desired Businesses List: This list may be found on page 18 and should be updated on a consistent basis.
4. Create a *Doing Business in Wyandotte Guide* – This guide should include the steps a new business owner would take in order to open a business in Wyandotte, permitting, regulations, grant information, incentives, signage, etc. The guide would also serve as an important tool for business recruitment and could be personalized for each prospect.



C. Business Retention

Retention is critically important to our downtown. Business retention can be as simple as maintaining a safe, clean, and well-maintained environment or it can become a more comprehensive program of financial assistance, workshops and seminars. Examples include:

1. Business expansion plan: Develop a strategy for expanding businesses that have outgrown their space.
2. Cooperative advertising: Working with businesses and the media to coordinate a cooperative advertising program and pricing.
3. Educational workshops: Workshops in customer service practices, window display, business trends, advertising and marketing.

II. The secondary focus of the DDA is to guide and assist public entities, suc, in marketing the district to consumers (marketing to consumers)

Marketing and promotion sells a positive image of the district and encourages consumers and investors to live, shop, dine, work and play downtown. Our marketing the district's unique characteristics to residents, investors, business owners and visitors, and effective promotional strategy forges a positive image through advertising, retail promotional activity, programs, special events and marketing campaigns. These activities are carried out by staff, partner organizations and volunteers and help improve consumer confidence and encourage commercial activity and investment in the district.

A. Partnerships

Continue marketing partnerships with other organizations and businesses and forge new partnerships that will ensure that the City and the DDA meet goals in a timely manner without duplicating efforts. Examples include:

1. Cross marketing: Coordinate with other businesses to advertise each other's shops. A restaurant or theatre group may offer discounts for those who shop downtown.
2. Category advertising: Businesses that share customers of the same type to market together, so that customers have a broad range of choices.

B. Marketing to Consumers



Communicating to the public about DDA activities is crucial to strengthening its image and crucial to the program's success. The goal is to use every avenue available to announce happenings downtown: Print, radio and television advertising, newsletters and word-of-mouth.

III. Additionally, the DDA should promote good design and development by implementing standards for storefronts, sidewalks, streets and parking areas.

An inviting atmosphere, created through attractive window displays, parking areas, building improvements, street furniture, signage, sidewalk cafes, streetlights, seating and landscaping conveys a positive message about the district and what it has to offer. Instilling good maintenance practices in the district, enhancing the physical appearance of the district by rehabilitating historic buildings, encouraging contextual new construction, and long term planning will help to strengthen the viability of the district. Please see DDA Design Guidelines in Appendix D for more information.

IV. The DDA should also drive economic development through public-private partnerships and local government strategies.

Partnerships with businesses, non-profit organizations and volunteers are essential to the success of downtown. To promote vibrancy, the DDA should actively market the district along with assisting other entities in the marketing of the district through monetary support, idea generation and general seasonal appeal. Local government strategies are initiatives that need to be accomplished in order to facilitate programs and projects. This may include collecting data, proposing ordinance changes, offering grants and working with elected officials at the local and state levels to offer other financial initiatives. Examples include:

A. Façade Grant Program and Tax Incentives

Consideration should be given for incentive programs to encourage historic restorations to the physical appearance of the buildings in the DDA District. The DDA should also work with officials at the local and state (MEDC, MISHDA) to offer new developments tax incentives and grants.

B. Maintenance

The DDA board should be the eyes and ears for maintenance throughout the district. The DDA should work with the City to manage the design, implementation and maintenance of beautification projects that promote a quality image and enhance customer convenience. These include: Flowers, plantings, banners, flags, entryway beautification, parking areas and placemaking efforts.

C. Wayfinding Plan and Signage

Work with the City to create wayfinding signage system at the entryways to downtown and throughout the district.



D. Increase Number of High Quality Downtown Residential Living Units

There are many opportunities for upper-story housing development downtown. In order to encourage this kind of development, financial incentive programs should be developed.

The DDA currently consists of a board and director. It is suggested that the DDA contract with a broker or consultant to source merchants to consumers. The DDA Director should be the point person in the following areas:

- Marketing of Wyandotte to businesses outside the area
- Sourcing merchants and businesses who fit the vision of filling voids in the district mix and meeting the criteria of cross pollination and desirability as outlined on page 18.
- Responsible for working with landowners in filling vacancies with desirable tenants
- Oversee place making/aesthetic improvement projects, etc. in the downtown area.



**Summary of ESRI data for the City of Wyandotte
Years 2010, 2012, 2017**

Population:

Has decreased, and is predicted to continue to decrease to 2017.

Population under 18:

Consistent around 20-21%.

Total Population by Detailed Age:

Older population: 45-49, 50-54, and 55-59 three largest age groups.
Consistent for both Male and Female populations.

Median Age:

Increasing

Owner/Renter Ratio:

Fairly consistent around 2.5%

Median Home Value:

Increasing.

Average Home Value:

Increasing.

Median Household Income:

Increasing.

Population by Race:

Remains overwhelmingly White (over 94%).

Female Male Population:

51.1% - 48.9%,

Total Housing Units:

Decreasing.

Residents Foreign Born:

Below US and Michigan average.

Density:

4,800 people per square mile.

Education:

Approximately 20% have undergraduate (bachelors) or graduate degree.

Community Engagement Session Results: April 2nd, 2014

Key

The number preceding the idea reflects the amount of people who supported the idea.

A **GREEN** number denotes that this idea received POSTIVE feedback.

A **RED** number denotes that this idea received NEGATIVE feedback.

Community Engagement Session Results

INFRASTRUCTURE

- 10 More downtown living: condos/lofts/apartments
- 1 Make better use of the theater lot. Could be utilized as a park for downtown Wyandotte
- 4 Parking meters
- 6 Parking structure (not on river)
- 12 Downtown directory/kiosk
- 6 Make dog walking welcome throughout downtown
- 2 Allow more signage on awnings/buildings
- 8 Fix existing parking lots
- 3 Clean up parks
- 7 Marina
- 3 Don't destroy public waterfront

RESTAURANTS

- 8/2 Put a moratorium on opening restaurants for one year (we have too many)
- 8 Middle Eastern restaurant
- 1 Gluten-free restaurant

RESTAURANTS (Continued)

- 5 Bread bakery

- 2 Joe's Crab Shack
- 2/3 Upscale chain restaurants
- 3 More outdoor eating spaces
- 7 More cocktail bars & restaurants with music
- 5 Old fashioned hot dog cart

EVENTS

- 15 Outdoor concert series
- 4 More outdoor movies
- 5 Movie series at the DCA
- 1 Pets on parade
- 4 More weekend events of any kind

RETAIL SHOPS

- 3/4 Apple store
- 6 Antique store
- 11 Extended store hours
- 4 Record store
- 6 Covered outdoor areas
- 4 Movie theatre
- 15 Book store
- 5 More variety in women's clothes, gifts and accessories
- 9 Wine bar

RETAIL SHOPS (Continued)

- 5 Linens, bathroom & kitchen
- 4 More retail shops
- 9 Shoe store

15 Grocier

4/1 Party decoration store

5/12 Whole Foods Market/Trader Joes

6 Rust Belt Market (like in Ferndale)

WHAT DO YOU LIKE ABOUT DOWNTOWN WYANDOTTE?

7 Walkability

8 Free parking

1 Bike racks (we need more)

3 Everything!

WHAT DO YOU DISLIKE ABOUT DOWNTOWN WYANDOTTE?

8 Snow removal

5 Lack of public restrooms

8 Poor snow removal

3 Paper covering store front windows

15 Need more trash cans downtown

6 The vacant buildings look bad

6 Stop closing off streets during events

Constant Contact Survey Results

Survey Name: DDA Strategic Plan

Response Status: Partial & Completed

Gender:

	Number of Response(s)	Response Ratio
Male	252	30.9%
Female	509	62.4%
No Responses	54	6.6%
Total	815	100%

Age:

	Number of Response(s)	Response Ratio
18 years old or under	1	<1%
19-25 years old	17	2.1%
26-30 years old	33	4.0%
31-35 years old	51	6.3%
36-40 years old	55	6.8%
41-45 years old	59	7.3%
46-50 years old	70	8.6%
51-60 years old	199	24.7%
Over 60	321	39.8%
Total	805	100%

Annual Household Income:

	Number of Response(s)	Response Ratio
Under \$25,000	125	15.3%
\$25,001 to \$40,000	147	18.0%
\$40,100 to \$50,000	77	9.4%
\$50,001 to \$70,000	111	13.6%
\$70,001 to \$85,000	81	9.9%
\$85,001 to \$100,000	83	10.1%
Over \$100,000	123	15.0%
No Responses	68	8.3%
Total	815	100%

Marital status:

	Number of Response(s)	Response Ratio
Married	432	54.2%
Single	162	20.3%
Divorced	106	13.3%
Widowed	99	12.4%
Total	796	100%

Do you currently work in downtown Wyandotte?

	Number of Response(s)	Response Ratio
Yes	68	8.7%
No	713	91.2%
Total	781	100%

Do you own property or are you a business owner in downtown Wyandotte?

	Number of Response(s)	Response Ratio
I am a downtown property owner	66	8.0%
I own a business downtown	12	1.4%
I am a business & property owner	24	2.9%
Neither	678	83.1%
No Responses	35	4.2%
Total	815	100%

Do you currently live or have you ever lived in downtown Wyandotte?

	Number of Response(s)	Response Ratio
Yes	223	27.3%
Yes, but I moved out	27	3.3%
No	529	64.9%
No Responses	36	4.4%
Total	815	100%

How much leisure time do you spend in downtown Wyandotte?

	Number of Response(s)	Response Ratio
None at all	143	17.5%
I spend 1-2 hours per week	413	50.6%
I spend 3-4 hours per week	148	18.1%
I spend 5+ hours per week	81	9.9%
No Responses	30	3.6%
Total	815	100%

How often do you shop in downtown Wyandotte?

	Number of Response(s)	Response Ratio
Daily	23	2.8%
1 or 2 times a week	186	22.8%
Once or twice a month	333	40.8%
Once or twice a year	225	27.6%
No Responses	48	5.8%
Total	815	100%

What service industries do you currently patronize downtown? (check all that apply)

	Number of Response(s)	Response Ratio
Automotive/fuel	230	31.4%
Banking / finance / investment	423	57.8%
Beauty / hair / make-up	156	21.3%
Health & fitness	101	13.8%
Insurance	47	6.4%
Law	33	4.5%
Medical / dental / optical	222	30.3%
Shipping	172	23.5%
Printing	32	4.3%
Government	261	35.7%
Other	212	29.0%
Total	731	100%

How many times have you visited downtown in the past year for the Street Fair/Parade?

	Number of Response(s)	Response Ratio
One	304	37.3%
Two	156	19.1%
Three	92	11.2%
Four	24	2.9%

Five	33	4.0%
Other	94	11.5%
No Responses	112	13.7%
Total	815	100%

How many times have you visited downtown in the past year for Third Friday?

	Number of Response(s)	Response Ratio
One	138	16.9%
Two	98	12.0%
Three	79	9.6%
Four	65	7.9%
Five	57	6.9%
Other	167	20.4%
No Responses	211	25.8%
Total	815	100%

How many times have you visited downtown in the past year for Religious activities?

	Number of Response(s)	Response Ratio
One	80	9.8%
Two	26	3.1%
Three	6	<1%
Four	4	<1%
Five	7	<1%
Other	274	33.6%
No Responses	418	51.2%
Total	815	100%

How many times have you visited downtown in the past year for the Farmers Market?

Number of Response(s)	Response Ratio
----------------------------------	---------------------------

One	120	14.7%
Two	85	10.4%
Three	67	8.2%
Four	52	6.3%
Five	54	6.6%
Other	196	24.0%
No Responses	241	29.5%
Total	815	100%

How many times have you visited downtown in the past year for Arts & Cultural Events?

	Number of Response(s)	Response Ratio
One	154	18.8%
Two	93	11.4%
Three	35	4.2%
Four	35	4.2%
Five	20	2.4%
Other	148	18.1%
No Responses	330	40.4%
Total	815	100%

How many times have you visited downtown in the past year for Museum Events?

	Number of Response(s)	Response Ratio
One	143	17.5%
Two	53	6.5%
Three	16	1.9%
Four	12	1.4%
Five	5	<1%
Other	182	22.3%
No Responses	404	49.5%
Total	815	100%

What time of the day do you most often come downtown?

	Number of Response(s)	Response Ratio
Before 11:00 am	79	9.6%
11:00 am to 1 pm	112	13.7%
1:00 pm to 4:00 pm	161	19.7%
4:00 pm to 8:00 pm	353	43.3%
After 8:00 pm	38	4.6%
Never	12	1.4%
No Responses	60	7.3%
Total	815	100%

How often do you come downtown for eating and drinking?

	Number of Response(s)	Response Ratio
Daily	23	2.8%
1 - 2 times a week	179	21.9%
A few times a month	328	40.2%
A few times a year	188	23.0%
Seldom or never	42	5.1%
No Responses	55	6.7%
Total	815	100%

How often do you come to downtown Wyandotte to run errands (bank, post office, service-related businesses)?

	Number of Response(s)	Response Ratio
Daily	45	5.5%
1 - 2 times a week	277	33.9%
A few times a month	332	40.7%
A few times a year	66	8.0%
Seldom or never	41	5.0%
No Responses	54	6.6%
Total	815	100%

Which types of retail shops do you currently patronize downtown? (check all that apply)

	Number of Response(s)	Response Ratio
Gift Shops	391	55.8%
Clothing	308	44.0%
Convenience stores	392	56.0%
Art	164	23.4%
Resale	182	26.0%
Home furnishings / furniture	205	29.2%
Other	110	15.7%
Total	700	100%

What level of value, importance or priority would you place on downtown redevelopment and revitalization efforts to:

1 = High, 2 = Mod, 3 = Low

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3
Enhance pedestrian access by improving sidewalks, crosswalks and traffic circulation?	229 32%	291 41%	195 27%
Restore and preserve the downtown's historic buildings and landmarks?	439 60%	233 32%	58 8%
Stage additional events in the downtown area?	328 45%	310 43%	91 12%
Develop additional housing in and near the downtown area?	198 27%	251 35%	273 38%
Recruit businesses and expand a variety of shopping, dining, etc?	573 78%	126 17%	35 5%

What level of value, importance or priority would you place on downtown redevelopment and revitalization efforts to:

1 = High, 2 = Mod, 3 = Low

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3
Implement downtown signage and business wayfinding directory?	180 25%	316 44%	222 31%
Rebuild existing parking lots in the downtown area?	236 33%	303 42%	180 25%
Establishing a year-round Farmers Market in downtown Wyandotte?	291 40%	300 41%	136 19%
Installation of public art works throughout downtown?	156 22%	338 47%	224 31%
Creating pedestrian pathways to link the riverfront and BASF park to downtown?	335 46%	279 38%	112 15%
Creating bike paths throughout the center of downtown?	315 44%	239 33%	170 23%

Likelihood you would patronize this type of business downtown?

1 = High, 2 = Mod, 3 = Low

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3
Restaurant	613 82%	115 15%	22 3%
Book and/or record store	399 55%	197 27%	125 17%
Grocer	408 56%	197 27%	124 17%
Crafts & hobbies	181 26%	309 44%	218 31%
DVD or video game store/rental	96 14%	168 24%	437 62%
Coffee house	214 30%	267 37%	242 33%
Gifts & novelties	233 32%	306 43%	178 25%

Likelihood you would patronize this type of business downtown?**1 = High, 2 = Mod, 3 = Low**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3
Computers & computer software	84 12%	232 33%	389 55%
Antiques & collectibles	210 30%	273 38%	227 32%
Radio, TV, & consumer electronics	73 10%	252 36%	378 54%
Furniture & home furnishings	151 21%	314 44%	243 34%
Physical fitness facilities	169 24%	217 31%	324 46%
Laundry & dry cleaning	69 10%	201 28%	436 62%
Mailing and/or printing service	168 23%	282 39%	265 37%
Clothing retailers	282 39%	282 39%	155 22%

Are there other types of businesses that aren't listed above that you would likely solicit?

192 Response(s)

What do you think would make downtown Wyandotte a more desirable place to visit? (check all that apply)

	Number of Response(s)	Response Ratio
More retail shops	487	68.3%
More restaurants	446	62.5%
More night life	345	48.3%
More housing	168	23.5%
More people	220	30.8%

Other	144	20.1%
Total	713	100%

How do you find out about downtown happenings? (check all that apply)

	Number of Response(s)	Response Ratio
City e-newsletter	304	40.8%
Local newspaper	332	44.6%
Television	161	21.6%
Electronic signage	174	23.3%
Word of mouth	459	61.6%
Social media sites	213	28.6%
City website	264	35.4%
Downtown guide/city calendar	282	37.9%
Posters	281	37.7%
Other	25	3.3%
Total	744	100%

Of the following media sources, which have the most influence on your local shopping habits and purchase decisions?

	Number of Response(s)	Response Ratio
Local newspaper	307	42.5%
Downtown guidebook	189	26.1%
Television	154	21.3%
Radio	54	7.4%
Internet/email marketing	197	27.2%
Social media sites	187	25.9%
Direct mail	251	34.7%
Print media	135	18.6%
Word of mouth	394	54.5%
Other	24	3.3%
Total	722	100%

Other comments/ideas/suggestions:

How about a beautiful pine tree-lined, grass boulevard in the middle of Biddle from Oak to Eureka. Would improve the appearance of the street and maybe stop the speeding.

We would like to see a small "brand name" department store that could draw more people downtown.

Need to clean up some building appearances, looking kind of tired.

Farmers market hours are not convenient. Thursday closing at 6 or 630? I work until 5, get home at 530, it is nearly impossible to make it, which I would love to do. Extend the hours of the market or change the day of the week to Saturday or Sunday. 9-5ers cannot enjoy the market.

I would love to see a grocery store on the south end of the city. All we have at the very south end is Super Kmart down Pennsylvania.

The Farmer's Market closes way too early for those that work full time outside of the city. I cannot make it in time before they close, therefore I purchase my items outside of Wyandotte.

Places to sit and visit friends with shade available.

The city has been moving from a retail focus to a housing focus for the downtown area. The move of city hall to the bank has removed a major source of foot traffic. People can now park and leave. The cross promotion between the business association, recreation activities, and other city promotions other than art fair is virtually non-existent.

Lucky Strike type bowling alley/bar/restaurant Downtown Hotel (Loft Style - NYLO Chain nylohotels.com)

Running Fit

Moosejaw (Michigan based company)

M Den

Chipotle, Zoup or Tom & Chee

Starbucks (Goes without saying)

Dollar Stores, Junk Shops, Second Hand Shops, etc., are not what this city needs to revitalize. If you spend time in any successful downtown area you will find wine and cheese shops, a quaint and NICE bookstore, coffee shops, a deli with outdoor seating and RETAIL. Christmas Shops, Gifts and Clothing. A shoe store. NOT offices or gyms downtown.

Great work so far -- so glad to call Wyandotte home.

The city needs to build a marina off bishop park to attract boaters and income from docking fees.

More handicap accessibility in housing, retailers and downtown activities

Do something with the vacant buildings and get them back on the Tax Roles.

We don't need more sandwich shops or hair salons.

I would like to see a vacant building turned in to a place where artisans could have a place to do their work and have a small retail location.

I am growing out of my kitchen.

Making Wyandotte extremely bike friendly should be a very high priority. Bicycling is very popular right now, and getting more popular. Riding along Biddle downtown right now is very dangerous, either for cyclists on the street, or pedestrians on the sidewalk. This will make downtown more attractive as a cycling destination for shops and restaurants.

Would like more park, grass areas, outside sitting areas. Benches downtown. Senior van and improved senior center with more activities and classes. Would like Wyandotte to spend more money fixing the neighborhood streets so it is easier to drive to the local establishments. The streets look terrible - makes the City of Wyandotte look trashy.

think 3rd Fridays could be better executed and advertised. The trolley is always advertised for 3rd Fridays and several times I've seen it all the way down by the Speedboat bar? I very rarely see the horse and carriage rides. I could comment on much more but I am out of room.
I love Wyandotte :)

Keep up the good work!

My wife and I try to support Wyandotte businesses as often as possible, therefore the more restaurants and social events there are the more we'll be able to support. The Third Friday events are a great way to promote local. I'd love something similar to Royal Oak's "Arts, Beats and Eats" too. Thanks for the opportunity to have a voice in our DDA!

Royal oak has a great mix of restaurants and bars. Wyandotte has a nice walkable area for people to be attracted to downtown for the food and drinks. Foodies are who we need to attract. Let franchises in, Blaze Fast-Fire'd Pizza and Pei Wei would be my ideas.

What Wyandotte is really lacking is a community center with a work out facility, indoor pool and outdoor splash pad for the kids. The lot where the old show was or BASF park would be an ideal location for such a facility.

Also, I would love to see more restaurants with outdoor patios for summer dining or more waterfront dining opportunities.

When I visit other memorable cities, they often have quirky little shops with a wide variety of items that make it a fun experience. Wyandotte seems to have tried that but things seem to be going more towards service businesses, which I think is a detriment to the downtown area.

The museum campus should have a continuous wrought iron fence around the entire campus, similar to the one at the museum. Also the parking lots on VanAlstyne should have the same wrought iron looking fence that is at bishop park-it would add continuity for the two parks between them and also control the debris from the neighborhood

Some of my answers were based on Jerry's Market as being part of downtown, so, some of my answers may be incorrect if Jerry's and other places in Wyandotte do not count.

I was born at Wyandotte General, and I have lived here all but 8 years of my life.

Thank You

I am the 5th generation of a Wyandottian, and love the city and everything about the place. I am a member of the Downriver Genealogy Society (which takes place at St. Johns Church), and enjoy helping people learn their family history from Wyandotte. Continue to do what you're doing!

High-end nightlife, affordable modern urban living. And a hotel! We really miss the Bank of America! Also, we love the community gardens/plots. How about a food truck rally? Or community Field Days? Or a community bike rally? Would like to see handicap accessible housing too. Full service grocery store.

Concerts in the park. Love the arts scene!

How about improving the traffic lights! We do not need to stop every two blocks while going through the city.... do we really need a stop light at every corner? Most of the time we avoid downtown when driving because of this!

More police presence in the neighborhoods during the day. Catch the criminals doing home invasions and car break ins.

It often seems like anyone with a bad idea is allowed to open a storefront downtown. All the clothing Shops are a joke. It's difficult to get outsiders to look at the town as something other than an extension of Taylortucky.

The only reason to frequent are the events and the restaurants. People riding bikes on the walkways are also a huge annoyance

Signage on Fort Street at Eureka, Oak Street, & Northline to direct people toward downtown Wyandotte.

A welcome sign that mentions "Welcome to Downtown Wyandotte"

Wyandotte is built on small independent businesses, however, I think that a popular chain type restaurant (ie. Potbelly, Cusi, Chipotle) could be helpful in bringing people into the downtown area to then do Shopping or get dessert. This could bring in people who otherwise may not realize how great the downtown shops are.

We moved here from the Philadelphia suburbs and bought our home in Wyandotte because we loved the Family-friendly events and the warm neighborhoods of Wyandotte. Keep up the great work!!!

We need more family friendly activities. Pool, splash pad, or trails, nature parks.

I DO NOT SHOP DOWNRIVER! I travel to Oakland Co. to shop.

Grocery stores, I go to Hillers, Hollywood and Westborn. We don't eat cheese steaks or sliders, so the new restaurants will never see a dime.

Winter, open the golf course up to cc skiing and snow shoeing.

Be nice if we could have a small waterpark with pool for kids to play at.

Fix the timing of the stop lights! Having to stop at every light is insane. If you get more bicyclists they will be not be stopping at every light. I avoid biddle because of them. No big box or franchise. Starbucks or buffalo wild wings. Tim hortons should have had to build a facade that blends in. Promote ma pa. We need a bakery and groceries.

We love downtown Wyandotte! Keep up the great work!

We need better parking, more clothing stores, and good places to buy fresh food and vegetables. Less bars and coffee type stores and the like.

I WOULD LIKE IT IF THE TRAFFIC SIGNALS WERE TIMED SO I DIDN'T HAVE TO STOP AT EVERY CORNER DOWN BIDDLE AVE, ALSO A NEW PIZZA PARLOR AND MORE FAST FOOD PLACES TO EAT AND LESS COFFEE HOUSES

The parks in Wyandotte are horribly maintained! I have to drive to other cities and take my child to the park!

If you want families to stay focus more on the kids and not on the art crap nobody cares about.

I grew up here and was thrilled when I was able to move back. Great to see the variety of new businesses that have popped up in the downtown and surrounding areas over the last few years! I would love to see a small indie theater downtown again. A parking structure would be nice as well :)

I lived and had a business in Birmingham for 25 years. I moved here 6 yrs ago. I forsee this beautiful little town on water heading in that direction. My Birmingham friends loving coming here for events and then return to dine with friends as an out of town road trip! We are the Downriver Paris of Michigan!

Food - Each side of each block needs to be unique and inviting. Italian on one side and Mexican on the other. Mediterranean on one end and and oriental on the other. Nothing is unique or interesting about chain restaurants and detracts from Mom and Pop start ups.

Keep up the good work, find more businesses to relocate.

Tutoring center

Music store for instrumental music

Oil change

Car wash

Activities for kids

Farm store for urban farmers with pet stuff

Tea shop

More historical activities

Would love to see a popular restaurant that could attract people of all ages - a Mongolian Barbeque, or something along those lines. The outdoor seating that is available at several restaurants downtown is wonderful.

I miss our old Wyandotte with Neisner's, Kresge's, department stores with nice and reasonable women's clothes, shoe stores. Like nostalgia stores. Plymouth is more fun to shop at. We have too many attorneys and investment places that are not geared to the middle class needs. Sorry I am not so rich.

I understand the "shop local" thing, but even in the video that was made to Eminem's song with the Mayor narrating, the city chose to use footage from "Big Boy," a chain restaurant, as opposed

to a local shop (Nanna's).

They've also had liquor provided from a place in Taylor, as opposed to say, discount drinks, or another place in Wyandotte. Why?

A marina or at least day docking slips should be developed at Bishop Park. Boaters would come from all over. Boaters enjoy visiting unique towns, shopping at little boutiques, and dining/bar hopping. They also like to spend money - everybody wins.

The malls/big box are open late so if Wyandotte businesses close early where would you shop after work? If you want business then they have to be open when a good portion of the customers shop. Advertising OPEN LATE on Monday and Thursday may help but only if all businesses participate. Some are not even open now on Third Fridays after 5pm.

Bike paths could be big, not only in downtown but spreading out north/south and linking to bike paths that can connect us to neighboring cities. Riverview, Southgate, Ecorse, etc.

Make businesses want to come instead of allowing what has gone on in the past, rarely can anyone make it. It is not only sad it is embarrassing.

20/30 yrs ago everything in W&. was beautiful. That has slipped away. Insist that business owners clean up their store fronts. Offer incentives to them. Business of the month promos... Offer incentives to homeowner to clean up free garbage tote rental for a yr... Keep big box stores out of here.

I would love to be able to shop in the community I live in, but....The grocery/fruit and vegetable markets just don't carry the diversity and quality of product I demand. I do most of my shopping north of 8 mile.

As for restaurants; the choice is getting cheaper and cheaper, not quality, nutritious, or even interesting. I shop at Sew What ..

We don't need more housing/condo, we need businesses that draw people into the city - restaurants, stores etc. We need more emphasis on Wyandotte's history, it's old homes and buildings. We have some wonderful Art Deco buildings that get no attention and beautiful old homes that get torn down to Wyandotte's great shame!

Coffee shops like The Grind gave the downtown it's distinctive, user friendly image. I'd like to DO things in the downtown, not just eat and drink there. A movie house would be wonderful. An arts activity center with classes near the beautiful riverfront, please.

Make bishop more appealing, update. update, and get rid of the old ugly buildings left in downtown: the old city hall and tigers and beer store front.

I think preservation of historic buildings and the celebration of Wyandotte's history are most important.

Our Downtown looks great! We just have to figure out how to get some additional fun businesses downtown.

NO More bar type businesses-Wyandotte has more than enough places serving alcohol. I think family orientated business's would be nice-if possible. The Diamond Jack boat tours are wonderful-we enjoy going on them-great for visitors!

view government broadcast of meetings on all cable tv providers , smart phone app to view information being viewed on digital sign at fort and eureka.

Please, please, please don't encourage liquor or smoke shops as part of downtown redevelopment. These are not what we need. We need unique businesses and services, arts, and community gathering places.

Cities like Royal Oak, Ferndale and Ann Arbor should be our models. I know they are much larger, but they are vibrant and attract young and old.

For a vibrant downtown, you need businesses that stay open throughout the week into the evening. Since many businesses close early evening, it does not give enough time for residents to shop after their work days, so they go to Meijer or the mall with more convenient hours. During the week it can be a ghost town.

While in Europe I saw overhanging signs on stores. They extended 15 to 18 inches over the walkway. All the signs had images, letters or characters on the sign eg. a art supply store had a sign with pencils, pens and ink bottle on it.

I would like to see the area to the south of Franks pizza developed as a mini park type area with seating and plants maybe a small fountain. I also think they need to bring back a seating area during the street fair. People were sitting on the sidewalk trying to eat food or just looking for a place to rest. Only in the parking lot area does not work.

The current stores in Wyandotte seem to be pretty specific and High-end. Furniture/womens clothing and low-end restaurants. I find myself at CVS more than any other store. I wouldn't find myself shopping or strolling unless I had an ice cream or shopping a through various stores and shops without a greater variety. A hotel is still needed!!!

Invest in a dog park or make some parks dog friendly. I have to go out of the city to go anywhere with my dog. Even though most people ignore the signs, for someone who does I feel the city is very much anti dog.

text about upcoming events if we opted in

Everytime we go to pay our monthly bill, have a little ad about upcoming events

A community center with a pool, fitness, sport and social area would be nice (see Gibraltar/Flat Rock. It might keep more families in Wyandotte.

Very pleased with the decision to build more moderately sized homes. Would like to see

55 plus condos for active seniors-- 2/3 b.r. units w/ at least some arranged on one floor. Husband and I are generally pleased with the decisions made for Wyandotte. Hope to be here for our entire lives, either in our home, or other suitable housing.

Please pass on; Please work something out with Uverse to provide public access! I feel like I am being punished for not having Wyandotte cable! I miss a lot of events because I don't have those channels! I can't read the sign on Fort St. going 40 MPH, or sit there at the red light to see the entire announcement. PLEASE!!

Make all parks dog friendly - we spend money. Plymouth is pet friendly and crazy busy! Take a page from their book - niche stores, kitchen stores, Michigan gift stores, reasonably priced. Italian deli/market - polish restaurants/store, specialty food stores.....expand the art fair like Plymouth's , which blows Wyandotte out of the water.

I would love to have a store like Gails used to be downtown.

DO NOT close our wonderful POST OFFICE. MAKE IT AFFORDABLE for businesses to rent downtown. Greed eost us our Coffee and Gift shops. I work in Birmingham and frequent shops here and Royal Oak because of what Wyandotte doesn't offer. Wyandotte must chang to make it vibrant...period.

We also need a Coffee shop for older or boomer crowd.

Make downtown parks dog friendly or where dogs are allowed.

More outdoor seating.

Get rid of eye sores: Empty lot at Eureka & Biddle w/ black vinyl fences. Something w/ the old Sears Bldg. Fix-up or tear it down and make a small park. City Council has dragged their feet long enough on these two properties.

Wyandotte needs to fill its empty business buildings with more eating establishments.

When will the old city hall be torn down? Would a replacement building be downtown condos?

Build something where Lions, Tigers and Beers was located. Address pavement issues between Biddle Ave. and 3rd Street.

kids museum, art galleries, hotels, theater, film theater, 5 star dining.

need to take more advantage of waterfront location.

would like to see large scale installation art in/around town and in vacant storefronts
see <http://beililiu.com/10to11/lureseries.html>)

summer events - fringe festival
(see <http://www.londonfringe.ca>)

thanks

Need a friendly live sense about it. Everyday more like 3rd Friday. Street vendors, kids events

Not enough benches for older shoppers to rest. Store hours not posted well or not kept with posted hours.

Open too late, close too early

Wyandotte has not major grocery store that I know of and has no fabric or craft stores that I know of. You need to let the general population know that Wyandotte has!

bike paths

Would like to see Trader Joes Downriver. Go to Ann Arbor store & would prefer to spend in Downriver.

I'm 75. Spent most of my years here. My 1st hourly paid job was Cahalans's on Eureka for .25 hr. I love this place. I had a business in Rochester MI 1976-89. We had a good city planning.

We need world'ly not a local yokel planning. We stuck!

Find a way to reopen the theater. Possibly a Redford Theater concept? Currently I don't go downtown often due to no bike rack & I don't need any of the numerous lawyers on Biddle. This could be like Royal Oak so do it!

Notes: If you want to keep other well educated & employed residents in this city do not pass any BSL mess against certain dogbreed

Love Downtown Wyandotte! Take advantage of the waterfront property! (parking lot behind Bella Donna's) Restaurants on the river would be awesome! Bike path along river and thru city. PS, thanks for inquiring with the residents as to what is important to us! :)

We need a good book store downtown. Something on the level of a Barnes & Noble or Books a Million. A good used book store would work well too now that Ukazoo books in Southgate has closed down.

I think if we want to draw more people to the events and not just residents, promote in other newspapers, etc. I always promote Wyandotte to people as a wonderful city to live in :-)

Indoor play area for children. A park program at Bishop Park in the summer months. Overall more family oriented things. We love the Flicks on Bricks, Art Fair and parades. Bring fireworks back.

The Farmers Market should be on weekends or if on a weekday, stay open later in the day for working people. For instance, 1-7:30 PM.

Better policing of signs to be sure that traffic lights are obeyed by walkers, bikes and cars.

Other communities have very active community centers - Wyandotte needs one. I hate going to Trenton to swim - paying Southgate for the YMCA - so many activities can be offered.

Advertise more (i.e. banners), more kid friendly events (i.e. soap box derby, kite flying day, painting/gardening to help beautify downtown, community bike/walk events

Send activity reminders with utility bills

Link DDA web page from city web page

Offer the trolley with EVERY 3rd Friday event to link Goddard to Downtown and Eureka/12th to downtown

Advertise 3rd Fridays activities during week of, on the radio

Build a place for orchestra and other music concerts.

Bring in music groups to add some culture. We have lots of art. We need music.

Senior housing on one floor

Our fisherman of Wyandotte have been neglected! Do something! We could use a monthly Newsletter maybe put it with the bills of what's going on in the city. STOP POWER OUTAGES!

Restore the old buildings. Create codes & ordinances downtown to encourage new buildings to Emulate old architecture of the 1890s through 1930s. Residential living on upper floors. NO ONE STORY BUILDINGS LIKE NANNA'S.

How do others re-discover Downtown Wyandotte

We come downtown primarily for our kids (Bishop Park, library, summer festivals, parades, etc.).

More events or places for children would bring us down more frequently with different agendas.

Trader Joe's if they would come Downriver I would like to see it in Wyandotte. Shoe Store – something unique, maybe slightly upscale that you can't find at Southland.

love to see more street performers on the weekends; musicians too!

I would like to see a boardwalk w/ shops and dining place near the river. We are losing out on the river.

Love my Wyandotte city, moved here in 1992. Hate to see companies that are closing. Please don't block the river view w/ more condos!

No smoking at Bishop Park

What happened to the windmills for generating electricity? Obama doesn't like coal.

Most downtown retail shops are out of my price range.

art, music, "good" food, art.

I believe that there is not enough people in Wyandotte to sustain a business (least a new one). believe this because I have been in & around Wyan. since early 80's. Businesses come and go. Rents/leases are high (as everywhere). Need something to bring people here. Art, lots of art as in Ashville NC (along w/others)

I would try to do all of my shopping at downtown Wyandotte stores, but they are always closed when I get off of work.

The people with the money have jobs and they need to stay open later.

Walking/biking trails would be nice. More condos and restaurants and marinas at the waterfront.

Trader Joes, Whole Foods, DSW

Downtown Guidebook is a great resource.

Plow downtown lots in a timely manner.

Wyandotte needs a community that has a year round pool "open swim" and fitness center for families and kids.

1. Family stuff for young kids like a funtastic or showbiz sort of place.
2. Restaurant and boat dock at Bishop
3. A big name restaurant

I love Wyandotte's "artsy" downtown. But this attracts only a certain kind of crowd. You need more businesses that appeal to the masses.

Lifetime Fitness. Trader Joes.

Expand downtown Wyandotte.

Old run movie theater.

Outdoor summer concert series

Keep the post office downtown.

Historic home tour. Save the post office.

Retail shops need to stay open later.

More restaurants on the waterfront.

Would like to see better utilization of riverfront. Restaurants on the river.

Clothing shops downtown are too high priced.

The city needs to assist those that are currently here and quite chasing a dream. Your strengthens are the parade, fireworks, and various events grow on those assets.

Have a weekly flea market.

How about more child friendly recreational activities. waterpark etc? Is there any way to create a small business incubator that provides advice (e.g. through retired business people) as well as affordable start up space?

More places to shop!!!!
needs a park where dogs are welcome with a fenced area for socializing them

I love living in Wyandotte & being so close to small businesses, shops, and restaurants

Keep downtown clean. Excellent job so far from the city and citizens

Flyers to Wyandotte residents about upcoming events mailed with city bills

Willow Tree, Chelsea are outdated and too expensive.

Big Boy is outdated.

Chase Bank parking lot would make a great 10 story parking garage \$2 per day to park all day.
We are wasting all that space.

Keep up the great work. Downtown Wyandotte is such a great community of people.
This city definitely cares about its citizens and it shows. :)

When people move to Wyandotte, it would be helpful for a welcome package telling them when trash will be picked up, certain things you have got to ask a neighbor

Community events - nonprofit to help local residents. Adoption fair for animal shelter, food drives, coat drives, etc.

Love Wyandotte. Lived here since 1946.

I believe it is important to have outlets for teens & preteens to keep them occupied. Perhaps a Skateboard park or something of that nature. Also bike and walking paths.

A small grocery store that you can walk to. Mostly for seniors that are handicap. PLEASE!
Too many empty stores?

I love Wyandotte!

Rebuild Lions Tigers & Beers. Too many vacant buildings downtown. Businesses need to stay open later till 8-9pm esp. during the week.

It's hard to get to farmers market on workday. A weekend morning would be better. ****ORGANIC****

Get rid of the geese at the river water front. Make golf course 18 holes. Have more art at the art fair.

Market the city for its quaint, historic downtown. Not to mention its waterfront, restaurants, & FREE parking.

Install daily visit boat dock, walking and bike trails. Stop putting all \$ into 3rd Friday and focus on EVERYDAY!!! Better neighborhood parks and rec. would bring in more families. Stop turning us into a 'medical meca'.

Back to true cultural events from days gone by. Historic Wyandotte tours. The Diamond Jack is always full.

The river is beautiful, but the city has a lot of interesting history as well. I would pay to ride the trolley Around the with Mr. Hayden narrating the tour. I'm sure out of town visitors would too. Include cemetery, house & sites long gone.

Use empty schools to house homeless animals. Feline refuge it would be good PR for Wyandotte. We could pass a millage for this.

What happened to Sterling Hotel, would have been a nice place to stay and have out of town quests visit and stay.

I think it is crucial that if more dining is brought to downtown Wyandotte, to have quality, trained staff on board. My husband and I recall a pizza sit-down restaurant about 8 yrs ago - excellent, excellent pizza but horrible service with waiter/waitressing. "Smokies" is a good example of both excellent food and waiting/serving tables.

Cleaner parks, more small sitting areas around downtown with small garden/fountain etc. Would like to be able to bike in area and also be safe as a pedestrian. Small businesses need to be offered affordable rent for these old storefronts, greedy owners appear to be turning Wyandotte into a ghost town. Let the river attract and shine!

Why don't they keep the bathrooms at Bishop Park open until the park closes. They are always locked early.

Stop pot smoking. Downtown recently and the stench was making us sick while walking around.

More convenient parking locations - if unable to park, unable to shop.

Improve Bishop Park, make it beautiful with flowers, etc. I would be will to help.

Dog park in Wyandotte

Utilize Bob's Boathouse for entertainment. Marina at Bishop Park. Moved here because of the water.

I liked the quaint downtown but keep losing businesses. We can't build it up.

Love the Third Fridays

After wife tripped on a trip hazard (no injury) reported to Public Services - that was 6 mo. ago. No response as yet (are you waiting for a lawsuit?) Poor response.

clean it up and make business take care of their area. Bring in more shopping & restaurants

Wish we could have a taco bell. Would like a hotel for when my family comes to town.

better signage on trolley

larger grocery store; bike and walking path

A bike lane in the road. We old folks get run into by bikers on the sidewalks. That is one reason a lot of seniors stay out of the stores, we must walk!

Would like to see a bakery shop for fresh bread.

Lots of great opportunities in Downtown. Reduce Biddle to two lanes, install bike path/pocket park Type seating in center of road. Keep on street parking on the right lane. Events are bread and butter of success. Maintain and improve them.

We need a large grocery store like Kroger, Meijers, or Kmart

Wyandotte is a good city to live. I live here for 30+ years. I like it here. :) :)

Thank you Wyandotte!

Would love to have downtown store w/ fresh veggies and meat! A small grocer would make downtown Wyandotte complete.

The access for out of town boaters is horrendous. Absolutely terrible.

market w/ fresh fruit & veggies, deli meat, bread, more benches

The light at Eureka & Biddle is dangerous. Increase safe sitting areas on Biddle to include decorative fencing, shrubs, tables, soft lighting. Enclose dumpsters w/ plastic fence panels – also use stone/brick pillars along Biddle.

Too many buildings eastside of Biddle have no handicap entrance for scooters, walkers, & wheelchairs. Oak to Sycamore. Thank you.

I would love a dog friendly area - we have lovely parks & some of us would love to walk our dogs there.

There's no place to go in Wy. for dogs. not even a dog park as much as a park our dogs are allowed in.

going for walks downtown ice cream shops are a destination. Night places to be destinations just to sit and relax.

More water view access.

Please re-route the City Hall parking lot for easy access to bill box. Would like to reach it off 4th St. too? Get lost now. :(

I would like to be able to make payments online a little more easily. Maybe create an account that can store my payment information. Also would like to see more places to attract a younger crowd.

Quit trying to copy other cities and make Wyandotte the example to follow. Make other cities want to be like Wyandotte. Have an antique and collectible street fair also

Downtown doesn't have much parking which is hard to accommodate consumers, especially handicapped patrons

ALSO: grocery store or multi store 24 hour meijer kmart superstore

Love small business saturday

think a successful year round farmers market would be wonderful, but I understand it's impractical and hard to do.

Tell the city officials to get off their ass and make Wyandotte more like downtown Royal Oak.

The stores downtown are expensive. There aren't many different stores. Need a hotel. I was excited about the one that they were going to build.

Quit raising the rent so people can keep their business, stores, and shops going.

I have lived in Wyandotte for 24 years. It is by far the best city downriver. Please preserve the history. I <3 Wyandotte.

Think everyone is doing a great job but would like you to use your influence to turn down a millage when it does not have to do with our citizens. Like zoo and bus. Keep the money in our city.

Stop closing off the streets so early in the AM. You can't get to the bank, and there is no place to park. This is unnecessary.

Festivals at the Yack/Higher end gifts/restaurant like Savannahs in Trenton/Use Detroit river location/keep

our post office/bigger farmers market

more use of the river benches

Dream hotel with boat dock or boat rental

Anything that is very social and fun and doesn't cost a lot of money on fixed income but love to enjoy life like everyone else.

Card shop/Hallmark

Need antiques and collectibles like royal oak

ice show in winter/cars show on the river/new ice rink

Coupons get me into stores.

Bring back baseball for men and woman like it has been in the past, also keeps the young ones off the street and brings them together. LGK

I hear a lot of customers saying that they had no clue that an event was going on in downtown this evening. Usually I don't either, or we don't know where the event is taking place. I would think

signs up and down Biddle on the sidewalks, trees, and corners a week ahead of time with date, time and location would help.

Shops need to be open when the people who are working and have the money to spend are off and can stop in to shop.

We need a dog park or somewhere the dogs can play and people can visit with each other and their dogs.

Need a dog park!

We would love to see a small concert area.

I like having the mail box at city hall.

On special occasions I would take our guests to Austins. A very nice restaurant. We go to Eldorados frequently.

Hotel would be nice for funeral guests.

We have so many financial, insurance, and medical sites. We are losing our identity. We need to get creative.

Why do they show the same movies over and over. Movie shown 2 times a day and repeated the next day. Whoever is in charge should be replaced.

More activities in the park for all ages.

The empty storefronts detract from the look of the downtown area. LTBs building is still empty after the fire. Keep everyone updated on downtown plans. The business codes for signage is too strict (boring). All ow for neon lighting and various store front signage to make it appear fun. Clean and fix the roads.

How about improving the main corridor into Wyandotte? A grassy median would look very appealing. Wyandotte is not just about downtown. How about West of the tracks?

send text messages with info about events in downtown. Get more specialty shops & unique stores.

Have a late night each week that city hall is open to help residents.

The only problem I have with this city is that there is no yard waste collection. Every city has it but Wy. Too strict rules with trash collection.

Sundays_ More shops open. It's a ghost town in Wyandotte on Sunday. Terrible for families.

DDA needs to establish a Visitors Center with maps, dining guide, parks, local history, ect.

We need more healthy shopping options.

I would like to see better utilization of waterfront during summer months/early fall. Maybe concerts/festivals. Like to see Wyandotte turn out like Downtown Grand Rapids, like once a month they have dancing under the stars @ the outdoor pavilions.

Something to entertain our youth (teens). They have few choices with high expense. They deserve more.

We need more retail shops.

Improve exterior on some of the homes and apartments.

Dance hall for teens, game room

Pool for all year.

Residence like there was in the Lincoln School

Dog Park

In door movie theater

The shops like Willow Tree and Chelsea feel too old. Need more trendy shops like Glow fish, sushi and thai are also trendy!

I think Wyandotte is doing a great job actively improving downtown. They key is to hook younger residents early before they leave for trendier downtown like Ferndale, Ann Arbor, Royal Oak

Looking for upscale nightlife, outdoor eating options with a view of the water, organic food and a more hip atmosphere.

I thought the idea to have a boutique hotel downtown was a good one. It would have anchored small business.

The electronic sign on fort street is an accident waiting to happen. The light is not long enough to read all the events happening in Wyandotte. A sign that is not electronic needs to be located in Wyandotte. The sign should show what events are going on for that particular week end.

Wyandotte has a lot of senior residents who cannot shop at high priced specialty stores. We need a business aimed at the lower income demographics, all they can handle is the ice cream parlor.

Keep up the activities 3/3rd friday. Love the cooking_BBQ, chili cookoffs.

Love it and I spread the message to my friends outside of Wyandotte.

Dog day of fall, one or two times per year

Was a great business attraction when I lived in Brooklyn when I lived there.

Great job in Downtown Development. Wyandotte has a great reputation from Detroit to Toledo.

Wyandotte needs young progressive people in key positions. There are too many old folks in the same positions for decades. Planning, beautification--these jobs uever change.

You need to define the boundaries of 'downtown'. How about Jerry's or Marathon?

I love our city utilities. Are getting too high. Left cable offer many years with Wyandotte, telephone also, because of prices. I would like to see our downtown keeping with its original architecture.

Had sheet attached...

High end retail stores: Aveda, coach, American apparel

Organic cooking

Yoga and workout classes, ballet

Wyandotte has always been home to me. I grew up there and I love to drive through, I feel at home.

I would love to purchase a condo downtown, however they are too expensive and taxes are not affordable.

Keep up the good work!

Need to somehow link all 3 cities together with sidewalk or similar thru Jefferson, Trenton-Riverview-Wyandotte...create a corridor to safely navigate.

Maybe boat races by Bishop Park. Car shows in parking lot. Live bands in parking lot, even if it means charging people to get in it would bring in people from all over.

we need a Meijer or Kroger

It would be really nice to have a grocer/specialty food shop in downtown Wyandotte. Although Trader Joes & Whole Foods are chains, they would be an asset to downtown growth.

Keeping Bishop Park and BASF park cleaner and better maintained would be a big plus.

We need more restaurants on the river! Where you can eat or sit and look out at the water. That is such a plus for our city. Love the water!

Just moved here in April, getting to know it. I like it.

I'm rather out of circulation. I'm 96 years old.

I dream of a high falootin Downtown that will judge me for what I buy. I also want my lifestyle choices to be a point of ridicule. Right now it is too relaxed and welcoming. Also, Trader Joes!

I love all the changes that have taken place in Wyandotte, and yes, keep up the good work.

This city has enough restaurants and bars and medical facilities. Your elderly need more. The Copeland Center is a disgrace.-to what other cities have for seniors.

I have lived/worked in Wyan for 20+ years. Thank you city officials for forward thinking to keep the city active.

We are in need of clothing stores for people other than the young. Madelines closing took away a lot. If the building owners would lower their rent maybe more would be used. The empty buildings are a turnoff.

A deli

mall or department store

Put more emphasis on upkeep of Bishop Park. Fix lights. Remove trash. Reduce parking lot. Police Presence.

Natalie, you're doing a great job!

Have the store better advertisement to know what on Sale would like to have one more theater

like we use to have.

lower taxes on property owners (non-resident)

When will you figure out that it does not good to attract people and businesses to the downtown area if you will not provide parking. We need at least 2 parking structures right now but you are adding new business to the areas they would to into and those businesses will require more parking that is already not there.

Wyandotte needs more residential housing downtown. It also needs better restaurants that are open into the evenings and weekends, including sun. Less candle, kick-knack shops, ice cream parlors.

Would love to have a little grocery store downtown just for items forgotten and just need to run out quick for a few things. Love Jerry's but always get stuck at a train to or from there.

More handicapped access into buildings and parking

Make more parking

Do not install parking meters

Make sidewalk eating and drinking

Try to encourage lower rent for businesses

Redo Heritage events series

More cultural restaurants

Fix flags

Reference signs to find memorials in Bishop Park

Marina development like Saugatuk

Preserve the historic buildings!

Shuttle buses to and from apartments when needed.

Parking permits to out of town Wyandotte residents near the park and library.

Wyandotte is a great community, I've lived here for 30 years.

Move Ramseys downtown

I have been here 1 year. I have missed many events such as the fireworks, parade because I wasn't told by anyone and no promotional material was posted. You should have a newsletter sent with your bill to all residents of Wyandotte, AT LEAST!

Love all the buildings going up. Wish things like the empty lot at Eureka would get something built, brings a whole city down.

There should be some type of contract the tenants stay too many come and go and we have empty buildings.

No more electronic signs

Multi-purpose theater in the center of downtown that would feature live acts, plays or current movies. Also more seating for outdoor activities on Biddle.

I would like to see more independent restaurants (not italian, we have enough) with an unique menu or idea. If you have ever been to Chicago you know what I mean. Also more places to take pets, since they're not allowed in parks.

Parking structure, Tri-monthly calendar of events

Bookstore! Better stores would bring more people from out of the area to Wyandotte. Everyone that goes to Wyandotte Art Fair always enjoys it but doesn't bring them back until next Art Fair.

fix sidewalk at north side 'why not' building

Would be great to have a grocery store downtown.

Grocery or Whole Foods store would be welcome.

Clean up your nasty mens room at Bishop park. It has been nasty and dark for years.

Empty trash barrels regularly

It has been so depressing at Christmas time with the dim Christmas lights you have been using. Go back to the bright, white Christmas lights.

I like the reaction when I bring someone new downtown. They all love the atmosphere and homey Feeling downtown most re-visit.