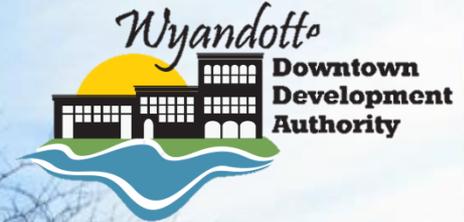


SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS FOR REDEVELOPMENT

FORMER CITY HALL LOCATED AT 3131 BIDDLE AVENUE
ADJACENT VACANT LOT AND CITY PARKING LOT #4
BID FILE #4613



Issue Date: August 31st, 2017
Closing Date: November 1st, 2017

City of Wyandotte
Department of Engineering and Building
3200 Biddle, Suite 200
Wyandotte, Michigan 48192
www.wyandotte.net

Mark A. Kowalewski, PE, City Engineer
Joe Gruber, MCD, Downtown Development Authority Director

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BACKGROUND INFORMATION

The City of Wyandotte is pleased to announce the offering of prime downtown Wyandotte property for redevelopment of a commercial and/or mixed use residential development. Proposals for redevelopment of the property or a portion of the property will be accepted; however preference will be given to development proposals that encompass all the property.

A. OVERVIEW OF DOWNTOWN WYANDOTTE

1. Wyandotte is a waterfront community rich in history and known for its distinctive architecture, charming downtown district, waterfront parks, golf course and variety of cultural and recreational offerings. The historic, walkable and waterfront Wyandotte Downtown District is anchored by Biddle Avenue. The map shown in Attachment A illustrates the amenities and attractions located within the Downtown District: Wyandotte Shores Golf Course and Waterfront Park, Bishop Park which includes a Handicap Kayak Launch, Bacon Memorial Library, Henry Ford Wyandotte Hospital, U.S. Post Office, Wyandotte Arts Center, Wyandotte Museum, Yack Ice Arena, SMART Bus Stops, SMART Bus Park & Ride, City Hall including Wyandotte Municipal Service Offices. The District hosts the State's second largest Street Art Fair in the State, as well as weekly Farmers Market from June through October. Downtown Wyandotte is logistically and culturally centered in the region, 10 miles south of Downtown Detroit, 10 miles east of Detroit Metropolitan International Airport, and 10 miles north of the Detroit River International Wildlife Refuge.
2. The District has a variety of restaurants, bars and sweet shops that range from fast food and casual fare to fine dining. Many restaurants also offer ample seasonal outdoor café seating. Downtown retail shopping offers an array of men's, women's and children's apparel, home furnishings, accessories, jewelry and art galleries. There are also a variety of service-based industries: dental, medical, legal, financial and banking. Downtown Wyandotte has a local Bed and Breakfast for accommodations.
3. The northern portion of the DDA District houses two important cultural institutions: The Wyandotte Museums and the Downriver Council for the Arts. The Wyandotte Museums Campus includes three historic homes and archives for the City of Wyandotte including a comprehensive gallery dedicated to the history of Wyandotte. The museum offers tours as well as cultural programming throughout the year. The James R. DeSana Arts and Cultural Center is owned by the City of Wyandotte and operated by the Downriver Council for the Arts (DCA). The DCA hosts art exhibits, classes, lectures, live music, summer art camps and theatrical productions throughout the year.
4. In 2016, the City of Wyandotte and the Downtown Development Authority was approached by Ann Arbor Real Estate Developer and University of Michigan Professor, Peter Allen and invited to participate in his Real Estate Development course. Allen assigns his students what he calls, the Real Deal Project. Students are charged with identifying potential redevelopment opportunities and sites across the region. Students were responsible for developing designs, visions, future uses and pro-forma – financial spreadsheets that indicate profits and losses for real estate development projects. All the while, students were charged to think critically about the validity of the proposed figures. Of these student projects, the top three opportunities were presented on stage during the Real Deal Competition at the 30th Annual University of Michigan (UM) Urban Land Institute (ULI) Real Estate Forum held in Ann Arbor and Detroit in November 2016. After making it through the gauntlet of peer reviews and expert analysis, the former Wyandotte City Hall building at 3131 Biddle Avenue was voted Best Real Deal by an audience of developers, builders and practitioners in Southeast Michigan's real estate field. Peter Allen was the host of the competition "The 300 attendees used their iPhones to vote their favorite, most feasible deal, and the Biddle site in Wyandotte was the clear winner."

PROPERTY INFORMATION

A. LOCATION:

This redevelopment proposal encompasses one vacant parcel (3149 Biddle Avenue) and one existing building (3131 Biddle Avenue) as well as the adjoining parking public parking lot located directly adjacent to each another on the east side of Biddle Avenue between Sycamore and Maple Streets. The City of Wyandotte anticipates that all parcels of land will be incorporated into the successful developers proposal.

B. DESCRIPTION OF PROPERTIES, HISTORY & LEGAL DESCRIPTION:

3131 Biddle Avenue

1. The building located at 3131 Biddle has been utilized as Wyandotte City Hall since 1968. The building was originally designed for and utilized as Federal's Department store. The building is 32,520 square feet and consists of two (2) floors and a full basement. Legal Description: All of Lots 18 through 21 and the north 2 feet of Lot 22, Eureka Iron & Steel works Resub. The Lot Size is 102' x 120'.
2. The City anticipates that a successful developer will demolish the existing structure. The city will consider recovery of the demolition costs within the developer's Brownfield Plan. This would allow the cost of the demolition to be recovered via the City tax capture.

3149 Biddle Avenue

1. The vacant parcel of land located at 3149 Biddle Avenue was the former Fogel Furniture store which was demolished by the City of Wyandotte in 2010. Demolition included removal of existing building foundations. The site is currently utilized as a gravel parking lot. Legal Description: South 23 feet of Lot 22 and all of Lots 23 and 24 Eureka Iron & Steel Works Resub. The Lot Size is 73' x 120'.

City Parking Lot

1. The property also has an adjacent paved parking lot just south of the building, which is currently utilized as a public parking lot. Legal Description: Lots 25 to 27 Eureka Iron & Works Resub. Lots Size is 75' x 120'.

C. ZONING:

1. The property is currently zoned CBD (Central Business District). Proposals will only be accepted for uses permitted in the CBD. Copies of our current zoning ordinance may be found on our website at www.wyandotte.net.

D. BUILDING AND SITE CONDITIONS:

1. The building and/or vacant property is being sold in an as-is condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions, including existing underground conditions of the property.
2. The City owns two other properties currently utilized as public parking lots, but they are not for sale in this redevelopment. These lots are located at the northwest corner of Van Alstyne and Sycamore (75' x 120') and the southwest corner of Van Alstyne and Maple Streets (33' x 120').

3. The City performed a Phase I Environmental Assessment on the property at 3131 Biddle Avenue. The report was done by TTL Associates, Inc. for the Downriver Community Conference Brownfield Consortium and is dated 5/3/13. See Attachment C for the Executive Summary. A complete version of the Phase I for 3131 Biddle is located in the Engineering Department on the second floor of Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.
4. The City performed a Phase I Environmental Assessment on the building formerly known as 3149 Biddle Avenue prior to demolition. The report was done by Dziurman/Associates, P.C. and is dated 5/14/08. See Attachment D for the Conclusions. A complete version of the Phase I for 3149 Biddle is located in the Engineering Department on the second floor of Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.
5. The City performed an Asbestos and Hazardous Material Survey on the property at 3131 Biddle Avenue. The report was done by TTL Associates, Inc. for the Downriver Community Conference Brownfield Consortium and is dated 4/24/2013. See Attachment F for the Conclusions.
6. Any agreement with the city will provide that dirt shall be removed from the site at the developer's expense.

E. NEIGHBORHOOD ENTERPRIZE ZONES (NEZ)

In 2008, the Neighborhood Enterprise Zone Act, Public Act 147 of 1992 was amended to allow two new types of NEZ exemptions in a downtown area: (1) Rehabilitation Projects (for which this RFP/RFQ are not generally applicable); and (2) Mixed-Use New Construction Projects. For a new construction project to be eligible for the NEZ tax incentive, it must meet one or both of the following:

1. A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New construction includes a model home or a model condominium unit. New construction includes a new individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. This incentive is identical to the NEZ incentive provided for new construction in the City's other NEZ areas. Except as provided below, new construction does not include apartments.

And/Or:

2. A new structure or a portion of a new structure that meets all of the following:
 - (A) Is rented or leased or is available for rent or lease.
 - (B) Is a mixed-use building or located in a mixed-use building that contains retail business space on the street level floor.
 - (C) Is located in a qualified downtown revitalization district, e.g., a downtown development authority.

Note: There are no limits on the number of units that may be constructed. Additionally, there is no minimum amount of investment required.

Tax Benefit of a NEZ Exemption for a Mixed-Use New Construction Project

1. The Mayor and Council have adopted a resolution and, pending City Council Approval may choose to issue NEZ certificates for 12 years for new construction projects. During an exemption, a certificate holder will pay a specific tax known as the NEZ Tax.
2. The NEZ tax for new construction is determined by multiplying one-half the average statewide mills levied in the immediately preceding calendar year by the taxable value of the new construction, not including land, until

the final three years of the exemption certificate. The state-wide average rate for homestead and non-homestead property is set by the Michigan Department of Treasury on an annual basis. A Downtown Development Authority isn't authorized to capture the NEZ Tax, so the City will only capture its respective share of the taxes paid until the NEZ exemption expires. It should be noted, however, that a Brownfield Redevelopment Authority, through a Brownfield Redevelopment Plan, can capture the NEZ Tax to reimburse eligible activities identified in an approved Brownfield Plan.

3. On a homestead property, the millages paid by a property owner on a building's taxable value will be approximately 17.275 mills in years 1-9 of an NEZ exemption (assuming a 12-year exemption), a 69% decrease from the 55.3279 mills typically paid by a homestead owner.
4. For a non-homestead property owner (e.g., a renter or a non-principal residence), the millages paid on a building's taxable value will be approximately 26.475 mills in years 1-9 of an NEZ exemption (assuming a 12-year exemption), a 64% decrease from the 73.3279 mills typically paid.
5. For both types of new construction projects, taxes on the building improvements will increase during the final three years of the exemption to approximately 85%, 90% and 95% of the regular rate, respectively. After the exemption expires, taxes would be paid at the full millage rate.

Please Note: Proposals that do not include NEZ will be rated higher in preferred selected developer. For a complete **NEZ Summary of the Downtown Area**, please follow this link, <http://wyandotte.net/Departments/CommunityDevelopment/NeighborhoodEnterpriseZone.asp>

F. DEVELOPMENT OBJECTIVES

1. The City emphasizes this block for street-level commercial and high-rise residential development affording residents a view of the Detroit River, Lake Erie and Downtown Detroit Skyline and surrounding scenic areas. The City of Wyandotte and Downtown Development Authority envision a high-density, mixed-use development between 8 and 10 stories (a zoning variance will be required for any structure over 8 stories) with onsite parking facilities (potentially both underground and aboveground parking that will be sufficient for the project and not take away from existing parking), first-floor retail & high quality residential units.
2. The purchaser is responsible for all work necessary to provide for demolition, including but not limited to the following: legal, architectural, environmental, engineering, infrastructure, utilities, public right-of-way improvements, legal descriptions and any other related work. Additionally, the proposed development should be sited without driveway access from Biddle Avenue.
3. Proposals that do not include NEZ are preferred. Proposals that incorporate creative and innovative financing strategies and Public Private Partnership (P3) proposals are preferred. The City of Wyandotte and Downtown Development Authority require the project produces real property taxes and that it will not be tax exempt.
4. A Proposed Development should be consistent with the development objectives outlined in the City of Wyandotte's Strategic Plan 2010-2015 and the DDA Strategic Plan of 2017. These documents may be found on City's website at www.wyandotte.net/Government/Boards/DDA/DowntownDevelopmentResources.asp
5. This entire redevelopment site (3131 Biddle, 3149 Biddle and Parking Lot #4) was voted as the *Best Real Deal* during the Real Deal Competition held at the 30th Annual University of Michigan (U of M)/ Urban Land Institute (ULI) Real Estate Forum on November 18th, 2016 at the U of M Ross School of Business. This award includes in-kind services to be provided to the City of Wyandotte and the selected developer on behalf of eight sponsoring firms. For a complete list of sponsors and for more information regarding this, please visit www.wyandotte.net/Government/Boards/DDA/DowntownDevelopmentResources.asp

REQUIRED CONTENT FOR PROPOSALS

G. QUALIFICATIONS

1. Previous experience: Respondents should present a listing of previously completed projects similar in scope of work to the proposed project. Include high resolution images, and general facts & figures regarding the previously completed development projects.
2. Financial resources: Respondents should submit the names, addresses, telephone numbers, email addresses and relevant positions of several project and banking references.
3. Participants: Respondents should identify each of the participants involved in the project, identify their roles and provide an overview of their previous experience.
4. Plan of action: Respondents should provide a detailed overview of how the proposal will be implemented. The description should include a detailed, step-by-step schedule for implementation of the project including a projected time schedule and preliminary cost estimates.
5. Financing: Respondents should demonstrate how the project will be financed. A detailed narrative identifying the method of financing, sources of funds and amounts from each source should be provided. Proposals that incorporate creative and innovative financing strategies and Public Private Partnership (P3) proposals are preferred.

H. PRELIMINARY SITE PLAN & SCHEMATIC DESIGN

1. In order to review all feasible alternatives, the City will accept multiple preliminary design proposals. Preliminary site plans do not have to be drawn to scale, as they are conceptual. If a proposal is otherwise acceptable, a scaled site plan will be required. A preliminary site plan must accompany each proposal and shall include:
 - a. Proposed layout and use of each floor, including basement.
 - b. Provisions for parking and showing whether covered or uncovered.
 - c. Means of ingress and egress.
 - d. Landscaping plan. The landscaping plan must comply with the City's landscaping ordinance requirements. Regardless of the proposed use, the site plan submitted in response to this request must include a site layout indicating the pavement areas to remain and the pavement areas to be removed.
 - e. The proposed development should be sited without driveway access from Biddle Avenue.
2. More specific information about the proposed project, i.e., finish construction materials and architectural renderings will aid the city in formulating recommendations to the Mayor and City Council.
3. If possible, provide a visual representation of the proposed development and provide schematic plans that include typical floor plan(s) and elevations of front, side and rear views. Such visual representation need not be elaborate or costly, but should offer a clear picture of the proposed end result.
4. Provide a description of the construction quality, green building techniques (ie, LEED) utilized and any energy efficiency gains produced, and the quality of the internal aesthetics.
5. Proposals that incorporate existing built environment of Downtown are preferred. Proposals that detail a compatible interface with Downtown alleyways, parking lots, parks and green spaces are preferred.

I. ECONOMIC IMPACT

The respondent must provide a description of the anticipated impact of the proposed project, such as construction and permanent jobs created, estimated total dollar amount invested in the property, and the estimated cost of equipment, machinery and furnishings purchased for site. A full market study is not required, but the statement should demonstrate the respondent's understanding of the larger market issues and how the project will be successful within that context.

The City of Wyandotte has completed several research studies and reports that should be utilized and cited by the developer if applicable. The following documents are located on the City's Website, Downtown Development Authority Page, titled *Downtown Development Resources*, and can be accessed by following this link,

<http://wyandotte.net/Government/Boards/DDA/DowntownDevelopmentResources.asp>

1. **Hotel Feasibility Study** completed by Core Distinction Group LLC, dated 2/24/2015.
2. **Guide to Development and Doing Business** completed by City of Wyandotte, dated 9/12/2016
3. **Wyandotte Target Market Analysis** completed by LandUse USA, dated 05/2017.
4. **Healthy Wyandotte Plan Initiative** completed by Michigan State University Student Planning Practicum, dated 05/2017.

The Michigan Economic Development Corporation (MEDC) offers several great real estate development incentive programs. The MEDC and City of Wyandotte have collaborated on several other successful redevelopment and placemaking programs and are energized to support another project at this site. Please follow these links to learn more about State Funding support.

1. [Michigan Community Redevelopment Program](#)
2. [Brownfield TIF Act 381](#)
3. [Transformational Brownfield Plans](#)
4. [program guidelines and MCRP incentives parameters](#)

J. PRICE

1. The proposed bidding price must be written in both words and numerals. Your proposal must outline the amount you intend to pay at closing, and the means of financing required for the remainder of the balance. Preference will be given to those bidders with a higher percentage of initial cash to percentage financed.

K. EARNEST MONEY DEPOSIT

Proposals in response to this offering shall include a Ten Thousand Dollar (\$10,000.00) deposit in the form of a cashier's check, bank money order, or certified check payable to the "City of Wyandotte". In order to protect the integrity of this solicitation and review process, the deposit shall be forfeited if the City has selected one applicant to negotiate terms of a purchase agreement and the said applicant withdraws its request without engaging in good faith negotiations with the City.

L. DISCLOSURE AND ANTI-COLLUSION

Proposal makers must complete the sworn affidavit included in this Request for Qualifications and Proposals, listing all persons, firms or corporations having any interest in the Agreement that would result from acceptance of the proposal, and stating whether any member of the City Council, or Officer, or Employee of the City is directly interested in said proposal (page 14).

M. STANDARDS

Purchaser understands that in addition to contractual obligations that result from this proposal process, development of the property is subject to all usual codes and ordinances applicable for construction and use, as follows.

1. City of Wyandotte Zoning Ordinance.
2. City of Wyandotte Building Code. The City utilizes the State of Michigan Building Code, 2015 (or current edition(s) at time of construction).

N. EVALUATION

Responses to this offering will be evaluated for the best combination of the following:

1. Quality of the proposed redevelopment. Experience, qualifications and readiness of the prospective purchaser to redevelop the property.
2. Highest and Best Use of the property determined by impact to the City in terms of dollars invested, positive financial impact for downtown merchants, and long-term tax base generated. Residential components on the upper floors is required
3. Dollar amount bid for the property.
4. Innovative and creative approaches to designing, building, financing, operating and maintaining the development as well as proposals for Public Private Partnership (P3).
5. A development that promotes cross-commerce among the other businesses located in the Central Business District. Wyandotte currently enjoys a vibrant downtown district and desires new businesses that can attract clientele to not only their business but also to existing businesses.
6. A development that provides financial return to the City including, but not limited to: incremental tax revenues, secondary financial impacts, rebates and annual donations.
7. Create opportunities for minority and woman-owned businesses.
8. A development that is consistent with the development objectives outlined in the City of Wyandotte's Strategic Plan 2010-2015 and additional criteria laid out in the Downtown Development Authority's Strategic Plan 2017. These documents may be found on City's website at www.wyandotte.net

O. REQUIRED BUILDING IMPROVEMENT DOCUMENTS PRIOR TO CLOSING

1. The successful bidder will be required to submit the following to the City prior to a Purchase Agreement being forwarded to Mayor and City Council: (1) a demolition/construction schedule with time frames identified and a budget with cost estimates; and (2) a document indicating the ability to finance the project or obtain financing.
2. Prior to closing on the property, the successful bidder must complete the following: (1) new construction plans must be approved by the City and all required permits pulled; (2) evidence of adequate financing in the form of a bank statement, loan approval or other acceptable documentation; (3) a final budget with a list of contractors and associated costs (based on permits pulled by the contractors); (4) site and landscape plan approved by the Planning and Rehabilitation Commission; (5) elevation approved by The Design Review Board and City Council.

INSTRUCTIONS TO PROPOSAL MAKERS**A. DELIVERY**

Proposals with bid deposits in response to this Request for Qualifications and Proposals shall be delivered to the City Clerk, Wyandotte City Hall, 3200 Biddle Avenue, Suite 100, Wyandotte, Michigan, prior to the deadline in a sealed envelope which shall be clearly marked as follows:

**SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS
FOR REDEVELOPMENT OF FORMER CITY HALL
AT 3131 BIDDLE AVENUE AND THE VACANT LOT AND CITY
PARKING LOT SOUTH OF THE FORMER CITY HALL
IN THE CITY OF WYANDOTTE, MICHIGAN
BID FILE #4613**

B. DEADLINE

Wednesday, November 1st, 2017 at 2:00 PM Local Time

C. PRE-PROPOSAL WALK-THROUGH

Monday, October 2nd, 2017 at 10:00 AM Local Time at 3131 Biddle Avenue, the City will conduct a pre-proposal meeting and tour of the building. All proposal makers are encouraged to attend this meeting.

D. OPENING

The proposals will be publicly opened and read aloud at Wyandotte City Hall, City Council Chambers, at Wednesday, November 1st, 2017 at 2:00 PM or as soon thereafter as convenient.

E. EXPEDITIOUS AGREEMENT

The successful bidder shall expeditiously enter into a purchase agreement, subject to the terms set forth in the specifications, for submission to the City Council.

F. PROPOSAL SELECTION

The City intends to utilize submittals to these specifications as a method of determining qualifications of purchasers and as an evaluation of the proposals submitted. Interviews of selected purchasers may also be scheduled.

G. TERMS OF SALES AGREEMENT

The terms of any eventual Agreement of Sale will include, but are not limited to, the following:

1. "As-Is" condition. The property being sold is in "As-Is" condition, without express or implied warranty.
2. Title Insurance. The City of Wyandotte will furnish a Warranty deed subject to deed restrictions as required by the City. Title insurance must be obtained at the purchaser's expense. Attached is preliminary title work performed by American Title Insurance as provided by the award package from the Real Deal Competition. See attachment E.

3. Taxes and Prorated Items. The City as Seller shall pay all taxes and assessments, which have become a lien upon the land at the date of the purchase agreement. Current taxes, if any, including current taxes on structures already demolished, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the taxing unit in which the property is located.
4. Subdivision possible: The property is being offered as one parcel, but may be split into smaller parcels depending on the proposals received. One comprehensive development plan that incorporates all properties is preferred.
5. Evidence of adequate financing for rehabilitation or demolition/construction of project.
6. Site plan approval.
7. The purchase agreement will require obtaining a City building permit and submitting a property survey prior to closing. Purchaser will have 120 days from Council acceptance of the Purchase Agreement to obtain a building permit. One (1) thirty (30) day extension may be granted by City Council approval.
8. Purchaser is responsible for the payment of the TWO HUNDRED DOLLAR (\$200.00) closing fee. The closing fee will be paid at the time of closing. Purchaser will be responsible for payment of Wayne County Lot Combination Fee estimated to be \$300.
9. The respondent shall be responsible for obtaining at its sole cost: all permits, standard regulatory approvals, approvals for zoning appeals or regulatory changes of any kind, as well as any required engineering and environmental studies title for the properties, all closing costs, any costs for appraisals, surveys, legal descriptions, and, any other typical development "soft costs".
10. The City of Wyandotte requires a lien for reimbursement to the city in the event the use of the property becomes tax exempt.

H. RESERVATION

The City, as always, reserves the right to reject any or all responses and the right to waive any formal defects in proposals when deemed in the best interest of the City. Material submitted by respondents to the City becomes the property of the City and may not be returned.

I. ADDITIONAL COPIES

1. This RFQ & P is on file in the Office of the City Clerk and copies are available for download on the City of Wyandotte's Website: www.wyandotte.net and also at the Michigan Inter-governmental Trade Network (MITN) website at: www.mitn.info

J. INQUIRES

Questions about this proposal shall be submitted, in writing, by October 25th, 2017 and directed to:

Mark Kowalewski, PE, City Engineer
 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan
 734-324-4554, mkowalewski@wyandottemi.gov

Or

Joe Gruber, MCD, Downtown Development Authority Director
 3200 Biddle Avenue, Suite 300, Wyandotte, Michigan
 734-324-7298, jgruber@wyandottemi.gov

AWARD PROCEDURES

A. ELIGIBILITY FOR AWARD

1. In the event the City has selected one proposal for further consideration, then the City will notify the applicant of the City's intent to enter into negotiations with the applicant for a purchase and development agreement. In order to qualify for selection, the proposal must be responsive to the RFP. Responsive proposals must follow all guidelines established herein for preparation and submission and achieve the goals stated in the RFP.
2. Respondent may be required to make a presentation to the Wyandotte City Council and Downtown Development Authority (DDA).
3. The City may designate a Review Panel for evaluating the proposal. The size and composition of the Review Panel is the sole responsibility of the City. The Review Panel shall have the opportunity to review all written materials and may request additional written materials or oral presentations from any or all Respondents.
4. The Wyandotte City Council will make the final decision regarding the award of the project. In doing so, the Council retains the right to accept, reject or revise all recommendations, to request additional information from the Review Panel, City Staff, any or all Respondents and to reject all Respondents.

B. NOTICE OF AWARD

Official notice of award will be sent by U.S. Mail to the address and contact persons listed on the Proposal Signature Sheet. Respondents who are not selected will be similarly notified by U.S. Mail after a proposal has been accepted and approved.

ADMINISTRATIVE INFORMATION

Issue Date:

August 31st, 2017

Issuing Officer:

City of Wyandotte, Department of Engineering and Building & Downtown Development Authority
3200 Biddle Avenue
Wyandotte, Michigan 48192

Obtaining RFP:

The RFP is available free of charge from the Michigan Inter-Governmental Trade Network (MITN) website at www.mitn.info the City of Wyandotte's website at www.wyandotte.net . All addendums will be listed on these websites.

Questions and Inquires:

Written questions and inquires will be accepted from respondents and must be submitted by October 25th, 2017 Please direct questions to mkowalewski@wyandottemi.gov or jgruber@wyandottemi.gov

Deadline:

The deadline for receipt of proposals is Wednesday, November 1st, 2017 at 2:00 PM Local Time. Proposals will be dated and time stamped upon submission. Use of the U.S. Postal Service, private delivery companies or courier services is undertaken at the sole risk of the Respondent. It is the Respondent's sole responsibility to ensure that the proposal is in the possession of the City by the deadline.

Submitting Responses to RFP:

All proposals must be delivered to:

The City of Wyandotte will receive proposals at Wyandotte City Hall, City Clerk's Office, 3200 Biddle Avenue, Suite 100, Wyandotte, Michigan.

Please submit one (1) original with original signatures plus two (2) copies totaling three (3) submissions of each proposal and all materials together in one envelope, clearly marked as follows:

**SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS
FOR REDEVELOPMENT OF FORMER CITY HALL
AT 3131 BIDDLE AVENUE AND THE VACANT LOT
AND CITY PARKING LOT SOUTH OF FORMER CITY HALL
IN THE CITY OF WYANDOTTE, MICHIGAN
BID FILE #4613**

PROPOSAL SIGNATURE SHEET

DATE: _____, 2017

TO: The Honorable Mayor and City Council
Wyandotte City Hall
3200 Biddle Avenue
Wyandotte, Michigan 48192

PROJECT: SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS FOR REDEVELOPMENT OF FORMER CITY HALL AT 3131 BIDDLE AVENUE AND THE VACATE LOT AND THE CITY PARKING LOT SOUTH OF FORMER CITY HALL LOCATED IN THE CITY OF WYANDOTTE, MICHIGAN. BID FILE #4613

**THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:
(each box must be checked by Proposal Maker)**

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications, including expeditious agreement, Council approval, permits prior to closing, and commitment to develop in a timely manner.
- PROPOSED BUILDING FEATURES: Proposals must be attached.
- BID PRICE FOR PROPERTY: _____ Dollars (\$_____.00)
- EXECUTED ANTI-COLLUSION AFFIDAVIT: to be attached.
- DEPOSIT: Ten Thousand Dollars (\$10,000)
Check No. _____
- SIGNATURE: _____
Name: _____
(please print)
Company Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
E-mail address: _____

ADDENDUMS RECEIVED: _____

ANTI-COLLUSION AFFIDAVIT

Note: The affidavit set forth below MUST be executed on behalf of the proposal maker and furnished with every proposal.

STATE OF MICHIGAN
COUNTY OF WAYNE

_____, being first duly sworn, deposes and says he/she is

the _____ of _____, the proposal maker
TITLE (if applicable) NAME OF COMPANY

which has submitted on the ____ day of _____, 2017 to the City of Wyandotte, Michigan, a

proposal for the development of the former City Hall at 3131 Biddle Avenue and the vacant lot and City Parking Lot South of former City Hall in the City of Wyandotte, all as fully set forth in said proposal. The aforementioned proposal maker

constitutes the only person, firm or corporation having any interest in said bid or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of said proposal, except as follows:

Affiant further states that said proposal is in all respects fair and is submitted without collusion or fraud; and that no member of the City Council, or officer or employee of said City is directly or indirectly interested in said proposal.

Applicant Signature

SWORN TO and subscribed before me, a Notary Public, in and for the aforementioned named State and County this ____ day of _____, 2017.

Notary Public: _____

My Commission Expires: _____

ATTACHMENT A
DOWNTOWN MAP



Downtown Detroit: 11 MI

Detroit Metro Airport: 10 MI

DOWNTOWN Wyandotte

MAP LEGEND

- Bus stop
- Fuel
- Bike rack
- Farmers Market (June-Oct)
- Kayak Launch (+ADA Accessible)
- P** Free Parking
- a** Bacon Memorial District Library
- b** Central Fire Station
- c** City Hall
- d** Post Office
- e** James R. DeSana Center for Arts & Culture
- f** Wyandotte Museums Campus
- g** Yack Arena & Recreation

See guidebook listings for individual business locations.

ATTACHMENT B
SITE MAP



P

MAPLE STREET

YACK ARENA

P

SYCAMORE STREET

P

CITY HALL

BIDDLE AVENUE

P

P

EUREKA ROAD

DETROIT RIVER

ATTACHMENT C
PHASE I ENVIRONMENTAL
INVESTIGATION (3131 BIDDLE AVE.)

EXECUTIVE SUMMARY

This report presents the methodology and findings of a Phase I Environmental Site Assessment (ESA) conducted for the Downriver Community Conference Brownfield Consortium (DCCBC) and the City of Wyandotte (the City) by TTL Associates, Inc. (TTL) in 2013 for the property located at 3131 Biddle Avenue in Wyandotte, Wayne County, Michigan (site). This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," E 1527-05. The purpose of this Phase I ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-05, Recognized Environmental Conditions (RECs) in connection with the site.

Findings and Opinions

The site is approximately 0.28-acre in area and consists of one parcel. The site is currently occupied by one, largely vacant, two-story building with a full basement that was most recently used for the City of Wyandotte municipal offices.

In the late 1800s, the site was part of a Eureka Iron and Steel Works property, and included an office structure in the northwestern corner, with railroad tracks running across the eastern portion. During the 1900s through the 1920s, the site included one residential structure, vacant land, the northern portion of Van Alstyne Street (later removed), and the northern edge of the southerly adjacent Wyandotte Public Library. From the late 1920s through the 1930s, the site included a used car lot with two small accessory buildings/offices (northern portion), a commercial building/store in the western-central portion, and the northern edge of the Wyandotte Public Library in the southern portion. A used car sales business, taxi service, and restaurant occupied the site at that time. In 1941 the site was completely redeveloped with the current building that occupies the entire site. From approximately 1941 to approximately 1966, the site was occupied by a store (Federal Department Store). This building was occupied by the City of Wyandotte Offices (3131 Biddle Avenue) from 1968 to 2012 and has been largely vacant since late 2012.

Based on the information obtained and evaluated as part of this Phase I ESA, the following suspect environmental conditions were identified in association with the site:

- TTL observed a vent and fill ports on the exterior of the east side of the site building. In addition, an access panel to a heating oil aboveground storage tank (AST) was observed on the main stairwell leading from the first floor to the basement. According to Mr. Mark Kowaleski of the City of Wyandotte Engineering Department, these pipes are associated with a heating oil AST that was utilized prior to conversion of the boiler to natural gas (approximately 1968). The heating oil AST remains in an inaccessible vault beneath the main stairwell of the site building; therefore, the condition of the AST and the area surrounding the AST were not able to be assessed. The AST is enclosed by brick and concrete and is likely situated on the concrete floor of the basement. The former use of a heating oil AST stored in the building basement is not considered to be a REC. However,

during site redevelopment activities, the condition of the AST and the surrounding area should be assessed, and the heating oil AST should be removed and disposed of in a manner consistent with applicable local, state, and federal regulations.

- The site was included as part of the Eureka Iron and Steel Works property in the late 1800s; however, the on-site components of this facility only included an office structure and railroad tracks. The site has been completely redeveloped, including the likely removal of approximately 10 feet of soil from the entire site for the installation of current basement in the early 1940s. Based on the nature of the on-site operations associated with the former iron and steel works and the complete redevelopment of the site, its former inclusion in the Eureka Iron and Steel Works property is not considered to be a REC.
- The northern portion of the site was operated as a used car lot during the 1930s; however, no evidence of automobile repair services was identified. Based on the limited time period during which the site was used for automobile sales and the apparent absence of automobile service operations, this historical use of the site is not considered to be a REC.
- The remnants of an incinerator, coal storage, and a coal-fired boiler system were observed in the mechanical room in the northeastern portion of the site building basement. No evidence of coal remained at the site and the site building is currently heated via natural gas. Based on the observed conditions, the remnants of an incinerator, coal storage, and a coal-fired boiler system are not considered to be a REC in connection to the site.
- One hydraulic elevator is located in the southeastern corner of the site building. The approximately 50-gallon hydraulic oil reservoir was located in the southeastern corner of the basement and no evidence of leaking or staining was observed. Based on the observed conditions, the hydraulic elevator is not considered to be a REC in connection with the site.
- The site was identified on the Resource Conservation and Recovery Act (RCRA) non-generator (NonGen) and the Waste Data System (WDS) databases. The RCRA and WDS databases are used to track those facilities which generate hazardous wastes; however, are not indicative of a release to the environment. The RCRA and WDS listings for the site indicate that The City of Wyandotte was a generator of hazardous wastes in the past, but is no longer a generator of hazardous wastes and no violations were identified. The site was not identified on any databases which report spills or releases of hazardous substances. Based on the City's use of the site for offices and the observed conditions (no evidence of significant hazardous substance handling), the RCRA and WDS listings for the site are not considered to be RECs.
- Sawmill Unfinished Furniture, formerly located at 3061 – 3063 Biddle Avenue approximately 125 feet northeast of the site, was identified as a RCRA – NonGen, US Brownfields, underground storage tank (UST), and leaking UST (LUST) facility. According to the RCRA database, this facility was a small quantity generator (SQG) of hazardous wastes in 1987, but has not generated hazardous wastes since 2002. According to the UST and LUST databases, this facility includes two 1,000-gallon used motor oil USTs, two 600-

gallon used motor oil USTs, and one 600-gallon 90-weight oil UST “temporarily out of use”. This facility had a release of used motor oil (leak number C-0058-12) reported in May 2012 which has not received regulatory closure.

Information provided by the City of Wyandotte indicates that the five USTs were removed from this property in May 2012 and that no soil or groundwater contamination was identified at the property above the Part 201 residential cleanup criteria. Based on the available information, this property is not considered to be a REC with respect to the site.

- The Eureka Iron and Steel Works Company rolling mill and machine shop occupied the areas to east and south of the site from at least 1890 to 1895. Based on the available information regarding the iron and steel works operations on the adjoining properties, the lack of reported contaminants on the adjoining properties, the redevelopment of the area, including a basement across the site, and their inferred cross to downgradient locations, the historic iron and steel works on the adjoining properties is not considered to be a REC in connection with the site.

Conclusions

TTL has performed a Phase I ESA of the site in conformance with the scope and limitations of ASTM E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This Phase I ESA has revealed no evidence of RECs in connection with the site.

Recommendations

TTL recommends no further investigation of the site at this time.

ATTACHMENT D

**PHASE I ENVIRONMENTAL
INVESTIGATION (3149 BIDDLE AVE.)**

9.0 CONCLUSIONS

A Phase I Environmental Site Assessment (ESA) was performed to determine if there were any "recognized environmental conditions" at the subject property. The property involved is located on the east side of Biddle Avenue north of Eureka Avenue in Wyandotte, Michigan. The Phase I ESA conducted at this site generally followed the format and procedures listed in the American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment Process" (ASTM E-1527) and the U.S. Environmental Protection Agency document 40 C.F.R. Part 312, "All Appropriate Inquiry" (AAI). The purpose of the Phase I ESA conducted was to provide a professional opinion of the potential and liabilities associated with "recognized environmental conditions," if any, identified during the ESA. The information compiled is to assist the City of Wyandotte in evaluating the potential environmental liability that may be associated with purchase of the property.

The conditions listed below have been determined based on information gathered during a Phase I ESA. A walkover survey of the subject property was performed on May 2, 2008, and further information was obtained from document research.

PHASE I ENVIRONMENTAL SITE ASSESSMENT				
FACTOR	COMPLETED	RECOMMENDATIONS		
		Acceptable	O & M	Phase II Investigation
A. Existing Conditions	X	X		
B. Asbestos	X		X	
C. PCBs	X	X		
D. Radon	Detailed survey not part of this ESA and not believed to be needed			
E. USTs	X	X		
F. ASTs	X		X	
G. Nearby Sites of Environmental Concern	X	X		
H. Lead or Mercury Based Paint	Detailed survey not part of this ESA			
I. Past Property Usage	X	X		
Note, all ratings have been made according to the Phase I ESA protocol and the site conditions at the time of this Phase I ESA. All comments concerning site-specific information are included in the formal report under their respective sections.				

In the professional opinion of Dziurman/Associates, P.C., all appropriate inquiry has been made into the previous ownership and uses and conditions of the subject property consistent with good commercial and customary practice in an effort to minimize liability. No evidence or indication has come to light which would suggest that a potential for a release of substances on or to the property exists which could necessitate an environmental response action or otherwise result in a material financial liability for the owners or operators of the property.

The presence of asbestos containing materials in the building on the subject property was confirmed. Due to the presence of asbestos, the materials that were identified as asbestos

containing will need to be properly removed and disposed by a qualified asbestos abatement contractor prior to any building renovation or demolition activities.

Also, even though it is common to find in older buildings, miscellaneous items previously used for maintenance were stored at this location. These items, in certain quantities, could be considered hazardous. Dziurman/Associates recommends the current owner properly dispose of these items (i.e. paint cans, cleaning supplies, etc.) prior to the City's purchase of the building. Also, the fuel oil in the storage tank should be removed and properly disposed.

The final determination of the degree to which a particular level of risk is acceptable must be made by the client. Environmental site assessments simply evaluate the significance of particular environmental conditions based on the physical and documentary evidence reviewed by the consultant. The accuracy with which the risk may be evaluated is dependent on the amount of investigation completed.

The survey and this assessment have been performed by a qualified consultant and were performed diligently and in accordance with all regulatory and good management standards. To the best of our knowledge, conclusions are complete and accurate.

During this Phase I ESA, the following limitations, deletions, and/or exceptions from the Standard were encountered:

1. All freedom of information requests for site information have not been received as of the date of this Phase I ESA report.
2. No property record search was conducted for environmental liens.

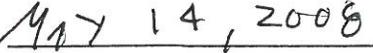
The preceding information was obtained in a manner consistent with the level of skill and care ordinarily exercised by members of this profession currently practicing under similar conditions. We believe these procedures are consistent with the level of skill and care ordinarily exercised by professional engineers practicing under similar conditions.

Also, as already noted, the information compiled in this report was partially obtained from a site visit by an experienced and trained environmental analyst. The report was prepared by a State of Michigan licensed professional engineer who has considerable experience in environmental site assessments. Further information on the qualifications of the individuals involved can be obtained by contacting Dziurman/Associates, P.C.

This assessment report was prepared by:



Theodore D. Dziurman, P.E.
Principal Engineer
Michigan License No. 15519



Date

ATTACHMENT E
TITLE WORK

WARRANTY DEED

STATUTORY FORM FOR CORPORATION

F135568

729103
L16134 PA639
Burton

KNOW ALL MEN BY THESE PRESENTS: That BEN TOBIN, a single man, and THE HOLLYWOOD BEACH HOTEL COMPANY, an Ohio corporation, the address of which is The Hollywood Beach Hotel, Hollywood, Florida

Convey and Warrants to the CITY OF WYANDOTTE, a Michigan Municipal Corporation

whose street number and postoffice address is 2651 Biddle Avenue, Wyandotte, Michigan

the following described premises situated in the City of Wyandotte County of Wayne and State of Michigan, to-wit:

Lots 18, 19, 20, 21 and the North two (2) feet of Lot 22 Bureka Iron & Steel Works Re-Subdivision of Block 32 in the City of Wyandotte in Town 3 South, Range 11 East, Wayne County, Michigan, according to the plat thereof as recorded in Liber 22 of Plats, Page 49, Wayne County Records

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, for the sum of One Dollar(s) and other valuable considerations; subject to easements of record, if any, and to the building and use restrictions recorded in Liber 919, Page 325 covering ~~SECTION~~ only the North two (2) feet of Lot 22, of which Grantee has notice and against which Grantor does not warrant.

Dated this 22nd day of October 1966

Signed in the presence of:

Calvin E. Linda
Calvin E. Linda

Carolyn Lucas
Carolyn Lucas

RECORDED OCT 27 1966 11 23 AM
BENJAMIN L. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY 25, MICHIGAN

Signed by:
Ben Tobin
Ben Tobin, President
THE HOLLYWOOD BEACH HOTEL COMPANY,
an Ohio Corporation



FLORIDA
STATE OF BROWARD
COUNTY OF BROWARD

On this 22nd day of October 1966 before me, a Notary Public in and for said County, personally appeared Ben Tobin

known, who, being by me duly sworn, did say that he is

the President of THE HOLLYWOOD BEACH HOTEL COMPANY, an Ohio corporation 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 vested in said Ben Tobin

and acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires Sept. 30, 1967
E. C. Becker
Broward County, Florida

County Treasurer's Certificate
This is to certify that there are no taxes or dues on the property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT
No. 9267
OCT 25 1966 Wayne County Treasurer

City Treasurer's Certificate

When recorded return for Recording Fee U.S. Rev. Stamp \$115.50 Drafted by: Stephen A. Bromberg BROMBERG & ROBINSON 1970 First National Bldg. Detroit, Michigan 48226
A LOUIS GINGRAS
WYANDOTTE SAVINGS BANK
WYANDOTTE MICH.
\$126

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

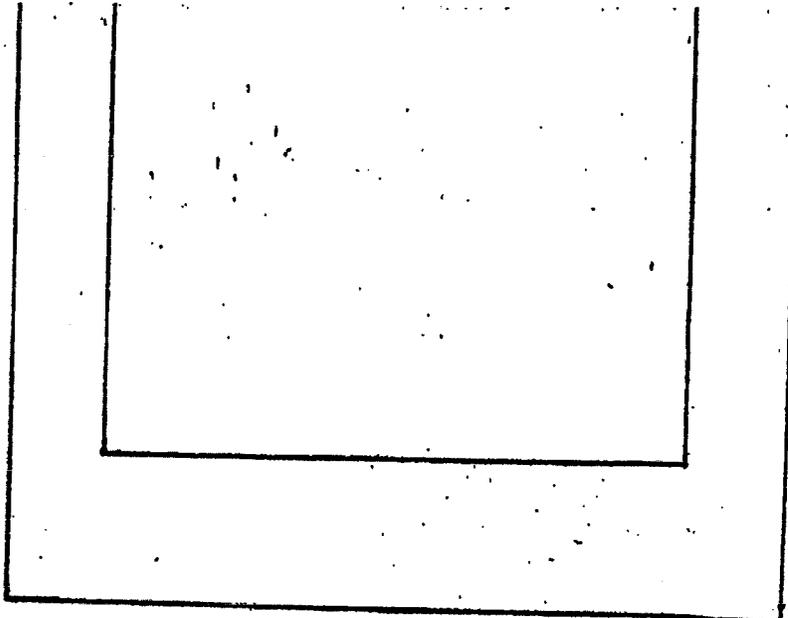
L16134 PA640

STATE OF FLORIDA)
(SS
COUNTY OF BROWARD)

On this 27th day of October, A. D. 1966, before me personally appeared BEN TOBIN, to me known to be the person described in and who executed the foregoing instrument and acknowledged his execution thereof to be his free act and deed.

E. C. Becker
E. C. Becker
Notary Public,
Broward County, Florida
My commission expires: C
Notary Public, State of Florida
My Commission Expires: Oct. 30, 1967.
S E A L

1705-9 9267



2008 AUG 18 PM 1:19

Bernard J. Youngblood
Wayne County Register of Deeds

STATE OF
MICHIGAN

Wayne County
August 18, 2008 01:19:00 PM
Receipt # 286244



REAL ESTATE
TRANSFER TAX

\$192.50 - CO
\$1,312.50 - ST
Stamp # 97354

August 18, 2008 01:19 PM
Liber 47422 Page 959-959

#200315704 WD FEE: \$15.00

WARRANTY DEED OF PERSONAL REPRESENTATIVE

MICHIGAN NOTARY AGENCY

KNOW ALL MEN BY THESE PRESENTS, That the Estate of Gloria Shook
By Lawrence A. Shook, its Personal Representative, whose address is 6715 Post Oak Drive, West Bloomfield, MI
48322

In pursuance of an order of the Probate Court for the County of Oakland in the State of Michigan, made on the 27th
day of May, A.D., 2008, and in pursuance of, and after a full compliance with all the provisions set forth in the
Letters of Authority issued by such Court, requisite to a valid sale of the real estate hereinafter mentioned, and in
consideration of One Hundred Seventy-Five Thousand (\$175,000.00) Dollars
paid to the Estate of Gloria Shook

BY City of Wyandotte, a Michigan municipal corporation
whose address is 3131 Biddle Avenue, Wyandotte, MI 48192
the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said
The City of Wyandotte and
its assigns, FOREVER all of a certain piece or parcel of land situated in the City of Wyandotte,
County of Wayne and State of Michigan, described as follows, to wit:

An undivided one-half interest in South 23 feet of Lot 22 and also Lots 23 and 24, Eureka Iron and Steel Works
Resubdivision, as recorded in Liber 22, Pages 49 of Plats, Wayne County Records.

TAX I.D.#: 57-011-15-0022-002
COMMONLY KNOWN AS: 3149 Biddle

TO HAVE AND TO HOLD, the above granted premises, and appurtenances, to said
City of Wyandotte and its assigns, FOREVER. And the City of Wyandotte does hereby covenant with the said
Estate of Gloria Shook that it will WARRANT AND DEFEND the said granted premises, and appurtenances, unto
the said assigns, FOREVER, against the lawful claims and demands of all persons claiming by, from or under the
Estate of Gloria Shook but against no other persons.

IN TESTIMONY WHEREOF, I have hereunto set hand and seal in the County of Wayne and State of Michigan, this
27th day of June, A.D., 2008

Signed in Presence of:

Signed by:

The Estate of Gloria Shook

William R. Look
William R. Look

Lawrence A. Shook
By: Lawrence A. Shook
Its: Personal Representative

Kelly Roberts
Kelly Roberts

STATE OF MICHIGAN
COUNTY OF WAYNE ss.

This is to certify that there are not tax liens or titles
on this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT
No. 5912 Date 7/31/2008
Wayne County Treasurer Clerk J. L. Lally

On this 27th day of June, A. D. 2008, Lawrence A. Shook, Personal Representative for the Estate of Gloria
Shook in and for said County, personally known to me to be the person who executed the foregoing instrument,
and he acknowledged the same to be his free act and deed, as Personal Representative on behalf of said Estate in
said instrument described.

My Commission Expires: 02-12-2012

Kelly Roberts
Kelly Roberts, Notary Public
Wayne County, Michigan
Acting in Wayne County

Instrument Drafted by William Look
2241 Oak St
Wyandotte, MI 48192

• When recorded William Look
• return to 2241 Oak St
Wyandotte, MI 48192
\$ 1,505.

Recording fee 19.00
K-53

State Revenue Stamps _____

324975

2008 AUG 18 PM 1:19

STATE OF MICHIGAN
Wayne County
August 18, 2008 01:19:00 PM
Receipt # 286244



REAL ESTATE
TRANSFER TAX
\$192.50 - CO
\$1,312.50 - ST
Stamp # 97344

Bernard J. Youngblood
Wayne County Register of Deeds
August 18, 2008 01:19 PM
Liber 47422 Page 945-945
#208315691 WD FEE: \$15.00



WARRANTY DEED

STATUTORY FORM

MINNESOTA TITLE AGENCY

KNOW ALL MEN BY THESE PRESENTS:

That Lawrence A. Shook, Successor Trustee of the Ralph M. Shook Revocable Living Trust dated December 10, 1999
Residing at 6715 Post Oak Drive, West Bloomfield, MI 48322

Convey (s) and warrant(s) to City of Wyandotte, a Michigan Municipal Corporation

whose street address and Post Office address is 3131 Biddle Avenue, Wyandotte, MI 48192

the following premises located in the City of Wyandotte, County of Wayne, and the State of Michigan, to wit:

An undivided one-half interest in South 23 feet of Lot 22 and also Lots 23 and 24, Eureka Iron and Steel Works
Resubdivision, as recorded in Liber 22, Pages 49 of Plats, Wayne County Records.

TAX I. D. # 57-011-15-0022-002
COMMONLY KNOWN AS: 3149 Biddle

together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, for the full consideration of: One Hundred Seventy-Thousand (\$175,000.00) Dollars subject to the existing
building and use restrictions and easements of record and zoning ordinances.

Dated this 27th day of June, A. D., 2008

Signed in Presence of:

Signed by:

Ralph M. Shook Revocable Living Trust
dated December 10, 1999

William R. Look
William R. Look

Lawrence A. Shook
By: Lawrence A. Shook
Its: Successor Trustee

Kelly Roberts
Kelly Roberts

STATE OF MICHIGAN
COUNTY OF WAYNE ss.

On this 27th Day of June, A. D., 2008 before me personally appeared Lawrence A. Shook, Successor Trustee of the Ralph
M. Shook Revocable Living Trust, to me known to be the person described in and who executed the forgoing instrument
on behalf of the Trust and acknowledges that he executed the same as his free act and deed, and represented that he is 18
years of age or older.

Kelly Roberts
Kelly Roberts, Notary Public
Wayne County, MI
My commission expires: 02-13-2012
Acting in Wayne County

Instrument
Drafted by William R. Look
2241 Oak Street
Wyandotte, MI 48192

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

This is to certify that there are no tax liens or titles
on this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT
No. 3918 Date 7/13/2008
WAYNE COUNTY TREASURER Clerk [Signature]

Rev: 3 1,505.⁰²

324975

LI16487 PA688

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 23rd day of October, 1967, before me, a Notary Public, in and for said County, personally appeared James DeSana and Stanley Ratynski, to me personally known who, being by me duly sworn, did each for himself say that they are respectively the Mayor and City Clerk of the City of Wyandotte, 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 Council; and said James DeSana and Stanley Ratynski acknowledged said instrument to be the free act and deed of said corporation.



A. Louis Gingras
Notary Public, Wayne County, Michigan
My commission expires October 25, 1969

DRAFTED BY: A. LOUIS GINGRAS
Wyandotte Savings Bank Bldg
Wyandotte, Michigan 48192

Please return to:
Williams & Williams,
Attorneys at Law
3035 Biddle Avenue
Wyandotte, Michigan 48192

11141

EUREKA IRON AND STEEL WORKS

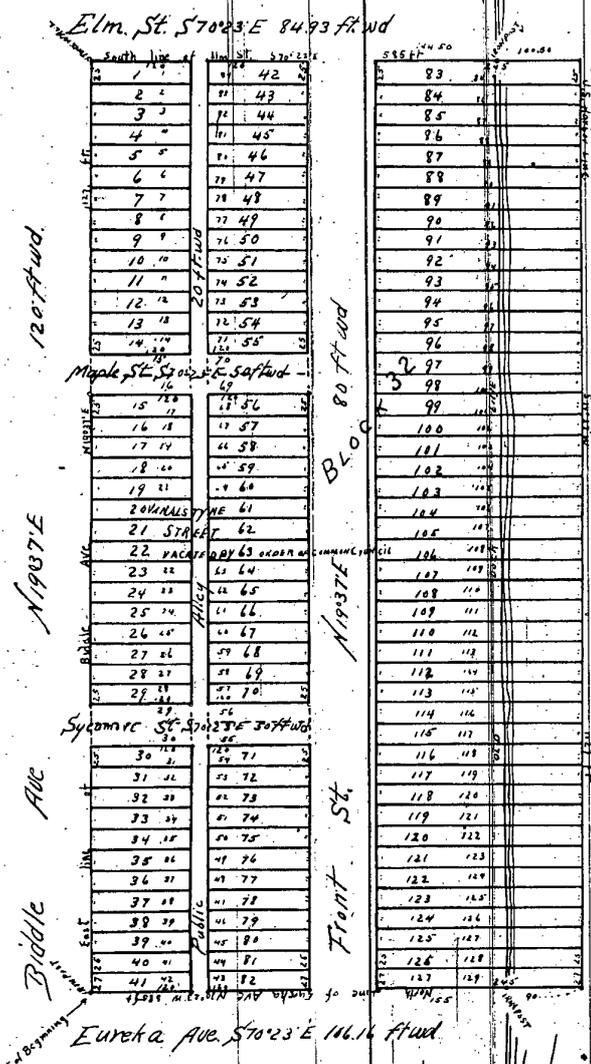
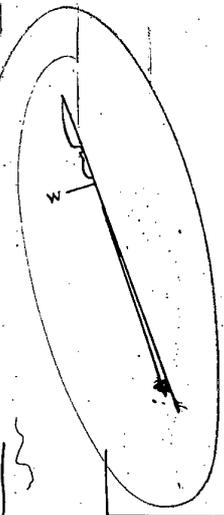
RE-SUBDIVISION

of Block 32 in the City of Wyandotte in T.3.S.R.11E

Wayne Co., Michigan

SCALE - 100 FEET PER INCH

Mason L. Brown
Engineer and Surveyor
820-23 Chamber of Commerce
Detroit Michigan



KNOW ALL MEN BY THESE PRESENTS, that I John S Van Alstyne, Secretary of the Eureka Iron and Steel Works a Corporation have caused the land embraced in the above plat to be surveyed laid out and plotted to be known as Eureka Iron and Steel Works Re-subdivision, Wayne Co., Michigan and that the streets and alleys shown on said plat are hereby dedicated to the use of the public. Witness our hands and seals, this the 10th day of September A. D. Nineteen Hundred and one

in presence of
 EUREKA IRON & STEEL WORKS [S]
 Fred S Van Alstyne by John S Van Alstyne [S]
 J. B. Murphy Secretary.

STATE OF MICHIGAN }
 County of Wayne } ss
 On this the 10th day of September 1901 before me a Notary Public in and for said county personally appeared the above named John S Van Alstyne Secretary of the Eureka Iron and Steel Works a Corporation known to me to be the same persons who executed the above dedication and who acknowledged the same to be their free act and deed.

Fred S Van Alstyne Notary Public
 Wayne County Michigan

STATE OF MICHIGAN }
 County of Wayne } ss
 I, S. P. Ringaley Register of Deeds and Mason L. Brown Surveyor hereby certify that we have each carefully compared this copy with the original plat of the Eureka Iron and Steel Works Re-subdivision of and that it is an exact copy thereof and of the whole of such original map of plat.

S. P. Ringaley Register of Deeds.
 Mason L. Brown Surveyor

Description
 The property herein plotted is described as follows:
 at the NE corner of Riddle and Eureka Avenue, thence along the E. line of Riddle Avenue north 100 feet to the NE corner of a lot with thence along the S. line of Riddle Avenue 200 feet to the U.S. Main line thence along said line 219.37 feet to the N. line of Eureka Ave. north 100 feet to the point of beginning, the whole being Block 32 of the City of Wyandotte, Wayne Co., Mich. according to the map of said City.

I hereby certify that this plat is a correct copy of the plat now on record in the Register of Deeds office being made under the supervision of the Auditor General by tracing the plat on record and affixing thereto a carefully compared copy of the dedication and certificate.

Dated this 31st day of Jan'y 1911
 John B. Taylor
 Clerk and Gen. Supt.

I hereby certify that the above plat is correct, and that the monuments consisting of oak stakes 1/4 inches square and 15 inches long have been placed in the ground at all angles in the boundaries and at the intersection of all streets or streets and alleys as shown on plat by O. Detroit Sept. 6th 1901
 Mason L. Brown
 Engineer and Surveyor

Register of Deeds Office }
 Wayne County }
 This instrument was received for record this 30th day of Jan'y 1911 at 2 o'clock A.M. and recorded in Liber 22 of Plat's on page 49 as proper certificate was furnished in compliance with Sect. 130 of Senate Bill No. 197 of 1902.
 S. P. Ringaley
 Register of Deeds

Examined and Approved
 Sept 21, 1901
 J. W. Williams
 Deputy and Gen. Supt.

I hereby certify that this plat was approved by the Common Council of the City of Wyandotte Sept 25th 1901
 A. O. Malachuk
 City Clerk

919-323

WARRANTY DEED. (By Corporation)

REG. NO 27033

LIBER 619

P.M.

Deeds.

Eureka Land Company

Received for record the 23rd, day of October A. D. 1913 at 2:00 o'clock P.M.

Otto Stoll, Register of Deeds.

TO

The City of Wyandotte

THIS INDENTURE, Made this first day of October in the year one thousand nine hundred and thirteen

BETWEEN Eureka Land Company,

of the City of Detroit county of Wayne state of Michigan, a corporation

organized and existing under and by virtue of the laws of the state of Michigan, party of the first part, and The City of Wyandotte, in the County of Wayne and State of Michigan,

party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of One (\$1.00) dollar and other valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, quit and confirm unto the said party of the second part, its successors and assigns, FOREVER, All those certain pieces or parcels of land, situate and being in the City of Wyandotte county of Wayne and state of Michigan, known and described as follows, to-wit:

Lots twenty-two (22) and twenty-three (23) of the

Eureka Lumber Co. re-subdivision of block 32, T. 3 S. R. 11 E., according to the plat thereof, recorded in the office of the Register of Deeds for Wayne County, October 3rd, 1901, in Book 22 of plats, on page 49. To be used for Public Library purposes only, and that if the said premises shall be located or used for any other purpose than above stated, shall entitle said first party, its successors or assigns to enter upon and take possession of said premises and said party of the second part, its successors, legal representatives or assigns put out and the title to said premises shall thereupon revert to and vest in the party of the first part, its successors and assigns.

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the said premises, as above described, with the appurtenances unto the said party of the second part, its successors and assigns, FOREVER. And the said party of the first part, its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatsoever, and that it will and its successors shall forever warrant and defend the same against all lawful claims whatsoever.

In Witness Whereof, the said Eureka Land Company has caused these presents to be signed in its name by its Vice-President and Secretary and sealed with its corporate seal, the day and year first above written.

Signed, sealed and delivered in presence of

Eureka Land Company

C. A. Parkinson

(CORP. SEAL)

By Geo. T. Hendrie

Its Vice-President

F. W. Tucker

By Fred E. Van Alstyne

Its Secretary

STATE OF MICHIGAN,

County of Wayne,

On this first day of October

nine hundred and thirteen before me, a Notary Public

appeared George T. Hendrie and Fred E. Van Alstyne

known, who being by me duly sworn, did each for himself

the Vice-President and Secretary

of the corporation named in and which executed the within instrument, and that these

are the true and correct

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LI 21229 PA 333

REVOCABLE PERMIT TO MAINTAIN ENCROACHMENTS
WITHIN A COUNTY ROAD

E-451

Pursuant to the request of the City of Wyandotte, whose address is 3131 Biddle Avenue, Wyandotte, Michigan, hereinafter referred to as the "PERMITTEE" permission is granted by the Board of County Road Commissioners of the County of Wayne, Michigan, a public body corporate, with principal offices located at 415 Clifford, Detroit, Michigan, hereinafter referred to as the "BOARD" to erect, keep and maintain encroachments consisting of fifty-two cement planters, approximately 8.5' square, extending above the sidewalk grade approximately 6" to 12" and located on the sidewalk adjacent to the roadway in Biddle Avenue in the City of Wyandotte, on both sides of Biddle Avenue between Eureka and Oak Avenue.

1. The PERMITTEE shall be allowed to construct, erect, keep and maintain the said encroachments pursuant to the approved detailed plans of installation until such time as the BOARD determines that the encroachments shall be removed. However, if the encroachments are determined to be a hazard to automobile traffic, this permit shall be automatically revoked and the encroachments removed, at the PERMITTEE'S expense.

2. PERMITTEE agrees that trees will be planted within the encroachments. PERMITTEE agrees to maintain live trees planted within the encroachments, or PERMITTEE will remove the encroachments. No remodeling, repairing or removing of any encroachments will be performed without the prior permit and approval of the BOARD.

3. It is understood and agreed by the PERMITTEE that permission to erect and maintain these encroachments is given upon the express condition that the PERMITTEE promises for itself, its successors and assigns to defend, indemnify and save harmless the BOARD, its officers and agents, from all claims, demands and rights of action of every name and nature and description, whether arising under State or Federal statutes or at common law, for death, injury to persons, or damages to property regardless of to whom it may belong or in whose custody it may be, arising through, on account of, or out of the permit granted herein, no matter how caused.

The PERMITTEE further agrees that in case claim or suit is instituted against the BOARD, its officers or employees, the PERMITTEE will, upon notice from the BOARD, settle or adjust or defend the same at its sole cost and expense and without expense to the BOARD and pay any judgement rendered therein, together with court costs.

4. The PERMITTEE, its successors and assigns, agrees that no rights, expressed or implied, are acquired by the PERMITTEE, nor are any rights waived by the BOARD in the county road, by reason of these permits to maintain the encroachments described herein.

5. The PERMITTEE, its successors and assigns understand and agree that this permit is revocable at the will, whim, or caprice of the BOARD and that at any time said permit is revoked by the BOARD, the said encroachments shall be removed by the PERMITTEE within 30 days, and that upon failure to do so, the BOARD may remove the encroachments, at the PERMITTEE'S expense, which will be paid by the PERMITTEE to the BOARD upon receipt of an invoice therefore.

RECORDED SEP 2 1981 AL 1055 8 CLOCK A M

FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

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ATTACHMENT F
ASBESTOS AND HAZARDOUS MATERIAL
SURVEY: 3131 BIDDLE AVE.

**ASBESTOS AND HAZARDOUS MATERIAL
SURVEY**

**3131 BIDDLE AVENUE
WYANDOTTE, MICHIGAN**

Submitted
April 24, 2013

Prepared for:

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

Prepared by:

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BOULEVARD
PLYMOUTH, MICHIGAN 48170
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5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Asbestos Survey

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

The following Friable materials were identified or assumed as ACM and require removal prior to renovation or demolition activities:

- Approximately 10 square feet (s.f.) of Beige Backing Associated with White-Pebble Patterned Linoleum (HSA 8).
- Approximately 1,400 linear feet (l.f.) of 0"-2" Pipe Insulation (HSA 21).
- Approximately 1,040 l.f. of 2"-8" Pipe Insulation (HSA 23).
- Approximately 359 Hard Fittings Associated with 2"-8" Pipe Insulation (HSA 24).
- Approximately 55 s.f. of White Paper Light Fixture Heat Shield (HSA 25).
- Approximately 400 l.f. of White Cloth Wiring Wrap (HSA 38, Assumed ACM).
- Approximately 200 l.f. of White Cloth Vibration Dampener (HSA 51, Assumed ACM).
- Approximately 22,400 s.f. of White Paper Duct Insulation (HSA 52).
- Approximately 400 s.f. of White Corrugated Duct Insulation (Sporadic) (HSA 53).

The following Non-Friable Category II materials were identified or assumed as ACM and require removal prior to renovation or demolition activities:

- Approximately 11,960 s.f. of Black Glue Pods Associated with Drywall Paneling (Exterior Walls and Columns) (HSA 26).
- 1 Sink with Pink Undercoating (HSA 28).
- Approximately 740 s.f. of Transite Wall Material (HSA 29).
- 4 Metal Fire Doors (HSA 33, Assumed ACM).
- 1 Small Storage Safe (in Wall) (HSA 34, Assumed ACM).
- 3 Large Metal Safe Doors (HSA 35, Assumed ACM).
- 4 Wood Fire Doors (HSA 36, Assumed ACM).
- 1 Set of Elevator Brake Shoes (HSA 37, Assumed ACM).
- Approximately 100 l.f. of Brown Exterior Door Caulk (HSA 40).
- Approximately 100 l.f. of White Exterior Vent Caulk (HSA 42).
- Approximately 100 l.f. of Brown Interior Door Caulk (HSA 43).
- Approximately 4 Sinks with Gray Undercoating (HSA 48).

The following Non-Friable Category I materials were identified or assumed as ACM and require removal prior to renovation or demolition activities:

- Approximately 20,245 s.f. of 12" x 12" Gray Floor Tile with Brown and White Streaks and Associated Black Mastic (HSA 1).
- Approximately 15,136 s.f. of 12"x12" Gold Floor Tile with Brown and White Streaks and Associated Black Mastic (HSA 2).
- Approximately 300 l.f. of Black Exterior Flashing Residue (HSA 44).
- Approximately 8 s.f. of 9"x9" Beige Floor Tile with Red and White Streaks and Associated Black Mastic (HSA 45).
- Approximately 20,000 s.f. of Tar and Stone Roofing Material (HSA 59 Assumed ACM).

The NESHAP asbestos regulations require the removal of all RACM from a facility being demolished or renovated prior to beginning any activity that might damage or disturb the material. The U.S. EPA requires written notification if the combined amount of RACM to be removed is at least 260 linear feet, at least 160 square feet, or at least one cubic meter of facility components where length or area could not be measured. The Michigan Department of Environmental Quality requires a ten day notification if the amount of RACM to be removed exceeds 10 linear or 15 square feet.

TTL recommends the removal of the RACM and the ACM that might become RACM based on the project-specific renovation or demolition techniques by a licensed asbestos abatement contractor. Based on the condition of the material, the identified ACM may be expected to be a RACM. Therefore, the renovation or demolition contractor must be notified of the presence, quantity and location of the material so as to avoid project specific renovation or demolition techniques that may render the material friable and RACM.

A written Notification of Intent to Renovate/Demolish form is required to be submitted to the U.S. EPA or their designated authority at least 10 working days prior to beginning any asbestos abatement and/or demolition project.

5.2 Hazardous Material Survey

All hazardous materials are to be handled and disposed of in accordance with federal, state, and local regulations.