



**CITY OF YPSILANTI  
CITY COUNCIL GOAL SESSION/REGULAR MEETING  
FEBRUARY 1, 2022 @ 6:00 PM  
YPSILANTI FREIGHT HOUSE  
100 Market Pl, Ypsilanti, MI 48197**

[Virtual Access](#)

Revised 1-28-22

Revised 2-1-22

Page

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. AGENDA APPROVAL**

**IV. PUBLIC COMMENT (3 MINUTES)**

**V. PRESENTATIONS**

- 3** A. [Proclamation in honor of Black History Month - Mayor Richardson \(added\) Proclamation](#)

**VI. GOAL SESSIONS - FACILITATOR DR. MILNER**

- 4** A. [Resolution No. 2022-022, approving the 2022 Goal Sessions Interim Report. 2022-022 - Pdf](#)

**VII. CONSENT AGENDA**

- 5** A. [Resolutions No. 2022-023, approving the Consent Agenda. 2022-023 - Pdf](#)

- 6 - 11** B. [Resolution no. 2022-024, approving the minutes of January 25, 2022. 2022-024 - Pdf](#)

- 12** C. [Resolution No. 2022-025, approving appointments to boards and commissions. 2022-025 - Pdf](#)

- 13 - 16** D. [Resolution No. 2022-026, approving stated policy and federal guidelines for the Tax Board of Review in granting or denying an exemption. 2022-026 - Pdf](#)

**VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS**

- 17 - 18** A. [Resolution No. 2022-027, approving the transfer of the options agreement for the proposed 220 N. Park Development. 2022-027 - Pdf](#)

- 19 - 20**                      B.        Resolution No. 2022-028, approving an extension to the due diligence period for the affordable housing development 212 N. Washington.  
[2022-028 - Pdf](#)
- 21 - 22**                      C.        Resolution No. 2022-029, approving a process for City Council Members to request citywide events.  
[2022-029 - Pdf](#)
- 23**                              D.        Resolution No. 2022-030, approving a request to hold a Black History Month Panel.  
[2022-030 - Pdf](#)

**IX.      BOARD AND COMMISSION - NOMINATIONS**

- 24 - 25**                      A.        **Ypsilanti Community Utility Authority (added)**  
**Jon Ichesco**  
**1218 Pearl Street**  
**Ypsilanti, MI 48197**  
**Reappointment**  
[Application](#)

**X.       COUNCIL PROPOSED BUSINESS**

- A.        All comments to be submitted prior to the meeting.

**XI.      COMMUNICATIONS FROM THE MAYOR**

- A.        All comments to be submitted prior to the meeting.

**XII.     ADJOURNMENT**

- 26**                              A.        Resolution No. 2022-031, adjourning the City Council Meeting.  
[2022-031 - Pdf](#)
- B.        Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.

## **PROCLAMATION**

### **Black History Month**

**WHEREAS**, Black History Month is a national effort to accord official recognition to the heritage of African Americans and the many contributions made to the development of America and the American way of life;

**WHEREAS**, in 1915 Dr. Carter Godwin Woodson along with four others founded the Association for the Study of Negro Life and History; and

**WHEREAS**, Woodson desired greater impact through the Association, which led him to start a National Negro Week in February 1926; and

**WHEREAS**, President Gerald R. Ford officially recognized Black History Month in 1976, calling upon the public to "seize the opportunity to honor the too-often neglected accomplishments of black Americans in every area of endeavor throughout our history"; and

**WHEREAS**, Black History Month is an annual celebration of achievements by Black Americans and a time for recognizing the central role of African Americans in U.S. history; and

**WHEREAS**, other countries around the world, including Canada and the United Kingdom, also devote a month to celebrating Black History; and

**NOW, THEREFORE, I, Lois Allen-Richardson, MAYOR**, of the City of Ypsilanti on behalf of City Council do hereby proclaim the month of February 2022 as

#### ***"Black History Month"***

in the City of Ypsilanti, Michigan, and I urge all citizens to join me in extending recognition and honor during this month and throughout the year to African Americans for outstanding achievements and contributions to our nation.

Given under my hand and seal of the  
City of Ypsilanti, February 1, 2022

Lois Allen-Richardson  
Mayor



Resolution No. 2022-022  
February 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**WHEREAS, Section 5.02 of the City Charter provides City Council, by resolution, shall instruct the City Manager on priorities of the city that the budget for next Fiscal Year must address; and**

**WHEREAS, the Goal Session dates were delayed as a result of the increase of COVID cases in the city, county, state, and country; and**

**WHEREAS, as a result of COVID the final report and instructions to the City Manager cannot be fully completed.**

**NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Ypsilanti approves a Council goals report as instructions for the City Manager for this Fiscal Year.**

**BE IT FURTHER RESOLVED, That the City Council directs the City Manager to evaluate the report and provide City Council a resolution with recommendations for the Final report for the February 15, 2022 City Council Meeting.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES: \_\_\_\_\_ NO: \_\_\_\_\_ ABSENT: \_\_\_\_\_ VOTE: \_\_\_\_\_

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-022



Resolution No. 2022-023  
February 1, 2022

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the following items be approved:**

1. **Resolution No. 2022-024, approving the minutes of January 25, 2022.**
2. **Resolution No. 2022-025, approving appointments to boards and commissions.**
3. **Resolution No. 2022-026, approving stated policy and federal guidelines for the Tax Board of Review in granting or denying an exemption.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-023



**Resolution No. 2022-024**  
**February 1, 2022**

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**THAT the minutes of January 25, 2022 be approved.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-024



# MINUTES REGULAR COUNCIL Meeting

6:00 PM - Tuesday, January 25, 2022  
Ypsilanti Freighthouse

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, January 25, 2022, at 6:00 PM, in the Ypsilanti Freighthouse, with the following members present:

**PRESENT:** Mayor Lois Richardson, Council Member Anthony Morgan, Council Member Annie Somerville, and Mr. Brian Jones-Chance, Mayor Pro-Tem Nicole Brown, Council Member Jennifer Symanns, Council Member Steve Wilcoxon, Mayor Pro-Tem Nicole Brown (Virtually present 6:00 PM - 7:03 PM, physically present at 7:03 PM)

**ABSENT:**

## 1 CALL TO ORDER

The meeting was called to order at 6:08 PM

## 2 ROLL CALL

Council Member Annie Somerville moved, seconded by Council Member Steve Wilcoxon to excuse Mayor Pro-Tem Nicole Brown. On a voice vote the motion carried.

## 3 AGENDA APPROVAL

Council Member Anthony Morgan moved, seconded by Council Member Annie Somerville to approve the agenda as submitted. On a voice vote the motion carried.

## 4 PUBLIC COMMENT (3 MINUTES)

1 member from the public spoke.

## 5 GOAL SESSIONS - DR. MORGAN MILNER, FACILITATOR

- a) Council and Departmental Goals
  - 1. Mayor Richardson
  - 2. Mayor Pro-Tem Brown
  - 3. Mr. Jones-Chance
  - 4. Council Member Symanns
  - 5. Council Member Wilcoxon
  - 6. Council Member Morgan
  - 7. Council Member Somerville

8. City Manager Frances McMullan
9. City Clerk Andrew Hellenga
10. Fire Chief Ken Hobbs
11. Police Chief Tony DeGiusti
12. Finance Director/Treasurer Rheagan Basabica
13. Department of Public Services Ron Akers
14. Community and Economic Development Director Joe Meyers
15. Human Resources Director DuJuan Fisher
16. Downtown Development Authority Director Christopher Jacobs
17. City Attorney John Barr

## 6 CONSENT AGENDA

- a) Resolution No. 2022-015, approving the Consent Agenda.

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-015**

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the following items be approved:**

1. **Resolution No. 2022-016, approving the minutes of January 11, 2022.**
2. **Resolution No. 2022-017, approving appointments to boards and commissions.**

|                  |                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED.</b>                                                                                              |
| <b>MOVER:</b>    | Council Member Brian Jones-Chance                                                                            |
| <b>SECONDER:</b> | Council Member Annie Somerville                                                                              |
| <b>AYES:</b>     | Jennifer Symanns, Steven Wilcoxon, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance |
| <b>ABSENT:</b>   | Nicole Brown                                                                                                 |

- b) Resolution No. 2022-016, approving the minutes of January 11, 2022.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**THAT the minutes of January 11, 2022 be approved.**

- c) Resolution No. 2022-017, approving appointments to boards and commissions.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:**

| <b><u>NAME</u></b>                   | <b><u>BOARD</u></b>               | <b><u>EXPIRATION</u></b> |
|--------------------------------------|-----------------------------------|--------------------------|
| <b><u>Roberta Wojcik-Andrews</u></b> | <b><u>Tax Board of Review</u></b> | <b><u>12/31/2023</u></b> |
| <b><u>7 N. Normal St</u></b>         |                                   |                          |
| <b><u>Ypsilanti, MI 48197</u></b>    |                                   |                          |
| <b><u>Reappointment</u></b>          |                                   |                          |

## 7 RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-018, approving an agreement for legal services with Komorn Law.

**Council Member Jennifer Symanns moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-018**

### **RESOLUTION TO HIRE KOMORN LAW FIRM**

**IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that upon the request and recommendation of the City Attorney, the City Manager is authorized to sign the retention agreement with the Komorn Law firm for services in the current pending litigation AMA v City of Ypsilanti. Fees shall be billed monthly and a fees are limited to \$25,000 without further Council approval.**

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED.</b>                                                                                                            |
| <b>MOVER:</b>    | Council Member Jennifer Symanns                                                                                            |
| <b>SECONDER:</b> | Council Member Brian Jones-Chance                                                                                          |
| <b>AYES:</b>     | Jennifer Symanns, Brian Jones-Chance, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville |

- b) Resolution No. 2022-019, approving Ordinance 1384, an ordinance to amend Section 14-5 of the Ypsilanti City Code to allow ducks and drakes.

**Council Member Steve Wilcoxon made a friendly amendment to the resolution that reads 14-5(a), and hens, ducks and drakes. Council Member Annie Somerville agreed.**

**Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-019**

**IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that an Ordinance entitled**

**“An ordinance to allow Ducks and Drakes in the City” to amend Section 14-5(a) of the Ypsilanti City code to allow hens, ducks and drakes in the City be approved on Second and Final Reading.**

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED.</b>                                                                                                            |
| <b>MOVER:</b>    | Council Member Steven Wilcoxon                                                                                             |
| <b>SECONDER:</b> | Council Member Annie Somerville                                                                                            |
| <b>AYES:</b>     | Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance |

- c) Resolution No. 2022-020, approving to hold a city-wide quarterly webinar for Black History. **(added)**

**Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown to run the program through the City Manager's office via Communication's Director, and the Preservationist. (Withdrawn)**

**Council Member Anthony Morgan moved, seconded by Council Member Steve Wilcoxon to table the resolution. (Withdrawn)**

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to amend the resolution to remove the quarterly event language.**

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED.</b>                                                                                                            |
| <b>MOVER:</b>    | Council Member Brian Jones-Chance                                                                                          |
| <b>SECONDER:</b> | Council Member Annie Somerville                                                                                            |
| <b>AYES:</b>     | Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance |

**Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Brian Jones-Chance, to approve resolution 2022-020 as amended.**

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, the origin of Blacky History Month began in 1915, half century after the Thirteen Amendment abolished slavery in the United States; and**

**WHEREAS, that same year, the Association for the Study of Negro Life and History was founded by historian Carter G. Woodson and minister Jesse E Moorland that recognized achievement by Black Americans and other people of African descent; and**

**WHEREAS, the Association initiated a national Negro History week in February 1926. Eventually the weeklong recognition led every president since 1976 to designate the month of February as Black History Month; and**

**WHEREAS, during the month of February, communities nationwide organize various events and celebrations to commemorate Black History; and**

**NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approves to hold a city-wide observation for Black History. ~~There will be a quarterly webinar that will discuss the history of Blacks within the City of Ypsilanti.~~**

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED.</b>                                                                                                            |
| <b>MOVER:</b>    | Mayor Pro-Tem Nicole Brown                                                                                                 |
| <b>SECONDER:</b> | Council Member Brian Jones-Chance                                                                                          |
| <b>AYES:</b>     | Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance |

- d) Discussion regarding the proposed development at 220 N Park triggering the Community Benefits Ordinance.

**8 BOARD AND COMMISSION - NOMINATIONS**

- a) Tax Board of Review  
Andy Fanta - Reappointment  
1221 Westmoorland Blvd  
Ypsilanti, MI 48197
- Craig Hupy - Reappointment  
1124 N Congress St.  
Ypsilanti, MI 48197

**9 COUNCIL PROPOSED BUSINESS**

- a) To be provided in writing prior to the meeting.

**10 COMMUNICATIONS FROM THE MAYOR**

- a) To be provided in writing prior to the meeting.

**11 COMMUNICATIONS**

- a) 2022 Budget Calendar

**12 ADJOURNMENT**

- a) Resolution No. 2022-021, adjourning the City Council Meeting.

Council Member Anthony Morgan moved, seconded by Mayor Pro-Tem Nicole Brown to adjourn the meeting at 8:09 PM.

- b) Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.



Resolution No. 2022-025  
February 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:**

| <u>NAME</u>                                                                            | <u>BOARD</u>               | <u>EXPIRATION</u> |
|----------------------------------------------------------------------------------------|----------------------------|-------------------|
| <b>Andy Fanta<br/>1221 Westmoorland Blvd<br/>Ypsilanti, MI 48197<br/>Reappointment</b> | <b>Tax Board of Review</b> | <b>12/31/2023</b> |
| <b>Craig Hupy<br/>1124 N Congress St.<br/>Ypsilanti, MI 48197<br/>Reappointment</b>    | <b>Tax Board of Review</b> | <b>12/31/2023</b> |

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-025



Resolution No. 2022-026  
February 1, 2022

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS**, the adoption of guidelines for poverty exemptions is required of the City Council; and

**WHEREAS**, the principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

**WHEREAS**, pursuant to PA 390 of 1994, the City of Ypsilanti, Washtenaw County adopts the following guidelines for the Board of Review to implement.

The Board of Review shall use the following guidelines to determine if a property owner qualifies for a poverty exemption from property taxes:

1. Exemptions will be granted to owners of homesteads only. Property must be granted at least a 50% homestead exemption from the State of Michigan.
2. Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office at least one day prior to the last session of the Board of Review. The application can be made by mail, if received one day prior to the last session of the Board of Review.
3. All applicants must file a claim with the Board of Review on a form prescribed by the State Tax Commission. The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.

#Resolution No. 2022-026

4. **Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.**
5. **The poverty threshold for eligibility for a poverty exemption is a figure which is equal to the Federal income standards established annually by the United States Office of Management and Budget for the previous calendar year. To be eligible for a poverty exemption from property taxes, the income of the property owner (household) must be less than the poverty threshold for the number of persons within the household.**
6. **All income and assets for persons in the household are reported in accordance with a form prescribed by the State Tax Commission.**
  - a. **Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns. The tax returns may be from the current or preceding tax year. If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.**
  - b. **The most recent statement for all bank accounts, investments, IRAs, CDs, 401Ks, money market, annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.**
  - c. **Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.**
  - d. **The most recent mortgage statement of the primary residence under review, including any reverse mortgages.**
  - e. **If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.**
7. **Maximum total allowed assets, including amounts in banking/investment accounts may not exceed the amount of the federal poverty guideline for the number of persons in the household. Maximum total allowed liquid assets, specifically amounts in banking/investment accounts may not exceed the amount of projected 2022 taxes PLUS 50% for the entire household. The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:**

- a. A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.
- b. Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.
- c. Jewelry, antiques, artwork, equipment, and other personal property of value.
- d. Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.
- e. Withdrawals of bank accounts and borrowed money.
- f. Gifts, loans, lump-sum inheritances, and one-time insurance payments.
- g. Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.
- h. Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.
- i. The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)
- j. The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.

8. Applicants that meet the income and asset qualifications will have the taxable value reduced by 50% for the current year.

The following are the 2022 federal poverty income guidelines with are updated annually by the United States Department of Health and Human Services. The annual income includes income for all person.

|                              |             |
|------------------------------|-------------|
| Family of 1.....             | \$12,880    |
| Family of 2.....             | \$ 17,420   |
| Family of 3.....             | \$ 21,960   |
| Family of 4.....             | \$ 26,500   |
| Family of 5.....             | \$ 31,040   |
| Family of 6.....             | \$ 35,580   |
| Family of 7.....             | \$ 40,120   |
| Family of 8.....             | \$ 44,660   |
| For each add 'l person ..... | ...\$ 4,540 |

9. Poverty exemptions shall be granted for one year only. The property owner must apply every year in order to receive an exemption.

The City of Ypsilanti Poverty Exemption Guidelines and Application will be updated annually with the current year Poverty Income Guidelines as established by the United States Department of Health and Human Services without further resolutions. If alternative guidelines are adopted by this governing body a new resolution will be required.

#Resolution No. 2022-026

***NOW, THEREFORE, BE IT HEREBY RESOLVED*** that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-026



## REQUEST FOR LEGISLATION

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**TO:** Mayor and City Council  
**FROM:** Joe Meyers  
**DATE:** February 1, 2022  
**SUBJECT:** 220 N. Park Development

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**DESCRIPTION:**  
220 N. Park Development

**SUMMARY:**

The city has owned the property at 220 N. Park since the 1930's. Over the past 90 years the site has contained the Boys Club, Girls Club, Boys and Girls Club and eventually being vacant land after the Boys and Girls Club was torn down in 2016. The city was approached by Renovare Development in 2020 to present a concept of the development. On July 13, 2021, council approved the concept and authorized staff to enter negotiations on control of the property. Subsequently, council approved the option agreement on October 5, 2021.

At that time City Council retained control to approve transfers of entities. At this time, Renovare Development LLC has created a new entity with the same ownership called Renovare Ypsilanti Homes LLC.

**RECOMMENDED ACTION:** Staff recommends approval of the transfer of the Options Agreement from Renovare Development LLC to Renovare Ypsilanti LLC.

**ATTACHMENTS:** Options Agreement.

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2022-027  
February 1, 2022

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, The City of Ypsilanti owns the 220 N. Park property and is in the process of working with Renovare Development redevelop the site; and**

**WHEREAS, Public Engagement Sessions happened on the conceptual site plan in June 2021; and**

**WHEREAS, the Ypsilanti City Council approved the development concept proposed by Renovare Development and directed staff to enter into negotiations with the developer in July 2021 and approve an options agreement in October 2021;**

**WHEREAS, the Ypsilanti City Council retained control of entity transfers;**

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the transfer of the Options Agreement from Renovare Development LLC to Renovare Ypsilanti Homes LLC and authorizes the City Manager to sign the agreement.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-027



## REQUEST FOR LEGISLATION

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**TO:** Mayor and City Council  
**FROM:** Joe Meyers  
**DATE:** February 1, 2022  
**SUBJECT:** Purchase Agreement Extension for 206-210 N. Washington

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**DESCRIPTION:**

Purchase Agreement Extension for 206-210 N. Washington

**SUMMARY:**

On July 2019, the city purchased the property on 206-210 N. Washington out of the dangerous building and affordable housing fund to put out an RFP for affordable housing. On September 15, 2020 the City approve an RFP to proceed with a letter of intent with the developer. Council approved the Purchase Agreement in March 2021. The developer is coming close to the end of the due diligence period and need to extend their due diligence period for 6 months as allowed in the agreement.

**RECOMMENDED ACTION:** Staff is seeking Council to approve the resolution extend the agreement of purchase and sale for 206-210 N. Washington for 6 months as allowed by the agreement and subject to legal counsel review and approval.

**ATTACHMENTS:**

Agreement of Purchase and Sale

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2022-028  
February 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**Whereas, 206-210 N Washington Street was foreclosed on by the Washtenaw County Treasurer for nonpayment of property taxes; and**

**Whereas, The City of Ypsilanti purchased the property using its Right of First Refusal from the Country Treasurer in 2019; and**

**WHEREAS, the city accepted a proposal from Avalon Housing in September 2020 to create affordable housing in the city of Ypsilanti; and**

**WHEREAS, Avalon Housing needs to extend the purchase agreement for six months to allow for the application of HOME and MSHDA Funds;**

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves extending the agreement of purchase and sale with Avalon Housing for 206-210 N. Washington for 6 months pending legal Counsel's final review.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-028



## REQUEST FOR LEGISLATION

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**TO:** Mayor and City Council  
**FROM:** Frances McMullan  
**DATE:** February 1, 2022  
**SUBJECT:** Citywide Event Policy for Council Members

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**DESCRIPTION:**

Citywide Event Policy for Council Members

**SUMMARY:**

Ypsilanti currently lacks a process for Council Members to utilize city resources for citywide events. It is important a clear process be established to properly allocate city resources for events that demonstrate the enrichment of the community.

Starting in February 2022 an application will be made available to Council Members by request from the City Manager. The application will include a description of the event, resources requested, date and time of the event, Council Members involved in the event, and analysis of how the event will benefit the community at large.

Once received the City Manager will review the application and provide Council with legislation for approval on the next available meeting agenda. Any event a council member is a party to, either through planning or execution must abide by the Open Meetings Act. Any Council Member involved must recuse themselves from vote of approval of requested event.

RECOMMENDED ACTION: Approval

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2022-029  
February 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**WHEREAS, the City seeks to establish a process for City Council Members to organize citywide events in the interest of transparency and equal opportunity; and**

**WHEREAS, City Council Members will have the opportunity to utilize City resources for city events through application provided by the City Manager's Office and approval by City Council; and**

**WHEREAS, any application for citywide event must be received not later than three weeks prior to the event to ensure time for Council approval; and**

**WHEREAS, the application must provide a description of the event, resources requested, date and time of the event, Council Members involved in the event, and analysis of how the event will benefit the community at large.**

**NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approves the stated process to regulate Council requested citywide events, and direct the City Manager to create and make available to Council Members an application for requests.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES: \_\_\_\_\_ NO: \_\_\_\_\_ ABSENT: \_\_\_\_\_ VOTE: \_\_\_\_\_

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-029



Resolution No. 2022-030  
February 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**WHEREAS, Mayor Richardson has requested to hold a Black History Month celebration; and**

**WHEREAS, the event will be focused on African American first responders that have served the City of Ypsilanti; and**

**WHEREAS, the event will be held on the Zoom Platform via the City of Ypsilanti's Zoom account; and**

**WHEREAS, the event will be held on February 25, 2022, from 10:00 am until 11:30 am.**

**NOW THEREFORE BE IT RESOLVED; That the City Council of the City of Ypsilanti authorize a panel to be held on the city's Zoom account for Black History and select Mayor Lois Allen-Richardson to represent City Council on the panel.**

**BE IT FURTHER RESOLVED; That City Council Direct the City Manager to advertise the event using the city's social media presence.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 1 day of February 2022

#Resolution No. 2022-030

## Board and Commission Application for Reappointment

|                                                                                                                             |                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Name                                                                                                                  | Jon                                                                                                                                                      |
| Last Name                                                                                                                   | Ichesco                                                                                                                                                  |
| Address                                                                                                                     |                                                                                                                                                          |
| City                                                                                                                        | Ypsilanti                                                                                                                                                |
| State                                                                                                                       | Michigan                                                                                                                                                 |
| Zip Code                                                                                                                    | 48197                                                                                                                                                    |
| Phone Number                                                                                                                |                                                                                                                                                          |
| Email Address                                                                                                               |                                                                                                                                                          |
| Board or Commission of Reappointment                                                                                        | YCUA                                                                                                                                                     |
| Number of Terms Served                                                                                                      | 4 or Over                                                                                                                                                |
| Did you hold a Position of Leadership?                                                                                      | Yes                                                                                                                                                      |
| During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation? | Monthly review of board packets to include expenditures and approval of said expenditures. Served as a hearing officer for water and sewer bill disputes |
| How will you continue to assist your Board or Commission to achieve its purpose if reappointed?                             | Continue to seek and utilize best practices representing the City of Ypsilanti and YCUA                                                                  |
| Number of absences                                                                                                          | 1                                                                                                                                                        |
| If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)   | 1 absence only                                                                                                                                           |
| Electronic Signature Agreement                                                                                              | I agree.                                                                                                                                                 |

Electronic Signature

Jon R Ichesco

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Resolution No. 2022-031  
February 1, 2022

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the City Council Meeting be adjourned, on call, by the Mayor or three (3) members of Council.**

OFFERED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

YES:                                      NO:                                      ABSENT:                                      VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this  
1 day of February 2022

#Resolution No. 2022-031