



**CITY OF YPSILANTI
SPECIAL MEETING
Tuesday, November 24, 2020 @ 6:00 PM
Zoom Meeting**

<https://us02web.zoom.us/j/84240340979>

One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. REMARKS FROM THE MAYOR

VI. WARD 1 VACANCY INTERVIEW

- 2 - 6** A. Brian Jones-Chance - 6:00 pm
 [Application](#)
- 7 - 13** B. Ka'Ron Gaines - 6:30 pm
 [Application](#)
- 14 - 18** C. Washington Osler - 7:00 pm
 [Application](#)

VII. REMARKS FROM THE MAYOR

VIII. ADJOURNMENT



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #1 POSITION

Applicant Information

(Please type or print)

Applicant Name BRIAN JONES-CHANCE

Residence Address [REDACTED]

Home Phone [REDACTED]

Work Phone [REDACTED]

E-Mail [REDACTED]

Cover Letter & Resume

Please attach a one page cover letter and a resume of no more than two pages to this application.

Supplemental Questions

Please respond to the following questions regarding your interest in the position of Councilmember for the City of Ypsilanti on separate pages using no more than 3 pages total:

1. Why are you interested in serving as an Ypsilanti City Councilmember?
2. What strength would you bring to the Council?
3. What are the three highest priorities and/or issues you believe the City needs to address? How would you propose to address these issues?
4. Explain your current and past community involvement and/or service on city, nonprofit, or public boards, committees, task forces, or commissions and how this has contributed to the Ypsilanti community. Address its relevance to the position of Ypsilanti City Councilmember.
5. What do you wish to accomplish during this appointed term as an Ypsilanti City Councilmember?
6. What is your vision for our City and community?
7. Is there anything else that you may wish to add that would help us get to know you a little better?

Please return (*in person*) this form, your cover letter, resume, and answers to the supplemental questions to the City Clerk, at Ypsilanti City Hall (1 S. Huron St.) **no later than 5:00 p.m. on Thursday, November 19, 2020.**

Applications received after 5:00 p.m. will not be accepted.

The application and any correspondence should be addressed to:

**Andrew Hellenga, City Clerk
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197**

BRIAN JONES-CHANCE



Andrew Hellenga
City Clerk
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

MEMBERS OF COUNCIL,

I'm writing to express my interest in filling the Ward 1 vacancy on council again. The issues that will be before council over the next two years will require serious and competent representation. For that and other reasons, I believe I am a strong candidate to fill the position. I offer:

- Recent experience on council
- Six generations of family history in Ward 1
- A strong desire to investigate and eliminate the root causes of problems
- A bias for deliberate action

In my attached resume, I have included recent and relevant experience, which I believe align well with continuing in the position. In the summary is a brief statement explaining my reasons for applying. In my answers to the supplemental questions you will find more details regarding how I might be useful and a few of the accomplishments I hope to achieve during the term.



Brian Jones-Chance

BRIAN JONES-CHANCE

BUSINESS EXPERIENCE

OCTOBER 2007 – PRESENT

REAL ESTATE LICENSEE / BROKER, JONES CHANCE & CO.

Except for a period beginning in 2010, I have been a real estate licensee. Having grown up in Ward 1, I recognize the importance of ownership equity in the built environment, particularly for racial minorities. Increasing that equity is a focus area of my firm, along with assisting small businesses and ethical investors/developers.

SEPTEMBER 2016 – PRESENT

CHAIRMAN & C.O.O., 734 BREWING COMPANY, INC.

734 Brewing Company, Inc. was designed to create and encourage diversity in both the craft beverage industry and Depot Town. As Chairman, I lead the executive team of three Ypsi natives to achieve that mission. As C.O.O., I lead staff while developing new leaders and a pipeline of diverse talent to occupy industry positions at all levels.

PUBLIC & NON-PROFIT EXPERIENCE

FEBRUARY 2020 – AUGUST 2020

BOARD MEMBER, YPSILANTI D.D.A.

Assisted in making decisions to direct funds generated by the TIF district to aid businesses within it. Remembered and reminded others that there is an opportunity cost inherent in the district for all residents with respect to those dollars and balanced my thinking with them in mind.

JULY 2020 – PRESENT

VICE CHAIR, ASSOCIATION OF BUSINESSES OF COLOR

Formed in June by a small group who noticed disparities in funds granted through DDA and decided to address it. In my role I steward and steer the group to address inequities and promote growth in local businesses of color.

AUGUST 2020 – NOVEMBER 2020

WARD 1 COUNCIL MEMBER, CITY OF YPSILANTI

Sponsored an ordinance change to curtail “yard policing” and promote more sustainable land uses, began work on two important zoning changes in Heritage Park, worked with the city attorney and residents toward a solution to problematic gas stations and liquor licensees.

RELEVANT SKILLS & STRENGTHS

- Deep knowledge of commercial and development real estate deal structures
- Local knowledge and roots
- English and Spanish
- Bridge between public & commercial interests, and activism

SUMMARY

Ypsilanti and Ward 1 have been home to me and many generations of my family. My decision to apply is rooted in a deep love for and sense of duty to my hometown and an ardent desire to be useful to it. I believe it is important to tirelessly use what skills I have for the benefit of my neighbors. If selected, I will continue to do just that.

RESPONSES TO SUPPLEMENTAL QUESTIONS

1. Why are you interested in serving as an Ypsilanti City Council member?

I believe that I have a responsibility to do whatever I can to advance the causes of justice and equity and to improve the stewardship of resources. I have also had the opportunity to begin work that the citizens of Ward 1 deserve to see completed.

2. What strength would you bring to the Council?

One of my strengths is that I can serve as a bridge between different interests and perspectives. I can help to close gaps between and align commercial interests, public interests, and activism. Because of my line of business, I also have a deep understanding of real estate development which will serve the city well during this term.

3. What are the three highest priorities and/or issues you believe the City needs to address? How would you propose to address these issues?

- i. Address violence, speeding, and other barriers to quiet enjoyment
 - a. Continue to work with the city attorney's office to field complaints involving liquor licensees & gas stations to bring them into compliance
 - b. Work with Ypsilanti Housing Commission, residents, & YPD to improve neighborhood safety conditions at New Parkridge & other locations
 - c. Begin the process of long-term traffic calming by continuing to work with council, planning, public services, & YPD
- ii. Reduce barriers to housing
 - a. Uncover and reduce barriers to homeownership for current residents of Ward 1.
 - b. Facilitate & promote appropriate and responsible increases in housing supply to exert downward pressure on rents and home prices
 - c. Find responsible ways to limit property tax burdens on our poorest residents
- iii. Increase equity in the built environment
 - a. Work with Heritage Park community to change zoning to allow for more diverse uses of property to partially right the wrongs of the city's urban renewal period
 - b. Work closely with credible organizations to improve housing affordability and increase rates of home ownership among current residents

4. Explain your current and past community involvement and/or service on city, nonprofit, or public boards, committees, task forces, or commissions and how this has contributed to the Ypsilanti community. Address its relevance to the position of Ypsilanti City Council member.

Until recently, I was a member of council for fewer than three months. In my brief time as a member of council, I have sponsored an ordinance change to curtail "yard policing" and promote more sustainable land uses by property owners, I've begun work on two important zoning changes which will restore some of what was lost during "urban renewal" in the 60s and 70s, and I've worked with the city attorney and residents toward a solution to problematic gas stations and liquor licensees which have become a nuisance and danger to the community.

While a member the Ypsilanti Downtown Development Authority board as well as its Operations and Finance Committee, I gained insight into the difficulty inherent in the intersection of business community needs and those of the broader community. I am comfortable balancing the tradeoffs of a T.I.F. district with the needs of all stakeholders and reminding others that benefits must justify costs. I believe this sort of stewardship mentality would be beneficial to the Water Street development process if I'm selected to fill the vacancy.

The YDDA has also illuminated some funding disparities which prompted me and two others to form the Association of Businesses of Color. Through our meetings I have become more familiar with the impacts of inequality being felt by other business owners of color. Already, we have identified several areas of action. Taking a larger role in local government being one.

I've also begun work on an initiative, still in its early stages, with two other local real estate brokers called, "Improve. Don't Move." which will educate and equip our residents to move from renting to ownership and help those who currently own their homes keep them, so that they better serve current and future generations.

5. What do you wish to accomplish during this appointed term as an Ypsilanti City Council member?

If appointed, I would like to have completed re-zoning work in Heritage Park, help develop long-term plans for traffic calming, and I would like to have helped improve rates of home ownership among Ward 1's current residents and see improved housing affordability for the entire city.

6. What is your vision for our City and community?

A diverse and accepting city that demonstrates through policy and action that it values equity, inclusion, and the responsible stewardship of resources.



APPLICATION FOR APPOINTMENT TO THE YPSILANTI CITY COUNCIL WARD #1

Thank you for your interest in serving the community as a Ward 1 Council Member of the Ypsilanti City Council.

The timeline for filling the Council vacancy is as follows:

- Thursday, November 19, 2020:** Applications due to City Clerk by 5:00 p.m.
- Tuesday, November 24, 2020:** Candidate interviews
- Tuesday, December 1, 2020:** Council vote and swearing in of new Councilmember

To be considered, your application must be completed and received by the City Clerk (*in person*) at Ypsilanti City Hall (1 S. Huron St.) **no later than 5:00 p.m. on Thursday, November 19, 2020**. Applications received after 5:00 p.m. will not be accepted. Additional written information after this date will not be accepted, unless requested by the City Council.

Please submit the following items:

- Application form
- A **1 page** cover letter indicating your interest and general qualifications for the position.
- A resume of **no more than 2 pages**.
- Answers to the Supplemental Questions of **no more than 3 pages total**.

For further information, please contact
Andrew Hellenga at 734-483-1100
ahellenga@cityofypsilanti.com

The application and any correspondence
should be addressed to:

**Andrew Hellenga, City Clerk
City of Ypsilanti**

1 S. Huron St

Ypsilanti, MI 48197

Councilmember Eligibility, Requirements, & Public Disclosure

To be eligible to be appointed to the Ypsilanti City Council Ward #1 position, you:

- Must have continuously resided within the City of Ypsilanti Ward 1 for a minimum of 30 days prior to your appointment to the Council, and
- Must be a registered voter in the City of Ypsilanti Ward 1.

If you hold, participate in or are involved in any contract(s) with the City of Ypsilanti, please explain your involvement in your cover letter.

If you hold any other elected public office, please state what office and where in your cover letter.

Please note that:

- Once a Councilmember application is filed with the City, it is a public record available to the public.
- Applications received from all candidates who meet the minimum requirements, along with the answers to the supplemental questions, will be posted on the City of Ypsilanti website as part of the Council's meeting packet the week of the initial interview.
- If appointed, you will be required by state law to file financial disclosure statements with the Washtenaw County Clerk's Office (www.ewashtenaw.org).



City Council Duties

- Attendance is required at regular City Council meetings, which are held on the first and third Tuesday evenings of each month, from 7:00 pm to 10:00 pm and occasionally later. From time to time, the City Council or Mayor may call special City Council meetings to handle city business.
- Ypsilanti City Councilmembers are bound by state and federal law and the Ypsilanti City Charter. Ypsilanti City Councilmembers must follow Ethical Principles that are set out in the Ypsilanti City Charter and the provisions of the state law and city ethics ordinance.
- Ypsilanti City Councilmembers are bound by the Michigan Open Meetings Act and the Freedom of Information Act. These acts provide for full disclosure of the actions of council members. Councilmembers are required to report all financial dealings with the city annually.



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #1 POSITION

Applicant Information

(Please type or print)

Applicant Name

Karon Gaines

Residence Address

Home Phone

Work Phone

E-Mail

Cover Letter & Resume

Please attach a one page cover letter and a resume of no more than two pages to this application.

Supplemental Questions

Please respond to the following questions regarding your interest in the position of Councilmember for the City of Ypsilanti on separate pages using no more than 3 pages total:

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Ka'Ron Gaines

City Council Member Candidate

EXECUTIVE SUMMARY

The City of Ypsilanti deserves a Council Member who works "For" the residents. Who goes outside of their Ward to promote new solutions to City issues that affect everyone. A City Council Member who will put in the time it takes to go to City meetings as well as County, Township & Economic Development functions, which I have and continue to be very involved with. Along with community projects such as Stop The Violence Tours, Grades Is Money Program, and the Waterstreet Project just to mention a few. I make myself available to concerns as well as suggestions. I pride myself on always responding to the issues I feel are the most pressing to the community. I believe in our City. Honesty - Hard Work - Accountability!

TEAM SOUTHSIDE - COMMUNITY ORGANIZER

2015 - 2020

Organized community events and incentives to promote engagement between residents and government officials. Address residents' needs to meet issues head-on with clear, decisive proposals and actionable items. Run academic and accountability projects to improve the performance and goals of our young citizens. Organized resources and staff to uphold program promises and offer consistent service levels.

CITY OF YPSILANTI - CITY COMMISSIONER

2016 - 2020

Represent the City and its residents to the best of my ability, by being fiscally responsible by approving budgets and overseeing spending. Do my best to communicate with fellow officials. Have an opinion and make decisions based on fact. Attended meetings outside of my Ward and City to expand my knowledge of what is going on in the township & county. Enact local ordinances and administer them.

DEDICATED TO MAKING A CHANGE - PROMOTIONAL STRATEGIST

2018 - 2020

Develop and execute strategies within the community for the youth. In charge of local acknowledgment, and correspondence. Keep informed by attending meetings. Make sure that the campaign is doing all it can to obtain more voter participation.

SKILLS

- Facilitating
- Instructing
- Active Learning
- Judgment and Decision Making
- Dispute and Conflict Resolution
- Transparency
- Active Listening

Ka'Ron Gaines

City Council Member Candidate

OBJECTIVE

My name is Ka'Ron Gaines and I am seeking to fill the vacant seat for the position of City Council Member for Ward 1. I believe I am best suited for this position because I have an already established connection with the residents of Ypsilanti. I also have the ability to organize and execute purposeful projects that bring about substantial and beneficial change to our community. I know that with the support that is implemented among other city council members and our Mayor, together we can be a prosperous and sought out place to reside and conduct business.

I planned to be very involved in the daily responsibilities of my position. Prior to my political positions I fought for the betterment of our community on my own as a resident in Ypsilanti. This seat will allow more opportunities in the advancement of our community. In the past few years I have successfully executed some projects, events, and programs such as:

22 Stop The Violence Events
Grades Is Money School Tour
Our Community Clean-Up Crew
Humans Relations Commissioner
International Village Liaison for Ward 1
Ypsi Gathering Space
Team Southside

I am dedicated to making a change.

I look forward to working with all of you to develop a strong, ethical, and transparent way to involve our residents in more of the decisions that affect them most.

Thank you for your consideration.

Ka'Ron Gaines

Please respond to the following questions regarding your interest in the position of Councilmember for the City of Ypsilanti on separate pages using no more than 3 pages total:

1. Why are you interested in serving as an Ypsilanti City Councilmember?

I have a strong love and passion for the City of Ypsilanti. As a community liaison and organizer, myself and a fair decent amount of residents believe I can help make some of the decisions involving our community and city.

2. What strength would you bring to the Council?

One of my biggest and most important strengths is the ability to connect with people. I am very resourceful when it comes to getting out information in our community.

3. What are the three highest priorities and/or issues you believe the City needs to address?

How would you propose to address these issues?

Protecting our development for our future developments with our CBO. Bridging the gap between all three Wards with other councilmembers, our Mayor, and community organizers.

4. Explain your current and past community involvement and/or service on city, nonprofit, or public boards, committees, task forces, or commissions and how this has contributed to the Ypsilanti community. Address its relevance to the position of Ypsilanti City Councilmember.

2015 - 2017 22 Stop The Violence Events (Connecting with the community about their complaints on violence and taking action to provide a safer environment.)

Grades Is Money Tour: Acce, Fortis Academy, South Pointe Scholars (Educating the students in school having similarities to business structures and how they can be successfully executed to bring the most value.)

Our Community Clean-Up Crew: Gathering and educating the youth on the value of taking care of their own community now to be better future homeowners and citizens.

Humans Relations Commissioner: (1 Term) Learning how our local governmental body functions and learning the order of meetings.

International Village Liaison for Ward 1: Community Organizer and Communicator in addressing details regarding the purchase agreement for Water Street.

Ypsi Gathering Space: Initiator in providing a safe and warm place for all residents.

Team Southside: Community organizer of purposeful projects that bring knowledge of homeownership, business ownership, and citizen opportunities.

Elections: 1st Run: Democrat **376**, (Progression) 2nd Run: Independent **422**

I show a connection with the community that has grown over time.

5. What do you wish to accomplish during this appointed term as an Ypsilanti City Councilmember?

To turn Ward 1 into a more inclusive part of the City, and bring out more voters so their voices are heard. I also will be working toward building strong relationships with fellow council members and our Mayor to have all Wards on one accord.

6. What is your vision for our City and community?

My vision is building on a more thriving Ward 1, because making it stronger will help to make the city stronger as a whole. I see Ypsilanti competing with other nearby thriving cities and townships while holding onto our diversity, pride, and heritage. The only way to do this is to hold on to the people.

7. Is there anything else that you may wish to add that would help us get to know you a little better?

I am a long life citizen of Ypsilanti. I love and have a great passion for the City. I constantly take action for the better of our community.



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #1 POSITION

Applicant Information

(Please type or print)

Applicant Name Washington Lee Oleser Jr.

Residence Address [REDACTED]

Home Phone [REDACTED] Work Phone [REDACTED]

E-Mail [REDACTED]

Cover Letter & Resume

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Supplemental Questions

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Resumes.

Event H.

I went to Chapelle Elementary School
on Wallace in Ypsi.

After that went through West Jr. High
School on Mansfield St. Ypsilanti.
1967-1969.

Went to Ypsilanti H.S. 1970-73,
Overt senior year.

Came back ^{to school in} 1983 and got
my diploma at the Ypsilanti.
Adult Education with a diploma.
Occupation since 1983, writer/Editor
at Western College for 2 years

Transferred to Eastern Mich. in 1987
and quit school to raise family
after going through divorce and
forgot to raise 3 kids.

I am currently on disability ^{Since} 2002
I have 11 children.

I was commissioned to paint
the Portraits at Portraits of Community
Center by ~~the~~ the late John Borja
of Borja and Borja manufacturing

The strengths that I would bring to the city is as follows. I have been living in this city (Ypsilanti, Michigan) ever since the age of 2 1/2 years old. I know all about Ypsilanti, I use to work in the school system for years from an teacher aide to a hall monitor at Ypsilanti High School to a building assistant at the Old High School where they had Adult Education. I am a Leader however I am also a team member.

You ask what are the the highest priorities and or issues that I believe the city needs to address, Well to be honest I really haven't been keeping up with the issues and priorities... But it got my attention when they had issues with the last mayor ^(when black lives matter) and she resigned, and by Lois R. Johnson taking her position and this position opened up.

The reason why I am interested in serving Ypsilanti is as follows

1. I have always loved Ypsilanti and promoted Ypsilanti for years with my song, "Back to Ypsilanti" which became the city's official song in 1982. And I sang it almost everywhere I went to perform.
2. I wish to see Ypsilanti prosper as a whole and I think with the skills that I have along with artistic & music skills that I have can bring to the council a fresh and new view and since there is an opening I would like to go forward and step in those shoes as a council member and be a creative council member and give the city my best in working with the rest of the city council members and so I step forward for such a time as this.

5. To help Ypsilanti be the
best City in the planet

6. My vision for our City
and County is to be a
Thriving ~~Thriving~~ place to be
City known as
its name.

7. I want to add
Yes I am here! "I am Back!"
and ready for such a time as
this. To go forward and
step into the shoes as a
city council member and work
to achieve the city's goals
and goals and to ^{help} set new
ones.